

M6 JUNCTION 23

STONE  
CROSS 72

STONE CROSS BUSINESS PARK,  
YEW TREE WAY, GOLBORNE,  
WARRINGTON WA3 3JE

TO LET 72,740 SQ FT  
INDUSTRIAL/WAREHOUSE UNIT

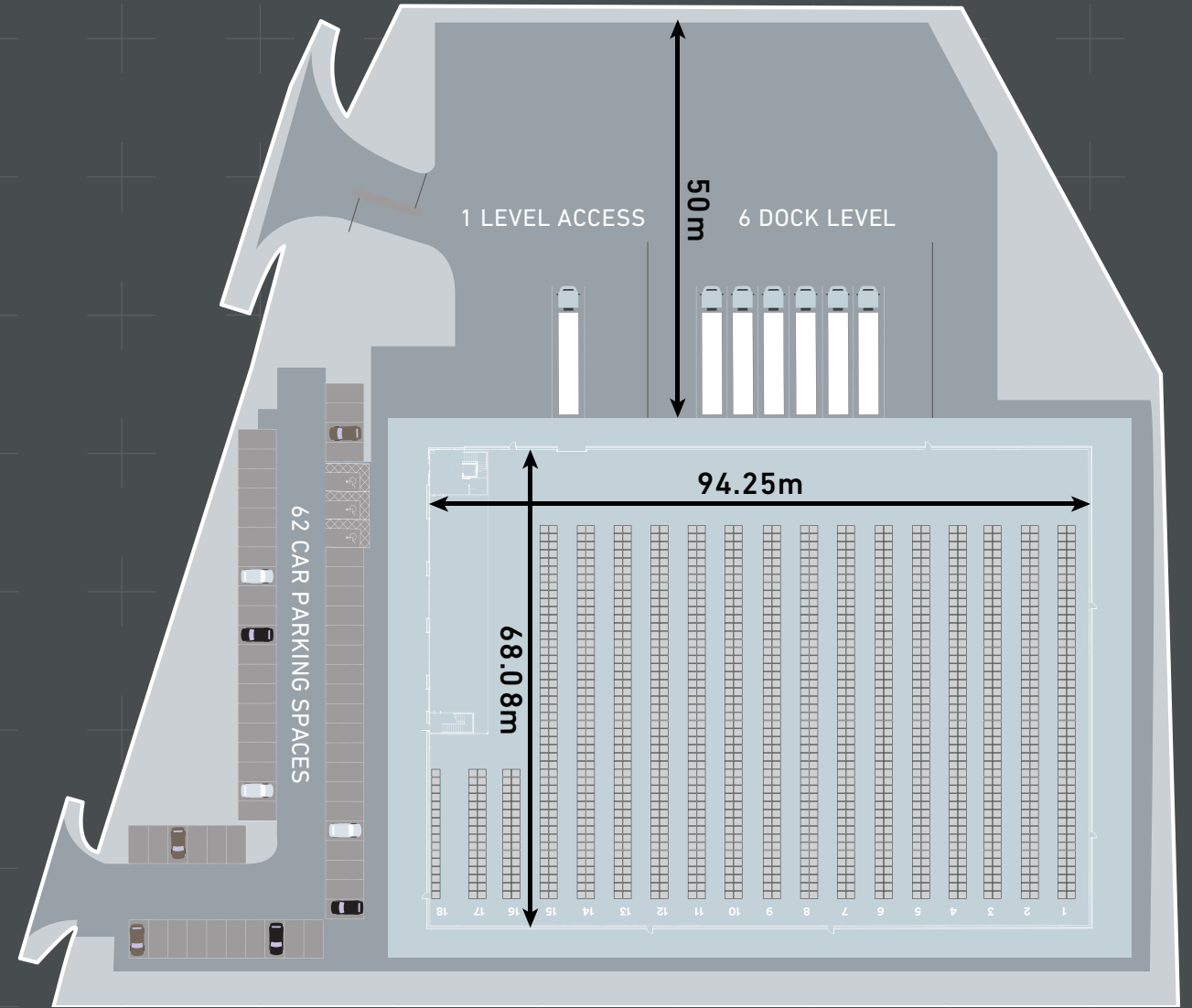
2.5 MVA POWER ⚡

READY  
FOR IMMEDIATE  
OCCUPATION





**THE SITE EXTENDS TO APPROXIMATELY  
3.68 ACRES (1.49 HECTARES)**



Warehouse (inc canteen and offices)	68,269 sq ft
1st Floor Office	4,471 sq ft
<b>Total</b>	<b>72,740 sq ft</b>

### PALLET SCHEDULE

Wide Aisle Racking numbers (1.6m Pallet Height)

Total Pallets = 7,206

VNA Racking numbers (1.6m Pallet Height)

