

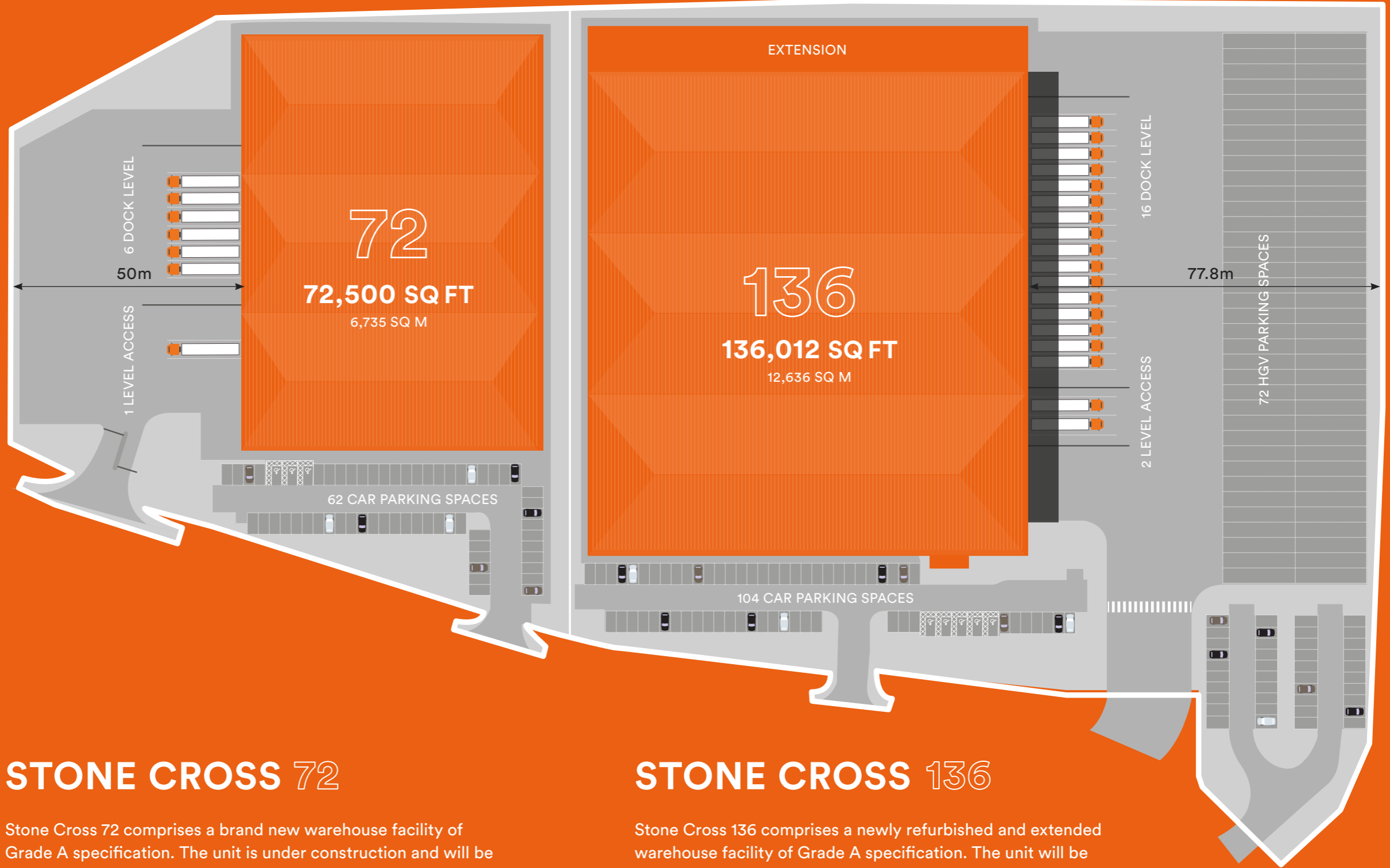


# STONE CROSS PARK

WARRINGTON - WA33JE

72,000 - 136,000 SQ FT  
Two Industrial / Warehouse  
Units **To Let**

# GRADE A



## STONE CROSS 72

Stone Cross 72 comprises a brand new warehouse facility of Grade A specification. The unit is under construction and will be available for occupation in December 2019.

The site extends to approximately 3.68 acres (1.49 hectares).

Warehouse	69,000 sq ft	• 12.5m eaves height
1st Floor Office	3,500 sq ft	• 6 dock level loading doors
<b>Total (GIA)</b>	<b>72,500 sq ft</b>	• 1 level access loading door
		• First floor Grade A offices
		• 50m yard depth
		• 62 car parking spaces

An EPC will be available after Practical Completion. The target EPC Rating is A.

## STONE CROSS 136

Stone Cross 136 comprises a newly refurbished and extended warehouse facility of Grade A specification. The unit will be ready for occupation in August 2019, the landlord may be able to grant early access for fit out.

The site extends to approximately 7.38 acres (2.99 hectares).

Warehouse	112,716 sq ft	• 10m eaves height
Ground Floor Office	6,421 sq ft	• 16 dock level loading doors
1st Floor Office	6,421 sq ft	• 2 level access loading doors
Gatehouse	454 sq ft	• Canopied loading
Extension	10,000 sq ft	• Two storey Grade A offices
<b>Total (GIA)</b>	<b>136,012 sq ft</b>	• 77.8m yard depth
		• 72 HGV parking spaces
		• 104 car parking spaces

An EPC will be made available following the refurbishment. The target EPC Rating is B.

# OCCUPIERS

Stone Cross Park is a premium industrial / warehouse development comprising two high specification units.

Local occupiers include Ansell Lighting, Righton, Cold Move, Alpla and Hovis.

