

# Stoford Park

Northwich

Flexible build-to-suit  
manufacturing & warehousing units

100,000 - 600,000 sq ft

9,290 - 55,741 sq m

To Let / For Sale

Outline Planning Submitted



Stoford Park Northwich | [///button.growl.rings](http://www.button.growl.rings) | CW9 8RP

**STOFORD**

# A landmark 82 acre employment site featuring up to four high-quality units built to support ambitious growth.

Located at Northwich, Stoford Park occupies a highly strategic position in the heart of Cheshire, between Manchester and Liverpool.

Stoford Park Northwich offers excellent connectivity, with immediate access to the M6, M56, and A556, linking regional and national markets. The area boasts a skilled workforce, strong commercial and industrial community,

nearby amenities, and close proximity to major logistics hubs, ports, and international airports, making it an ideal base for long-term business growth.



High-quality units ranging from 220,000 - 385,000 sq ft with space to grow, evolve & succeed.

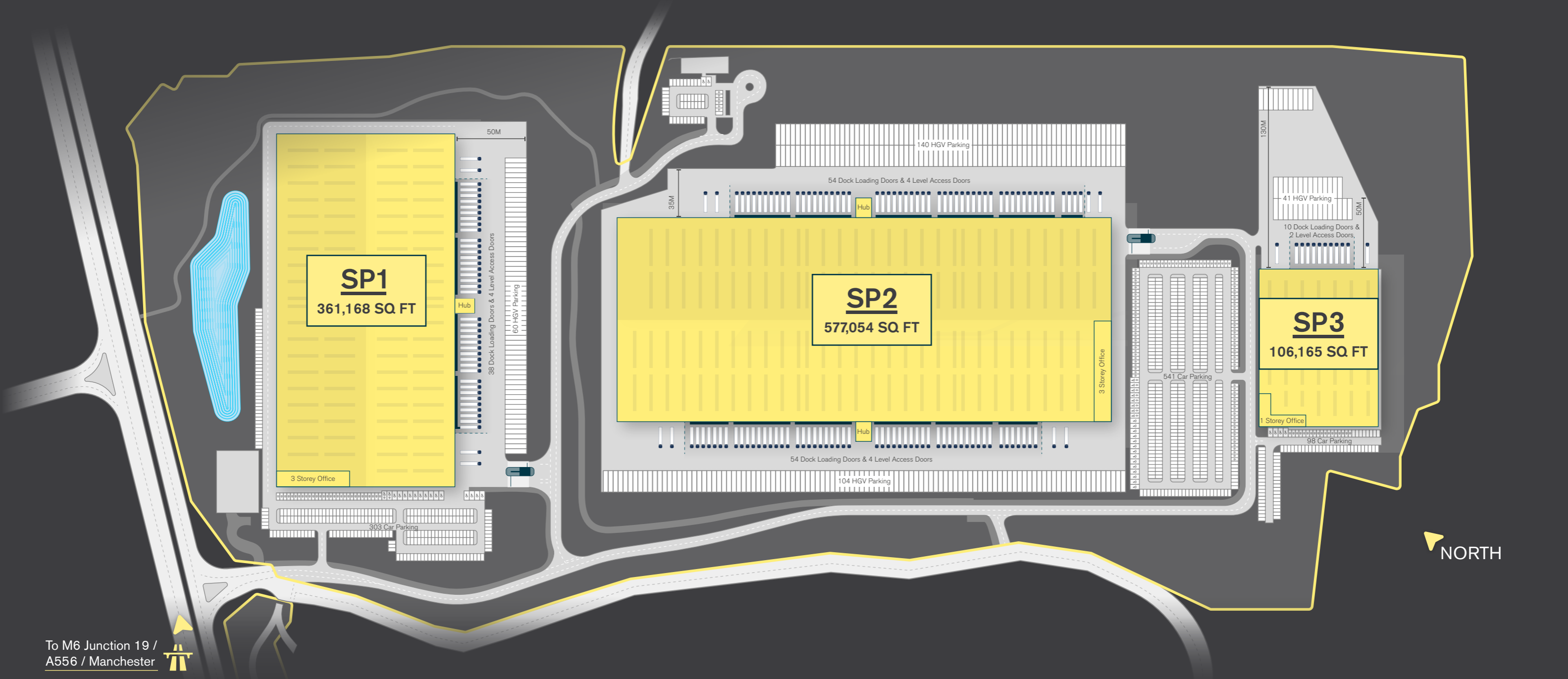
# Masterplan Option 1.



- Clear internal eaves height (up to 18m)
- 5 MVA power site wide
- Dock level & level access loading doors
- Up to 50m yard depths
- On-site staff wellbeing facilities
- Enhanced cladding
- Car & HGV parking with EV charging
- 50 kN/M<sup>2</sup> floor loading
- 24/7 Secure site with gatehouse
- Staff outdoor amenity space

High-quality units ranging from 100,000 - 577,000 sq ft built to perform, for long-term success.

Masterplan Option 2.



To M6 Junction 19 / A556 / Manchester



Clear internal eaves height (up to 18m)

5 MVA power site wide

Dock level & level access loading doors

Up to 50m yard depths

On-site staff wellbeing facilities

Enhanced cladding

Car & HGV parking with EV charging

50 KN/M<sup>2</sup> floor loading

24/7 Secure site with gatehouse

Staff outdoor amenity space

# Where environmental responsibility meets workplace wellbeing.

Stoford Park Northwich is designed with sustainability and wellbeing at its core.

