

STONE CROSS BUSINESS PARK WA3 2SH



TO LET
HIGH PROFILE OFFICES OFFERING FLEXIBLE ACCOMMODATION
FROM 640 SQ FT (59 SQ M)

5 MINUTES FROM J23 M6 MOTORWAY / A580 EAST LANCS INTERCHANGE

M6

23

LOCATED IN A PROMINENT
POSITION ON STONE CROSS
BUSINESS PARK

WITH DIRECT ACCESS TO
A580 EAST LANCASHIRE
ROAD AND J23, M6
MOTORWAY

A550 EAST LANCASHIRE ROAD

STONE X
PLACE



DESCRIPTION

Stone Cross Place is targeted specifically to cater for small to medium size businesses

An ideal base for small and medium size businesses. Growth sectors such as software, computer aided design, IT product innovation or web design, will be particularly attracted to the modern, high-tech environment.

Stone Cross Place offers businesses an exceptional opportunity to share in a culture of innovation, new product development, entrepreneurship and business networking.



SPECIFICATION

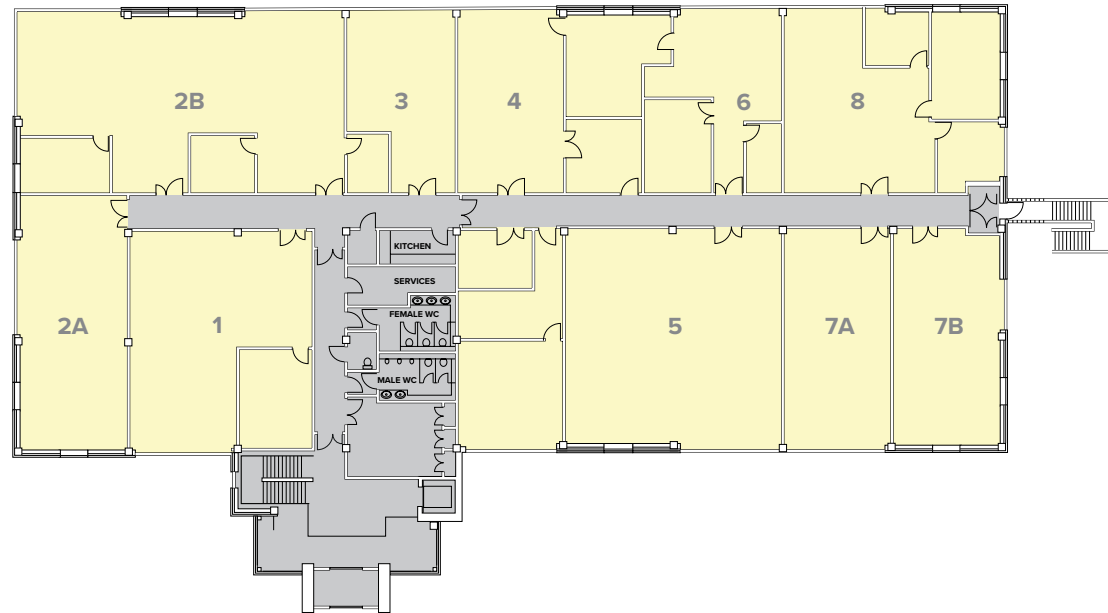
- > Fully comfort cooled
- > Full access raised floors (ground floor)
- > 3 compartment perimeter power trunking (first floor)
- > Passenger lift servicing first floor
- > Fully-furnished communal meeting room facility
- > 90 on-site secure car parking spaces (1 space: 265 sq ft)
- > Secure, fully-fenced site with fully monitored CCTV
- > LED lighting
- > 24 hour access via electronic fob
- > DDA Compliant
- > Shower room
- > EV charging points
- > Business Lounge/shared amenity space and meeting rooms



