



Jct 23 M6 / A580 **East Lancashire Road** WA3 3JE

STONECROSS COURT

5 High Quality Modern Office Units
set in a courtyard environment

www.stonecrosspark.com

**For Sale/
To Let**

**Self-Contained units
from 3,375 sq ft**





← Liverpool & J23 M6



STONECROSS COURT

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THE DEVELOPMENT

The latest phase of Stonecross Court comprises 5 self-contained, high quality, two storey office buildings in a range of sizes starting from 3,375 sq ft and available to buy or to let. The self-contained nature of the units enables occupiers to have their 'own front door', whilst also enjoying a securely managed, enclosed courtyard environment. Each building benefits from having a spacious entrance reception and has been designed with maximum flexibility in mind, to facilitate occupation on a floor-by-floor basis if required, with each floor having it's own fitted kitchen area and separate heating system. Stonecross Business Park itself offers a well-established and pleasant environment in which to locate your business, with convenient amenities for your staff to enjoy.



STONECROSS COURT

AVAILABILITY

| Building | Size (sq ft) | Parking | Availability |
|----------------------------|--------------|------------------|--------------|
| Unit 2 | 4,163 | 15 spaces | SOLD |
| Unit 2a | 4,177 | 15 spaces | Available |
| Unit 2b | 3,375 | 12 spaces | LET |
| Unit 3 Ground Floor | 3,050 | 10 spaces | LET |
| Unit 3 First Floor | 3,050 | 11 spaces | LET |
| Unit 3a | 5,071 | 18 spaces | LET |

Each unit is available as a whole self-contained building, or on a floor-by-floor basis.



SPECIFICATION

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

- Attractive half brick and polished blocks exterior
- Double glazing
- Suspended ceilings incorporating recessed energy efficient lighting to LG7 requirements
- Raised access flooring
- Securely managed environment
- Feature double height entrance receptions
- DDA compliant, including passenger lift to each unit
- Fitted kitchen on each floor
- Dedicated broadband connection exclusively for Stonecross Court

TERMS

Each unit is immediately available For Sale or To Let at very competitive rates. Single floor spaces are only available on a leasehold basis. All figures quoted are exclusive of, but may be liable for VAT at the prevailing rate.



WA3 3JE

M6 JCT23

A580 East Lancs Rd

Target Express

Cold Move

Carlsberg Tetley

McDonald's

Premier Inn & The Stonecross Pub

Ansell Lighting

Barlow Handling

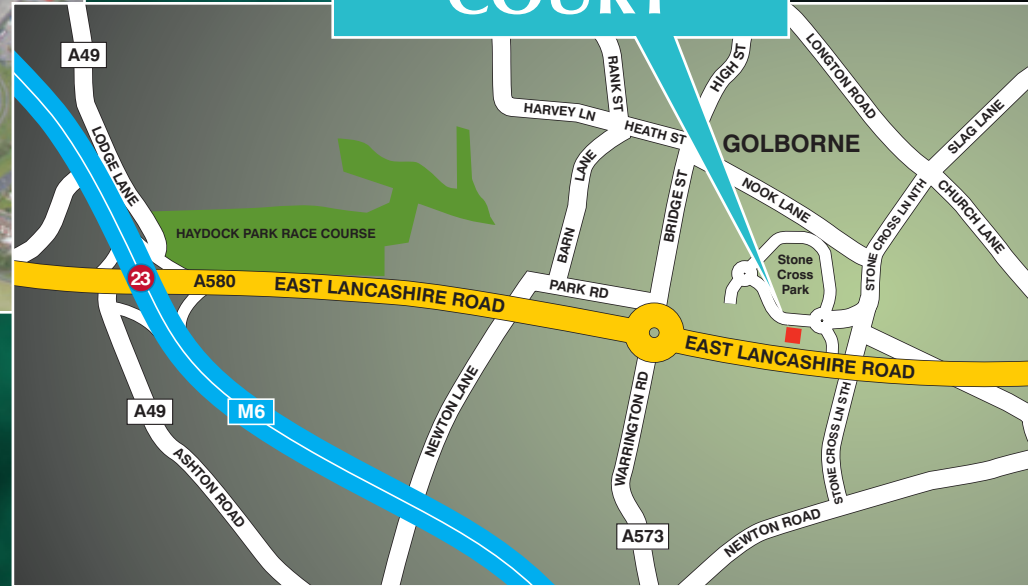
Alpha

Technology Management Centre

CEFCO



STONECROSS COURT



LOCATION

Stonecross Business Park is positioned in a high-profile location overlooking the A580 East Lancashire Road, a principal arterial route linking Manchester and Liverpool. The location benefits from excellent accessibility including access to the regional motorway network via J23 of the M6 and J14 of the M60 orbital. Stonecross Court itself occupies a prime position on the business park, having frontage onto the A580 and also being adjacent to staff welfare / leisure offerings.

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint letting agents.

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