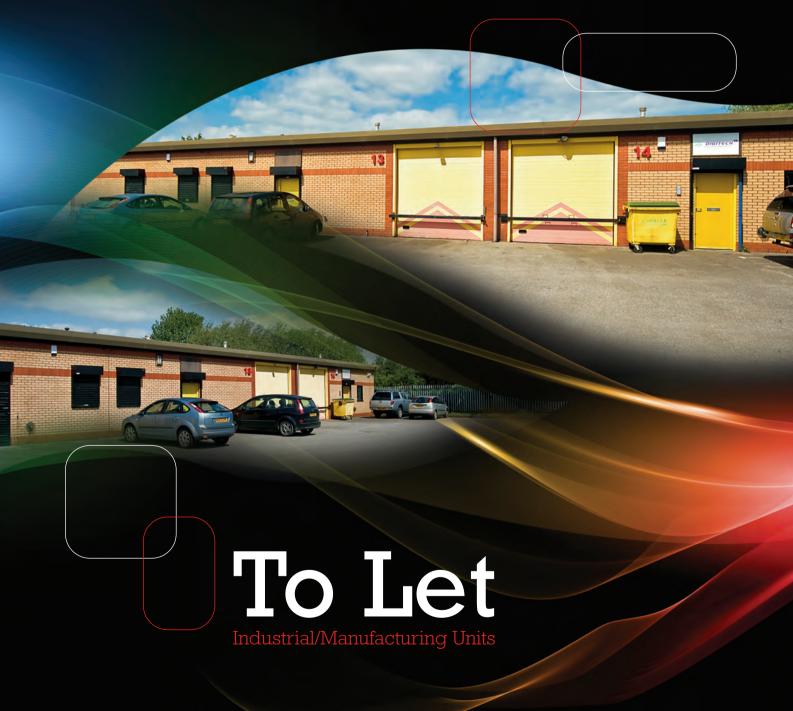
Bridgewater centre

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





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.

TAT

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

Rochdale

Salford Manchester

Mancheste

Airport

Oldham

M67

Bolton

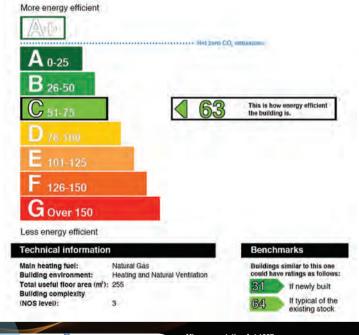
M62 Urmston

Altrincham

Leigh

Warrington 🖥

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:



For further details contact the joint agents

Alton Falson

Altus Edwin Hill 0161 877 6622

Joseph Wilshaw joseph.wilshaw@altusgroup.com DUNLOP HEYWOOD 0161 8174840 dunlopheywood.com

Steve Brittle steve.brittle@dunlopheywood.com

Misrepresentation Act 1967

Peel South East Limited and their agents gives notice that:

1. These particulars do not constitute any part of any offer or contract. 2. The information contained within these particulars has been checked and is believed to be materially correct at the date of publication. 3. All descriptions, statements, dimensions, references, condition and necessary permissions for use and occupation or other details are given in good faith and believed to be correct but are made without responsibility and should not be relied upon as a representation of fact. Intending purchasers or tenants must satisfy themselves as to their accuracy before entering into any legal contract. 4. No warranty is given as to the condition of the Property or the condition or operation of any plant, machinery, equipment, services, fixtures and fittings referred in these particulars. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT and any intending purchaser or tenant must satisfy themselves independently as to the liability for VAT in respect of any transactions. 6. The seller/landlord does not make or give and no person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Bridgewater Centre, Off Ashburton Road West, Trafford Park, M41 7TE

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

