

- SHARED BUSINESS LOUNGES
- MEETING/CONFERENCE FACILITIES
- WELFARE FACILITIES
- KITCHENS
- SHOWER ROOM

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
HAYDOCK RACECOURSE
LOCATED IN A PROMINENT POSITION ON STONE CROSS BUSINESS PARK
WITH DIRECT ACCESS TO A580 EAST LANCASHIRE ROAD AND J23, M6 MOTORWAY
BISHOPGATE SPECIALIST LOGISTICS
MIDDLEBY UK
GREENCORE GROUP PLC
ANSELL ELECTRICAL
GXO LOGISTICS UK
ALPLA
A580 EAST LANCASHIRE ROAD
MAGNAVALE
ANSELL ELECTRICAL
ALPLA
McDonald's
Premier Inn
STONE PLACE
HOVIS
JUNCTION IMPROVEMENT/UPGRADE WORKS (DUE TO FINISH NOV. 2027)

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.

Self contained suites provide modern working environments that are supported by recently fully refurbished conference/ meeting facilities and business lounges.



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

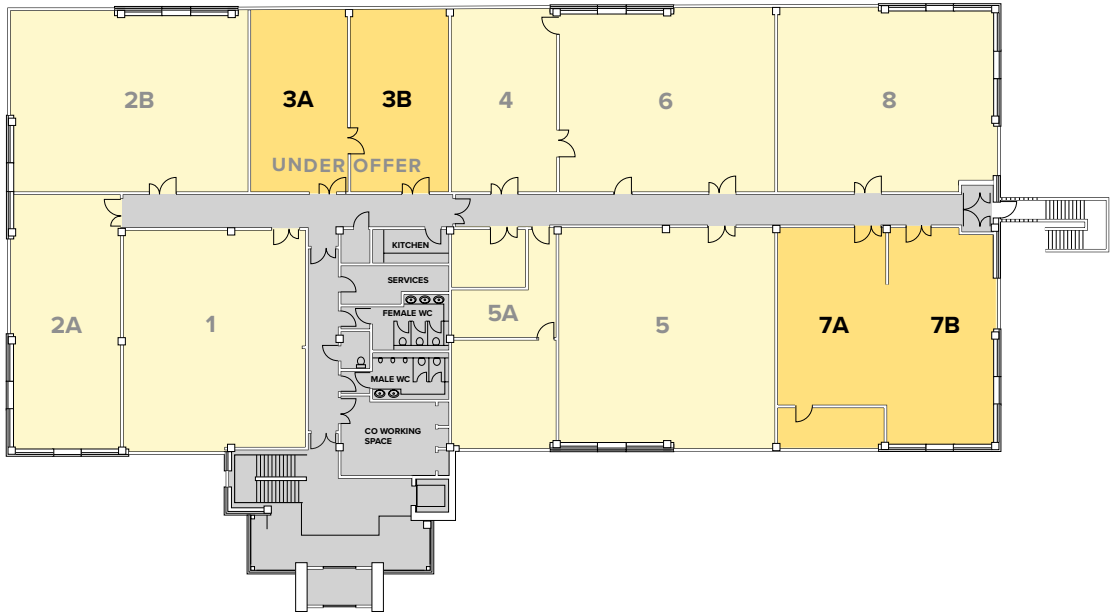
FLEXIBLE OPEN PLAN OFFICE
SPACE FROM 640 SQ FT (59 SQM)

AVAILABILITY

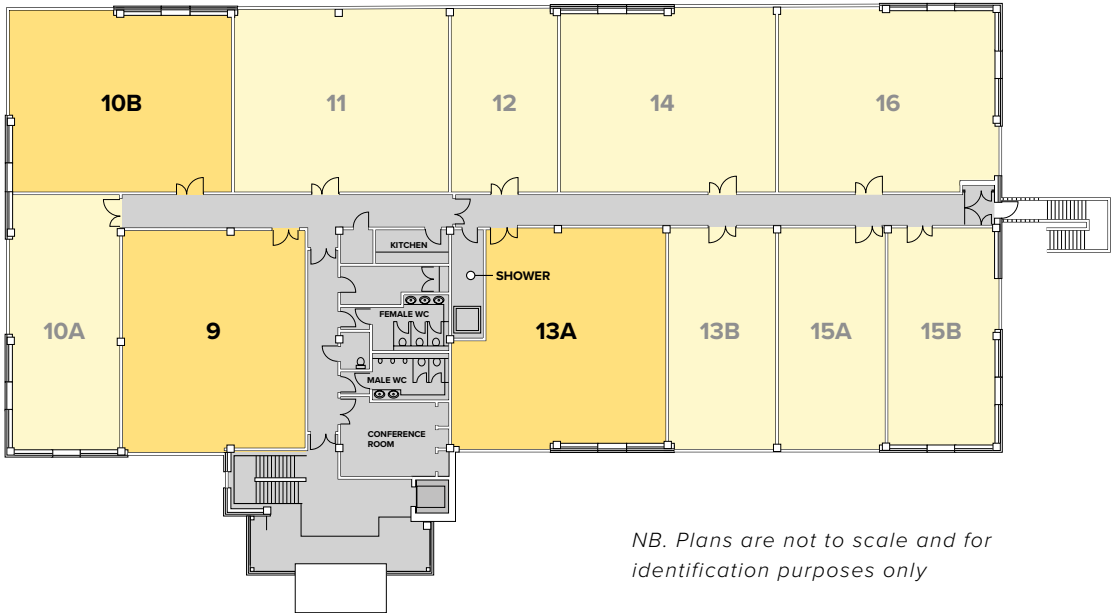
SUITE	SQ FT	SQM
GROUND FLOOR		
SUITE 3A (UNDER OFFER)	642	59.6
SUITE 3B (UNDER OFFER)	642	59.6
SUITE 7A	760	70.6
SUITE 7B	760	70.6
FIRST FLOOR		
SUITE 9	1,300	120.7
SUITE 10B	1,300	120.7
SUITE 13A	1,533	142.4

