

On Site Now

STONE CROSS PARK

WARRINGTON - WA33JE

**72,500 SQ FT
Industrial /
Warehouse Unit
To Let (May Sell)**



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 January 2020.

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
Total*	72,500 sq ft	• 1 level access loading door

*Approximate GIA

An EPC will be available after practical completion. The target EPC rating is A.

- First floor Grade A offices
- 50m yard depth
- 62 car parking spaces

For further information visit www.stonecrosspark.co.uk

OCCUPIERS

Stone Cross Park is a premium industrial / warehouse development comprising a high quality speculatively developed unit.

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

M6

A580

HÖVIS

Barloworld
Leading brands

Ansell
LIGHTING

RIGHTON

*cold move

ALPHA

72

ALPHA

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.



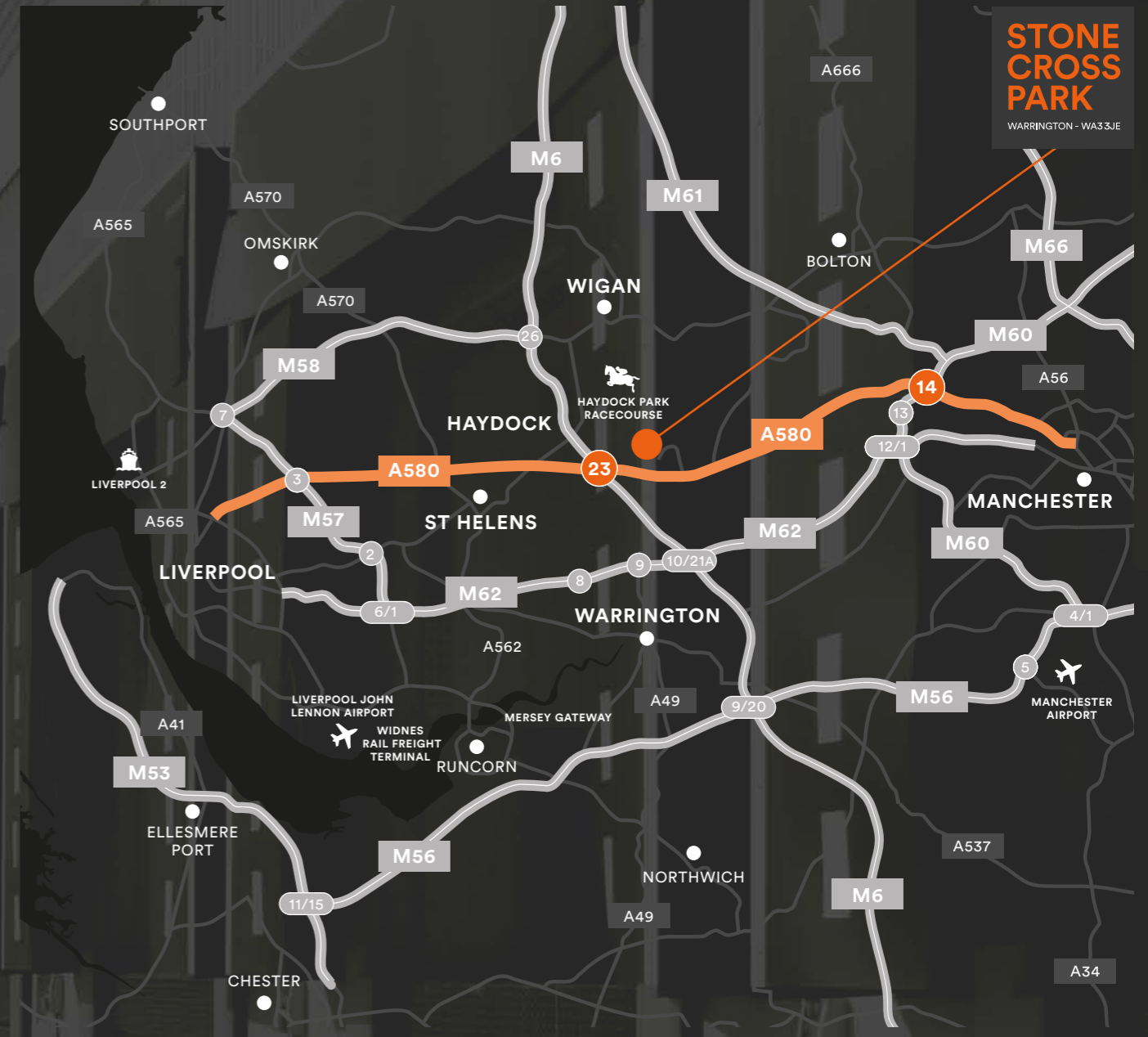
69%
—
OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE

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

stonecrosspark.co.uk

A development by:

STOFORD



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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.