Total Pallets = 9,546



CANTEEN



EV CHARGING POINT



WAREHOUSE OFFICES

# STONE CROSS 72 COMPRISES A NEW WAREHOUSE FACILITY OF GRADE A SPECIFICATION.



12.5m eaves height



50m yard depth



First floor  
Grade A offices



6 dock level  
loading doors



62 car parking  
spaces



2.5 MVA power



1 level access  
loading door



50 kN/m2 warehouse  
floor loading



EPC Rating A - 17



EV charging  
points



Fitted clean room  
extending to  
33,302 sq ft



Self contained site





# LOCATION

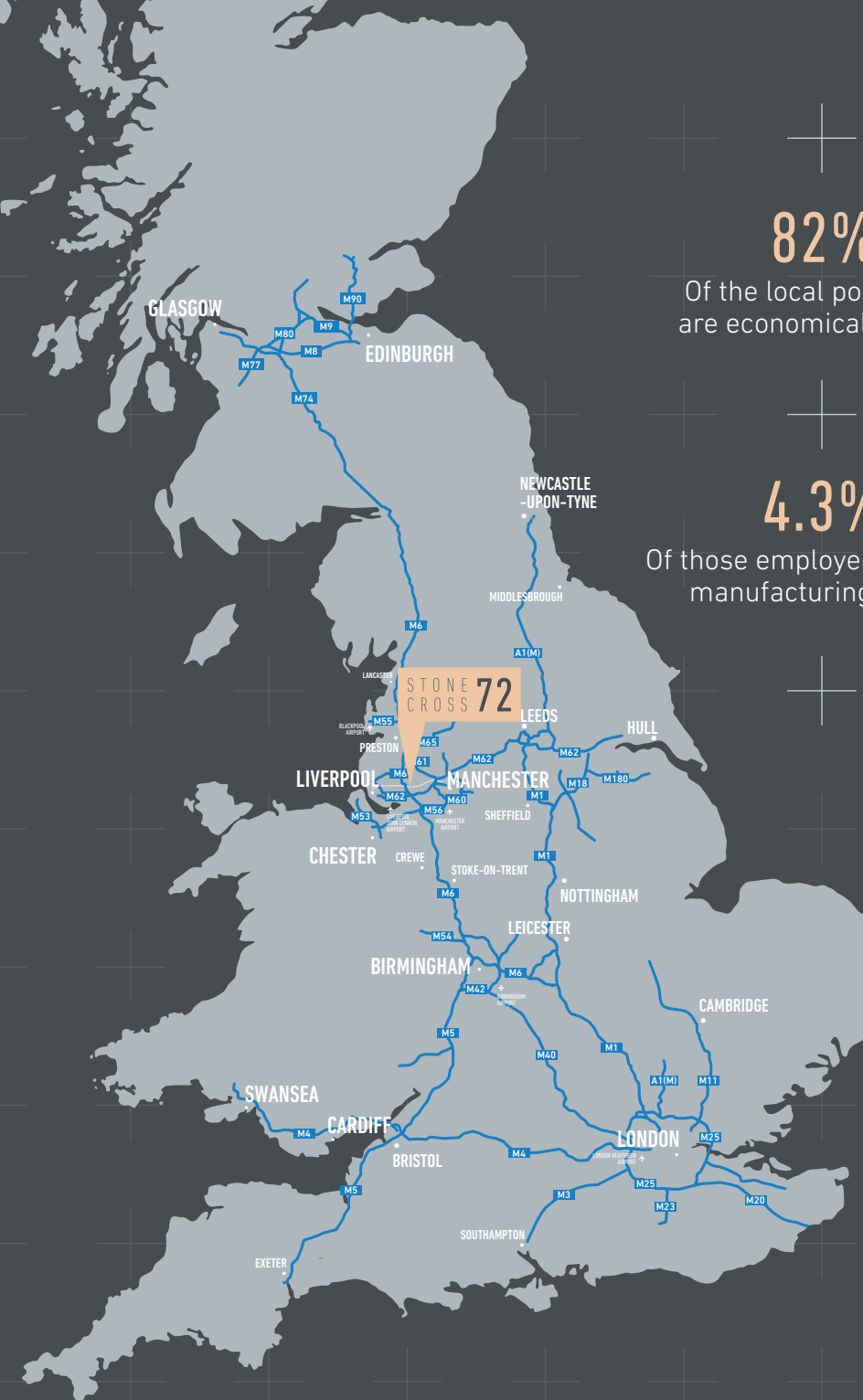
Situated adjacent to the A580, East Lancashire Road, in Golborne, Greater Manchester, the park has excellent connectivity to Junction 23 of the M6. The M6 provides excellent access to the UK via the M58 to the North, the M62 to the South and the M60 to the East.

## SAT NAV WA3 3JE

///item.award.accent



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 J26	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	1 hr 3 mins	Birmingham City Centre	86.3 miles	1 hr 38 mins



82%

Of the local population are economically active

2.4%

Of the local economically active population are unemployed

4.3%

Of those employed are in the manufacturing sector

8%

Are employed in the transportation and storage sector

£511

Average weekly wage in Warrington, 5.5% less than the UK average

EXCELLENT  
CONNECTIVITY  
TO JUNCTION 23  
OF THE M6

M6



M6 J23  
2.3 MILES VIA DUAL  
CARRIAGEWAY

A580

EAST LANCASHIRE ROAD

STONE CROSS 72

YEW TREE WAY

YEW TREE WAY



# STONE CROSS 72

For further information please contact:

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## TERMS

The unit is available by way of an assignment or sub-lease basis on terms to be agreed.

## RENT

Rent on application.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## EPC

An Energy Performance Certificate is available on request.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Designed and produced by Richard Barber & Co. 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk). January 2024.