

the Bridgewater centre

Robson Avenue,
off Ashburton Road West,
Trafford Park, Manchester
M41 7TE



To Let

Industrial/Manufacturing Units

the Bridgewater centre

To let on flexible leases

Industrial/Manufacturing Units from 105 sq m to 255 sq m (1,135 sq ft to 2,745 sq ft)

The development

The scheme comprises 21 units, with a central service area and over 70 car parking spaces. The units are of steel frame construction, clad with facing brick and profile steel clad roof. Access to each unit is via a personal door and a folding loading door.

Tenancy agreement

The units are available by way of lease agreements for a minimum term of 6 months, Service Charge is levied to all external repairs and maintenance of the estate.

Lease Terms

The units are available on a new FRI lease on terms to be agreed.

Rates

Interested parties should make their own enquiries to Trafford Borough Council on 0161 912 2346.

VAT

All prices quoted are excluding, but may be liable to VAT.

Legal costs

Each party to be responsible for their own legal costs involved in the transaction.

Accommodation (subject to availability)

Unit 6	2,289 sq ft (212.64 sq m)
Unit 9	2,745 sq ft (255.01 sq m)
Unit 10	1,910 sq ft (177.44sq m)
Unit 12	2,745 sq ft (255.01 sq m)
Unit 15	1,328 sq ft (123.37 sq m)

All measurements are on an approximate gross internal basis.

Premium location

Trafford Park is one of the UK's largest industrial estates extending to some 2,000 acres housing some 1,300 companies.

The Bridgewater Centre is exceptionally well located at the junction of Ashburton Road West and Taylor Road on the north west side of the park, less than a quarter of a mile from junction 10 of the M60 and adjacent to The Trafford Centre.

ENERGY PERFORMANCE RATING

An Energy Performance Certificate (EPC) has been prepared for the individual units which is available on request.

A typical assessment (Unit 12) is as follows:



Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 255
 Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

64 If typical of the existing stock



Sat Nav: M41 7TE

For further details contact the joint agents



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Schedule of Availability

Unit Description	Area (Sq Ft)	Annual Rent (£5.95psqft)	Service Charge (£0.67psf)	Rateable Value	Rates Payable (Approx)	Total Annual Cost
Unit 6 Bridgewater Centre	2,289	£13,620	£1,534	£11,250	£5,198	£20,351
Unit 9 Bridgewater Centre	2,745	£16,333	£1,839	£14,000	£6,468	£24,640
Unit 12 Bridgewater Centre	2,745	£16,333	£1,839	£14,000	£6,468	£24,640
Unit 19 Bridgewater Centre	1,135	£6,753	£760	£9,100	£4,204	£11,718
Unit 3 Bridgewater Centre	1,135	£6,753	£760	£9,100	£4,204	£11,718

Contact Joseph C Wilshaw – 0161 8776622 or joseph.wilshaw@altusgroup.com

Further Information

Contact the letting agents at Altus Edwin Hill