Targeting BREEAM 'Excellent' and EPC A, the development features low-energy buildings with reduced carbon emissions, integrating low/zero-carbon technologies, water conservation, and UN SDG-aligned sustainable design for a future-ready workplace.

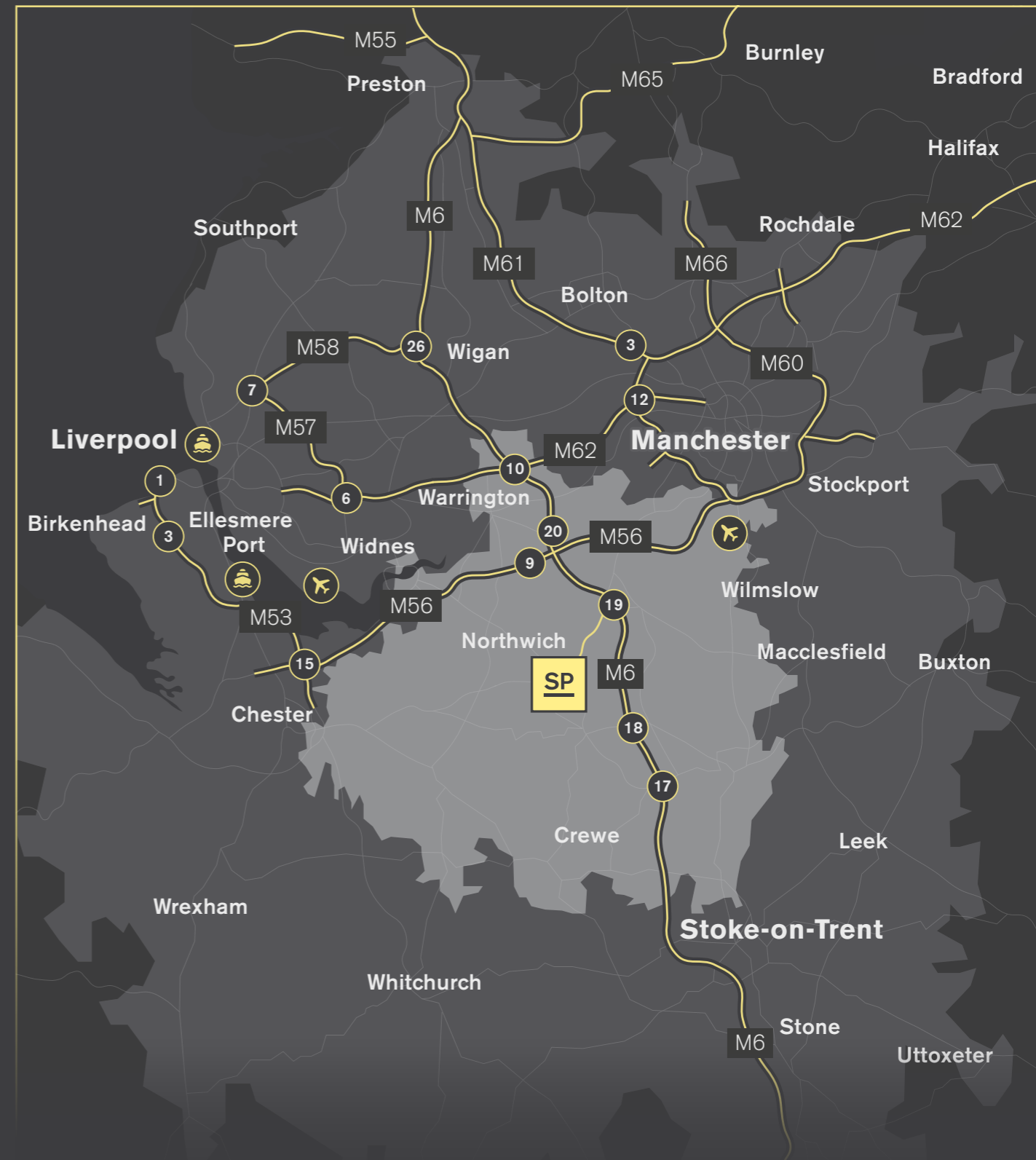


# A well-connected location supporting regional and national growth.

POSTCODE W3W  
 CW9 8RP [///button.growl.rings](http://button.growl.rings)

This new site offers outstanding connectivity in the heart of the North West, with immediate access to the M6, M56 and A556, providing fast links to Manchester, Liverpool and the national motorway network. Manchester Airport, Liverpool

John Lennon Airport and the Port of Liverpool are all within easy reach, making Stoford Park Northwich a highly strategic location for logistics, distribution and national growth.



● 30 Minute Drive Time
○ 60 Minute Drive Time
○ 90 Minute Drive Time

Drive Times	Minutes	Miles
Northwich	8	2.8
M6 J19	15	7.0
M62 J10	28	19.0
Manchester City Centre	45	25.0
Liverpool City Centre	55	32.0

Distribution	Minutes	Miles
Manchester Airport	24	18.7
Ellesmere Port	34	22.6
John Lennon Airport	50	28.0
Port of Liverpool	60	36.0
Leeds Bradford Airport	90	65.0

ECONOMICALLY ACTIVE

81.4%

SEEKING EMPLOYMENT

15.2%

CHESHIRE POPULATION

371,652

# Stoford Park

Northwich



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