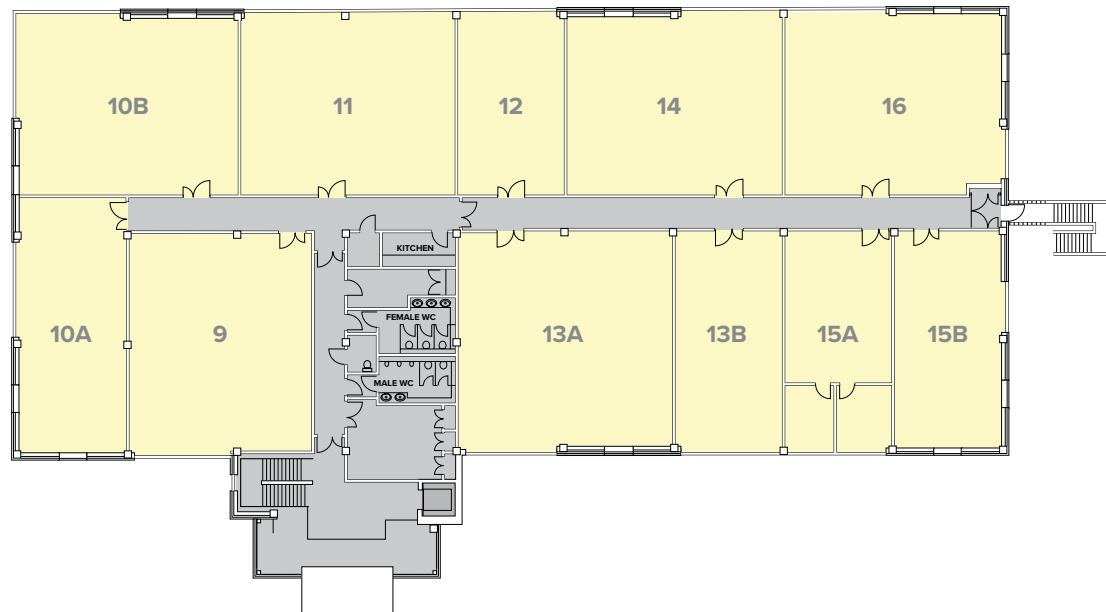
ACCOMMODATION

FLEXIBLE OPEN PLAN OFFICE
SPACE FROM 640 SQ FT (59 SQM)

GROUND FLOOR PLAN



FIRST FLOOR PLAN



BEAUTIFULLY LANDSCAPED SECURE SITE WITH FULLY MONITORED CCTV



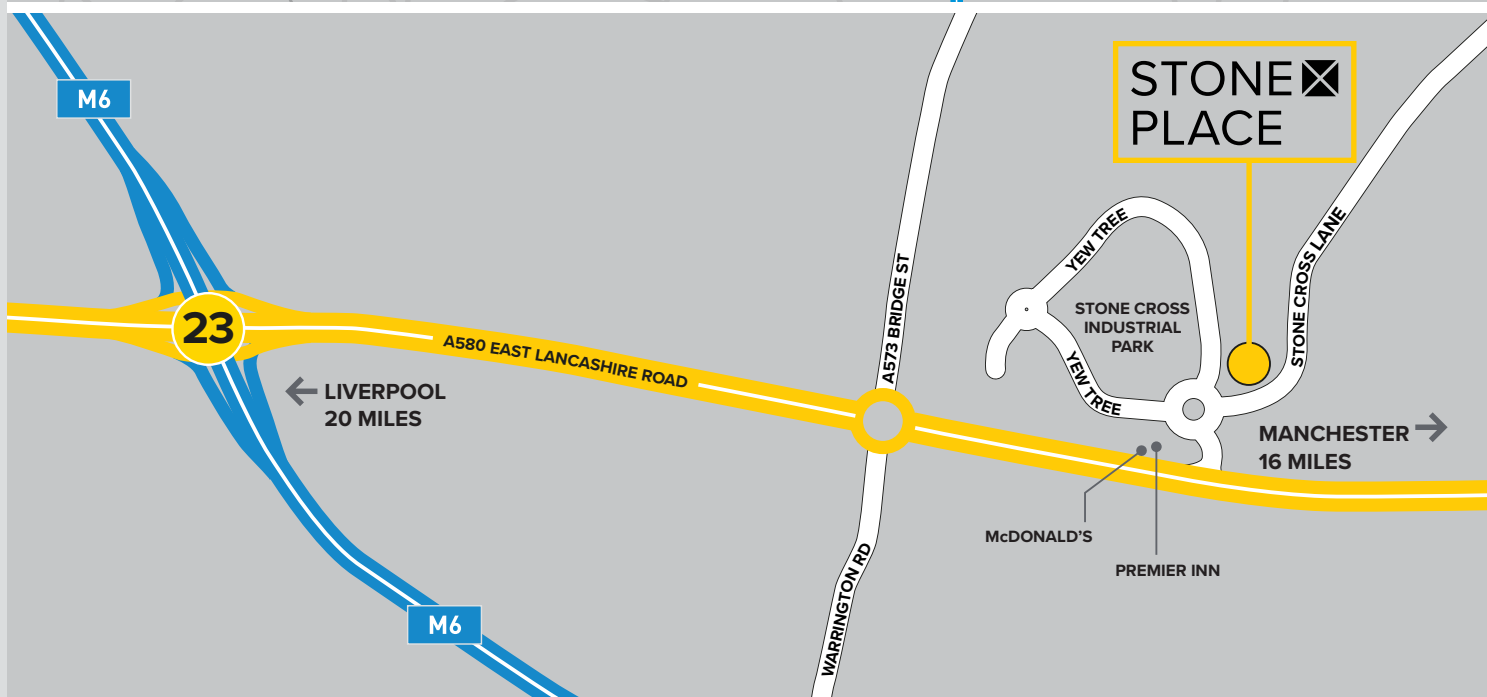
LOCATION

Stone Cross Place is situated in a highly prominent location at the focal point of Stone Cross Business Park and is easily visible from the main A580 East Lancashire Road.

The property also lies within easy reach of J23 M6 motorway just 2 minutes drive, with national road links beyond.

Drive Times

M6 Motorway	5 minutes
Liverpool City Centre	25 minutes
Manchester City Centre	25 minutes
Warrington Town Centre	10 minutes
Manchester International Airport	25 minutes
Liverpool John Lennon Airport	25 minutes



EPC

Available upon request.

FURTHER INFORMATION

For viewing and further information
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ERIC WRIGHT
GROUP

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