

The Bridgewater Centre

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

To Let

Industrial/Manufacturing
Units

From 105 sq m to 255 sq m (1,135 sq
ft to 2,745 sq ft)



The Bridgewater Centre



Location

Trafford Park is one of the UK's largest industrial estates extending to some two thousand acres housing 1,300 companies. With its rich history and excellent transport links, Trafford Park offers a unique blend of industrial heritage and modern amenities, making it an ideal location for business.

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 from The Trafford Centre.





Just minutes from The Trafford Centre, as well as being next door to other amenities such as B&Q, Costco Wholesale and ASDA.

Located off the M60, via junction 9 or 10.

With excellent public transport routes including the Metrolink tram at the Trafford Park link, as well as the city centre express bus X50 running up to every 20 minutes from Manchester Picadilly, operating year round.





THE BRIDGEWATER CENTRE



Detail

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.

With an Energy Performance Certificate (EPC) a typical assessment rates as 63 (C) on efficiency. All prices quoted are excluding VAT, but may be liable. Each party is also responsible for their own legal costs involved in the transaction.



TENNANCY

Units available by way of lease agreements for a minimum term of 6 months.



LEASE TERMS

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



RATES

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