**Suites 3A & 3B and & 7A & 7B can be combined to provide larger suites of 1,284sq ft and 1,520 sq ft respectively*

GROUND FLOOR PLAN



FIRST FLOOR PLAN



NB. Plans are not to scale and for identification purposes only


BEAUTIFULLY LANDSCAPED SECURE SITE WITH FULLY MONITORED CCTV
to let

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.

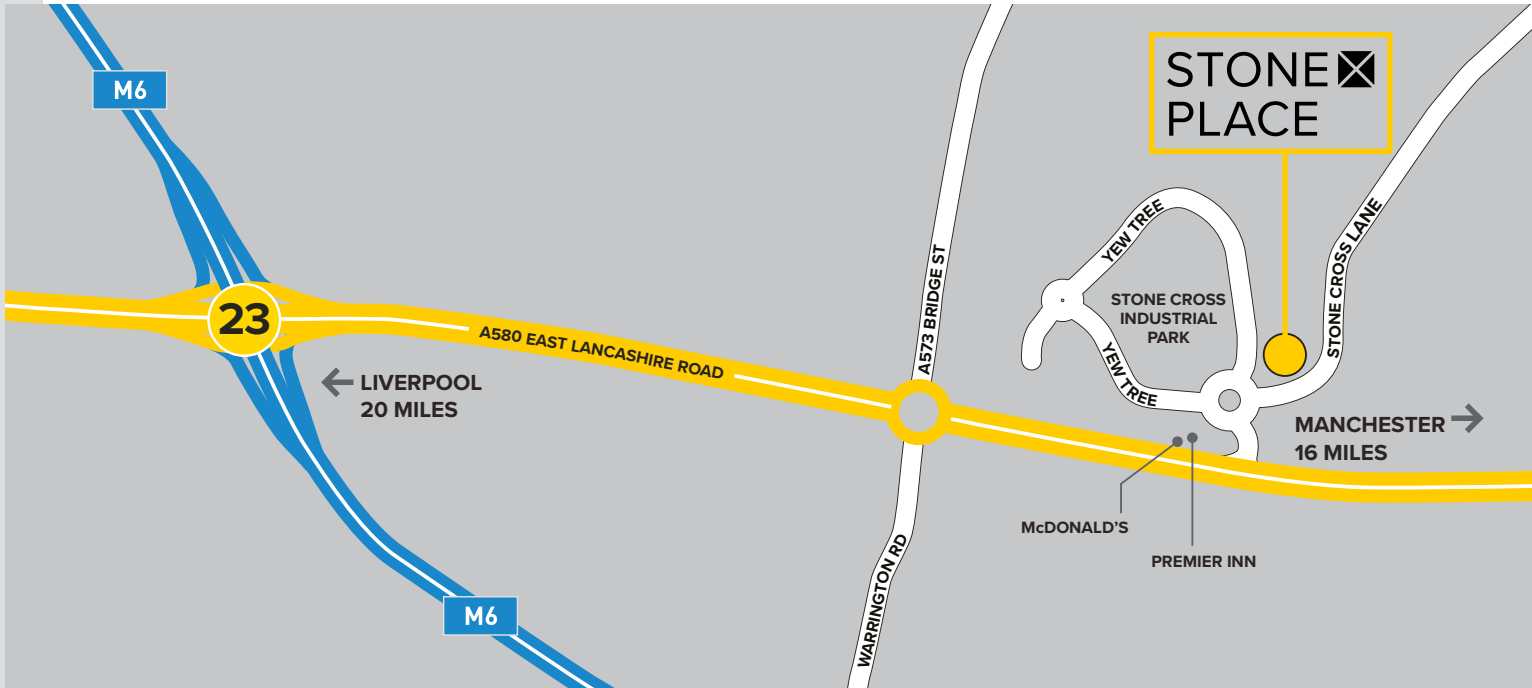
The property also lies within easy reach of J23 M6 motorway just 2 minutes drive, with national road links beyond.

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

In addition, major junction improvements at the entrance to Stone Cross Park are currently being undertaken to include an extra right hand turn from the estate onto the A580 East Lancashire Road; pedestrian crossing upgrades and cycling routes. Work is due to complete November 2026.





EPC

Available upon request.

FURTHER INFORMATION

For viewing and further information please contact:

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ERIC WRIGHT
GROUP

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November 2026.
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