

STONEBRIDGE PARK

LIVERPOOL'S GATEWAY TO BUSINESS

A580 EAST LANCASHIRE ROAD M57 JUNCTION 4

GENUINE H.Q. LOCATION



HIGH SPECIFICATION OFFICES TO LET
DESIGN AND BUILD OPPORTUNITIES AVAILABLE

 **ST.MODWEN**

 **LIVERPOOL
VISION**

LIVERPOOL'S GATEWAY TO BUSINESS

Stonebridge Park, is a brand new business park of the very highest quality directly fronting the A580, East Lancashire Road, just 1 mile to the west of Junction 4 of the M57.

Stonebridge Park provides the opportunity for speculative and bespoke development packages for offices, set within a high quality landscaped scheme which includes unique water features. Occupiers will benefit from a prominent frontage on a key arterial route with easy access to the Motorway network.



WHY STONEBRIDGE PARK?

- 1 mile of prominent frontage on to one of Liverpool's major arterial routes.
- Only 1 mile to Junction 4, M57.
- Edge of city location within the Approach 580 Strategic Investment Area.
- Impressive, water themed landscaped environment, achieving Secured by Design standard.
- Ideal H.Q. location.
- Unique urban environment.
- Full site infrastructure with access to all main services.
- Potential financial assistance available in the UK.
- Large available workforce within a convenient travel to work time.
- Proximity to local amenities including the Stonedale Leisure and Retail Park opposite.

MASTERPLAN



FURTHER INFORMATION

Alastair Newman & Lisa Riley
alastair.newman@kingsturge.com
lisa.riley@kingsturge.com

David Newman & Kareem Ghani
dnewman@matthews-goodman.co.uk
kghani@matthews-goodman.co.uk

