

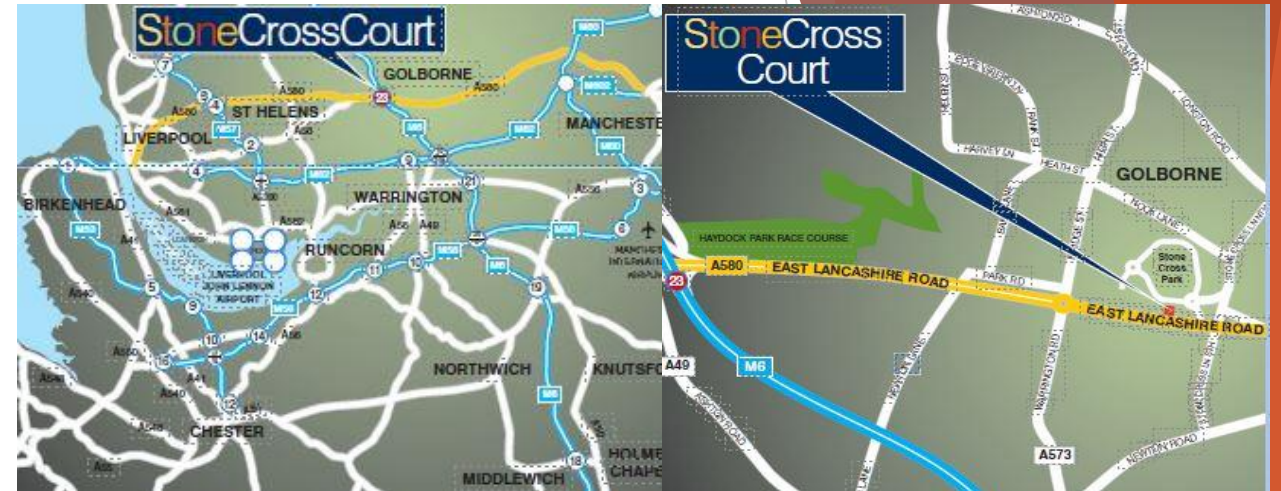
TO LET

A High Quality Modern Office
Building set in a Courtyard
Environment

With on Site Car Parking
4,177 sq.ft. (388.05 sq.m.)

**UNIT 2A STONECROSS
COURT
EAST LANCASHIRE ROAD
LOWTON
WA3 3JD**





LOCATION/DESCRIPTION

Stonecross Court offers small to mid-sized companies the opportunity to occupy high quality offices in one of the North West's most sought after locations. Based very near the M6 on the East Lancs Road, Stonecross Court provides occupiers with easy access to the entire North West region. A number of leading companies have already taken advantage of its location including Quest Project Personnel, Barloworld Handling and Hyster Global.

SPECIFICATION

Built to the highest quality standard, buildings at Stonecross Court benefit from the following:

- Attractive half brick and polished block exterior
- Hard and soft landscaping to exterior
- Double glazing
- Suspended ceilings incorporating recessed lighting to LG7 requirements
- Raised access flooring
- Dedicated on-site car parking (1:351 sq.ft.)
- Securely managed environment

ACCOMMODATION

The building is completely self-contained giving occupiers their own front door whilst also being securely managed and with a high car parking ratio to staff. Raised floor access and suspended ceilings offer flexibility to fit out.

Disabled access to the upper floors is available via the lift located in the building's reception area.

FLOOR AREA

4,177 sq.ft. (388.05 sq.m.)



LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Available upon Request.

EPC

TBC

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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Or via our joint agents Parkinson Real Estate

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Hitchcock Wright
Chartered Surveyors & Partners

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