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To Let - Self-Contained Office Building - 4,297 sqft



Unit 2, Stonecross Court, Yew Tree Way, Stonecross Business Park, Golborne, WA3 3JD

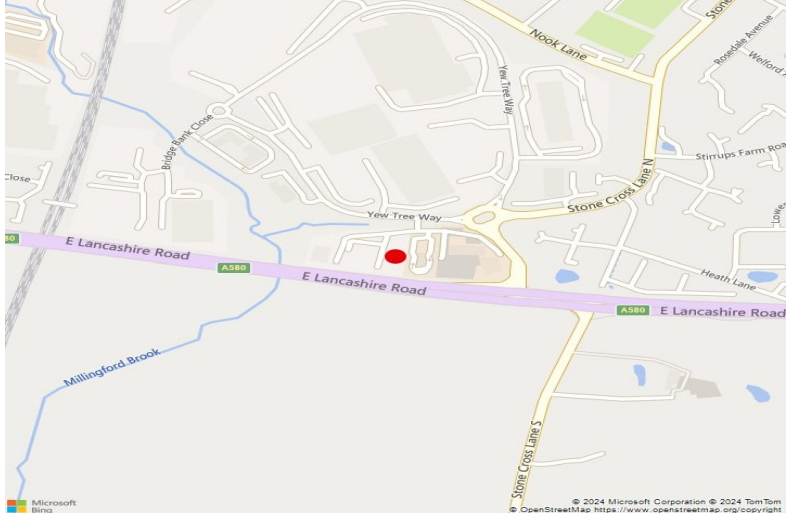
## FEATURES

- Two-storey, self-contained office
- Good accessibility to regional motorway network
- Full height Reception area
- 5 person platform lift
- 13 Car Parking Spaces

## CONTACT

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## LOCATION

Stonecross Court is positioned overlooking the East Lancashire Road (A580), a principal arterial route linking Manchester and Liverpool. Stonecross Court itself is situated in a prime position on the business park, with both visibility of the A580 itself and also by sitting adjacent to the Park's leisure offerings of Premier Inn, The Stonecross Pub and McDonalds.

The location benefits from good accessibility, including access to the regional motorway network via J13/M6 two miles to the west and J15/M60 Manchester Ring Road 10 miles to the east.

## DESCRIPTION

Stonecross Court comprises five self-contained, two-storey office buildings set within a secure, enclosed courtyard environment.

Unit 2 is a two-storey, self contained office building. The ground floor benefits from a full height reception area with a male / female and disabled WC on both floors within the core. The building also has a 5-person platform lift.

The ground floor office comprises a largely open plan space, with two glazed private offices, a storeroom, server room and kitchen / breakout area. The first floor comprises two glazed meeting rooms, two glazed private offices, a cleaner's cupboard and kitchen / breakout area.

The building is situated in a prime position on the business park, with visibility of the A580.

## MEASUREMENTS

Two storey self contained office building - Ground floor benefits from a full height reception area with a male / female and disabled WC on both floors within the core. The building also has a 5-person platform lift.

The ground floor office comprises a largely open plan space, with two glazed private offices, a storeroom, server room and kitchen / breakout area. The first floor comprises two glazed meeting rooms, two glazed private offices, a cleaner's cupboard and kitchen / breakout area.

Ground Floor - 2160 sqft  
 First Floor - 2137 sqft  
 TOTAL - 4297 sqft

## RENT

The property is available to rent at £54,500 Per Annum.

## BUSINESS RATES

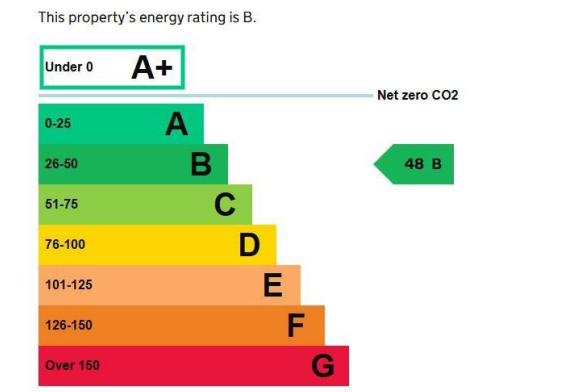
The current rateable value for the property is £45,000.

Business rates payable for 2024/2025 are expected to be around £22,455 per annum (£5.23 per sqft).

## TERMS

The office will be available by way of Lease Assignment to June 2029 at a rent of £54,500 per annum.

## EPC



## AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.