

EAST LANCASHIRE ROAD



STONE | CROSS | PLACE

STONE CROSS BUSINESS PARK | GOLBORNE



Sat Navigation  
WA3 2SH

**PRESTIGIOUS HIGH-TECH OFFICES TO LET  
FROM 580 SQ FT**

**ENTER**

## INTRODUCTION

Stone Cross Place is targeted specifically to cater for small to medium size enterprises (SME's).

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
- LG3 lighting
- 24 hour access via electronic fob
- DDA Compliant

## LOCATION

AERIAL

## Drive Times

M6 Motorway  
2 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.

## Sat Navigation

WA3 2SH

▼ Manchester

M6

23

M6

A580

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.



The Stone Cross  
(public house)



\*cold move

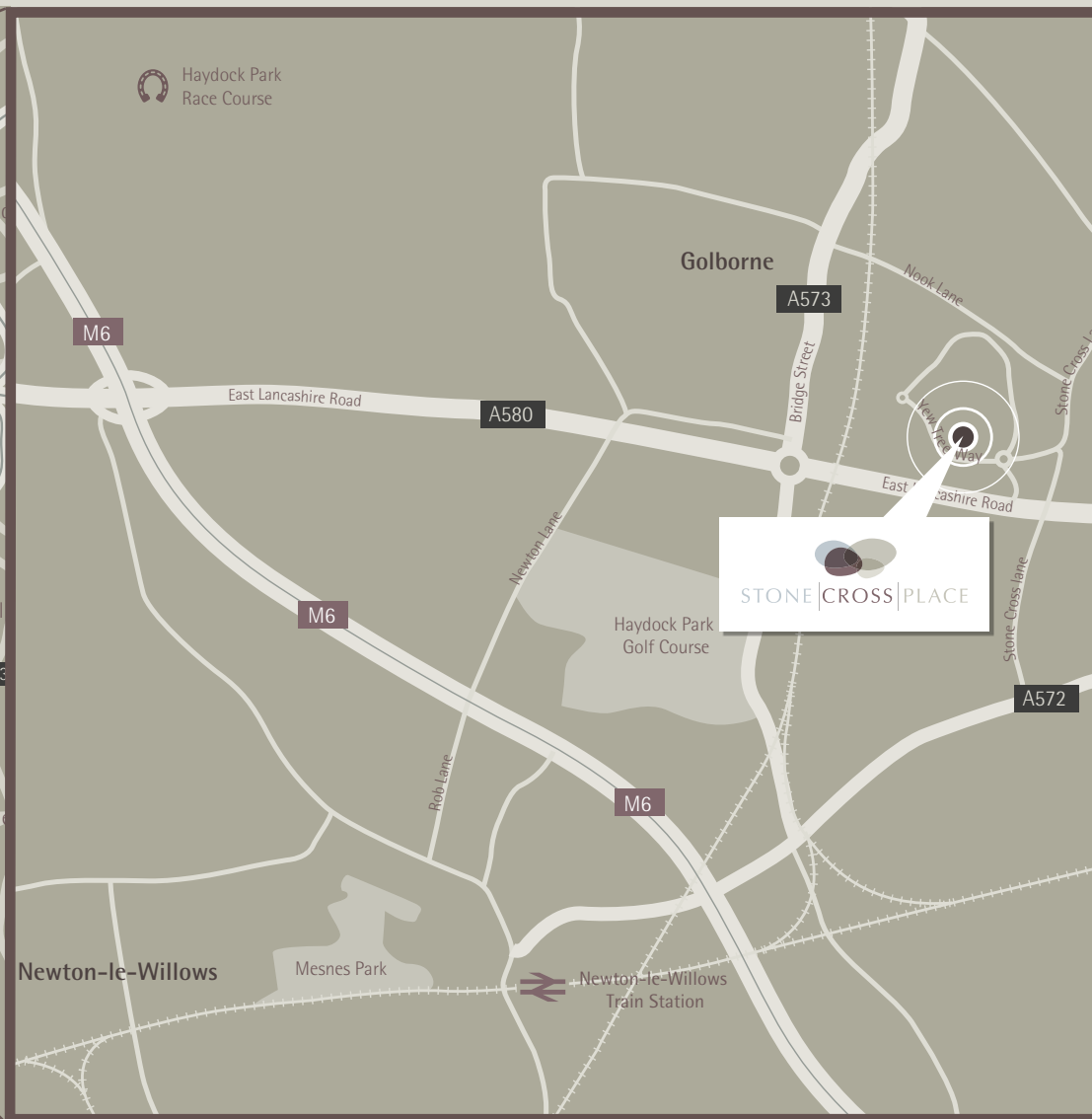


ALPIA



## LOCATION

## REGIONAL MAP





## LOCATION

## AMENITIES

## Local amenities include:

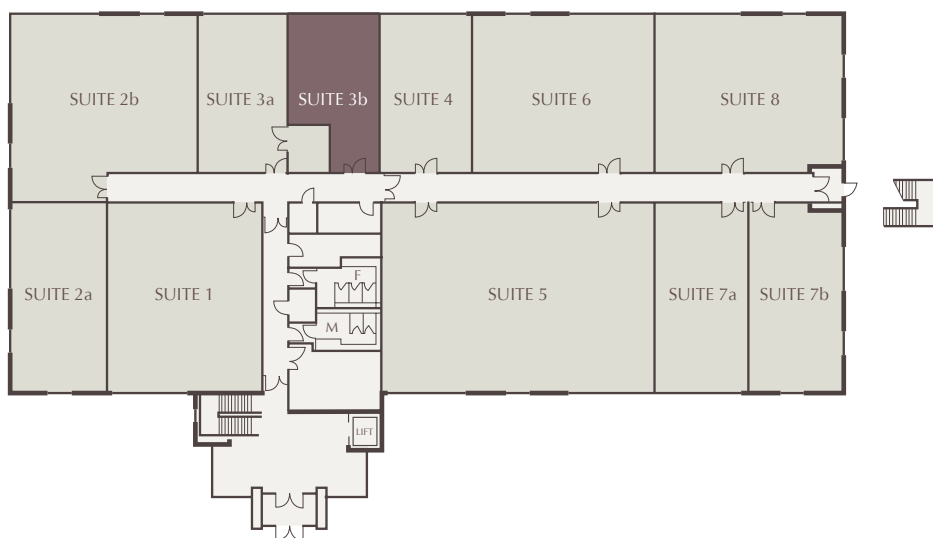
- Fast food restaurant
- On-site public house with full a la carte restaurant
