

To
Let



Unit 2a

Stone Cross Court, East Lancashire Road, Lowton WA3 3JD

High quality modern office building

PARKINSON
REAL ESTATE ●●●●

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Key Highlights

- High quality modern office building set in courtyard environment
- Dedicated on-site car parking (1:351 sqft)
- Securely managed environment
- Close to M6 motorway



Location/Description

Stonecross Court offers small to mid sized companies the opportunity to occupy high quality offices in one of the North Wests most sought after locations.

Based very near the M6 on the A580 East Lancashire Road, Stonecross Court provides occupiers with easy access to the entire North West region. A number of leading companies have already taken advantage of its location including Quest Project Personnel, Barloworld Handling and Hyster Global.





Accommodation

The building is completely self-contained giving its occupiers their own front door whilst also being securely managed and with a high car parking ratio to staff. Raised floor access and suspended ceilings offer flexibility to fit out. Disabled access to the upper floors is available via the lift located in the building reception area.

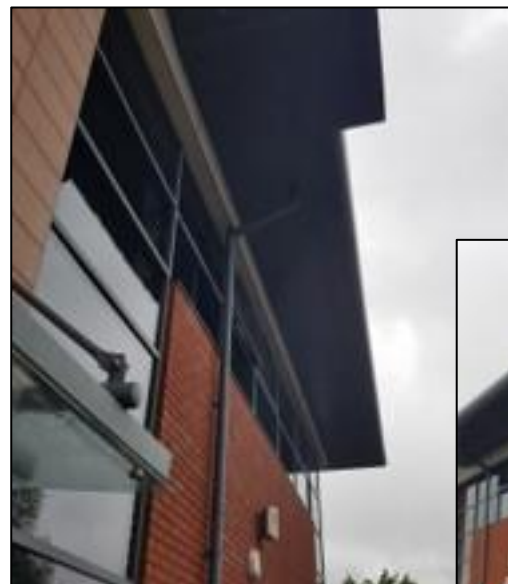
Address	SQM	SQFT
Office	388.05	4,177



Specification

Built to the highest quality standard, buildings at Stonecross Court benefit the following:

- Attractive half brick and polished block exterior
- Hard and soft landscaping to exterior
- Double glazing
- Suspended ceilings incorporating recessed lighting to LG7 requirements
- Raised access flooring
- Dedicated on site car parking (1:351 sqft)
- Securely managed environment



Lease Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.



Rental

On application



EPC

An Energy Performance Certificate will be made available in due course.



VAT

The property is opted for tax and therefore VAT is levied on the rental element of any letting.



Legal Costs

Each party to be responsible for their own legal costs in connection with the preparation of the lease.



Further Information

Further information can be obtained from the agents

Anti Money Laundering – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to contract.

Ref: AG0661

Oct 2022

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ENQUIRIES AND VIEWINGS STRICTLY BY
APPOINTMENT WITH THE AGENTS

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