M6

A580

**HÖVIS**

**Barloworld**  
Leading brands

**Ansell**  
LIGHTING

**RIGHTON**

\*cold move

**ALPLA**

72

136

**M6 J23**  
LESS THAN 2 MILES  
VIA DUAL CARRIAGEWAY

A580 EAST LANCASHIRE ROAD

A580 EAST LANCASHIRE ROAD

YEW TREE WAY

YEW TREE WAY



# DESTINATION

Situated adjacent to the A580, East Lancashire Road, in Golborne, Greater Manchester, the park has excellent connectivity to Junction 23 of the M6.

The M6 provides excellent access to the UK via the M58 to the North, the M62 to the South and the M60 to the East.



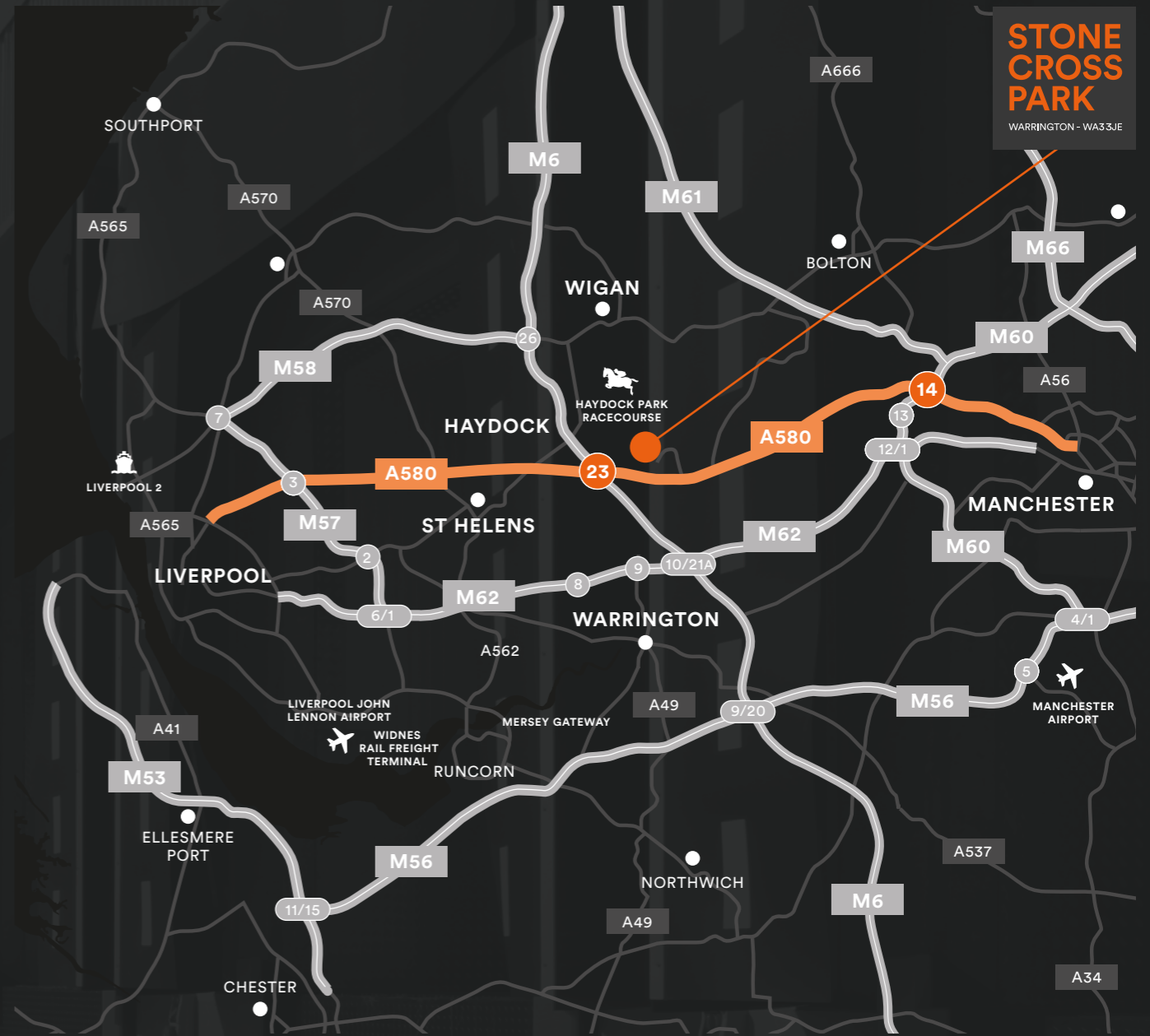
69%  
—  
OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE

4.3%  
—  
OF THE LOCAL ECONOMICALLY ACTIVE POPULATION ARE UNEMPLOYED

11.7%  
—  
OF THOSE EMPLOYED ARE IN THE MANUFACTURING SECTOR

6.5%  
—  
ARE EMPLOYED IN THE TRANSPORTATION AND STORAGE SECTOR

£510  
—  
AVERAGE WEEKLY WAGE IN WARRINGTON, 5.5% LESS THAN THE UK AVERAGE



## Drive Times

M6 J23	2.3 miles	5 mins	Warrington Town Centre	6.0 miles	22 mins
M62 J10	7.4 miles	10 mins	Bolton Town Centre	12.8 miles	30 mins
M58 26	8.1 miles	12 mins	Manchester City Centre	17.1 miles	36 mins
M60 J13	10.8 miles	20 mins	Liverpool City Centre	20.3 miles	43 mins
M1 J42	53 miles	1hr 3mins	Birmingham City Centre	86.3 miles	1hr 38 mins

A development by:

**STOFORD**



**OXENWOOD**  
REAL ESTATE

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**GERALDEVE**

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract.

All areas are approximate.