- Pleasant business park environment
- On-site hotel/conference facilities



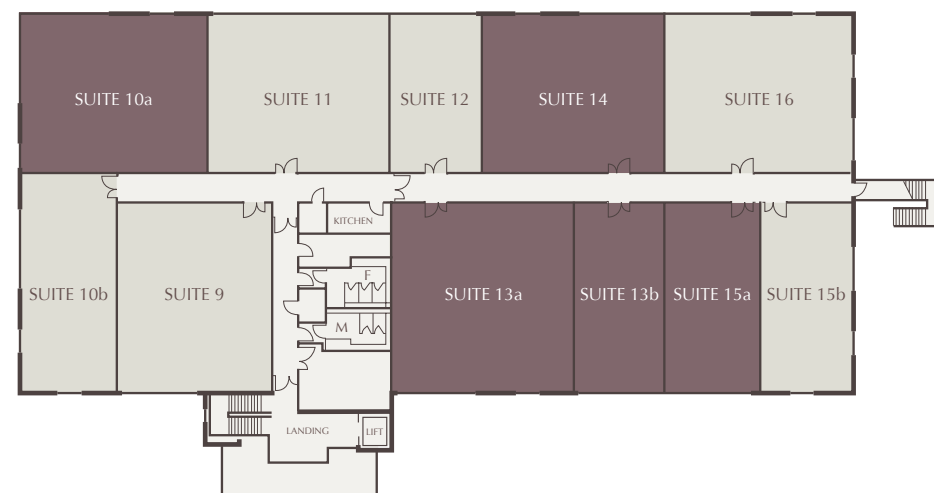
Stone Cross Business Park affords an established, semi-rural environment with principal high profile occupiers including; Barlow Handling, Carlsberg Tetley, Target Express, McDonalds and Whitbread Plc.

## AVAILABILITY

Ground Floor



First Floor



Floor	Suite	Sq ft	Sq m	Rent	Service charge
Ground	3B	580	53.9	£6,960	£2,784
First	10B	870	80.8	£10,440	£4,176
First	13A	1534	142.5	£18,408	£7,363
First	13B	768	71.4	LET	LET
First	14	1287	119.6	£15,444	£6,177
First	15A	768	71.4	£9,216	£3,686

## CONTACT

## Joint Agents

## Andrew Byrne &amp; Neil Kirkham

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## Terms

Individual suites are available on flexible lease terms.

## VAT

All prices are exclusive of but will be subject to VAT at the appropriate rate.

[www.stonecrossplace.co.uk](http://www.stonecrossplace.co.uk)