

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.

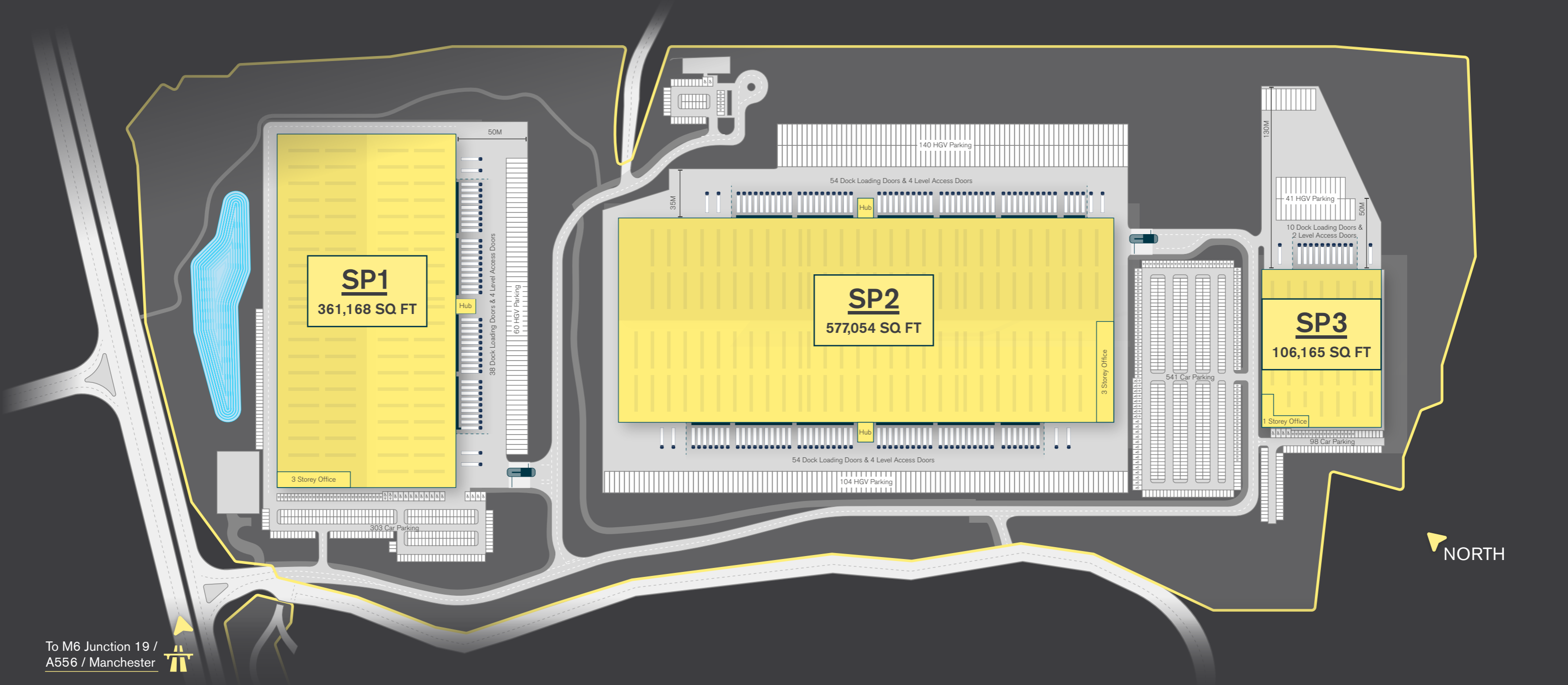
Masterplan Option 1.



- 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/M² 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/M² 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.



10% Rooflights & motion-detected LED lighting

Maximising natural light



Noise mitigation measures

Reducing environmental impact on surrounding areas



10% Roof-mounted PV panels

Renewable energy generation, planning for 100% coverage



Target EPC A

Market-leading energy performance



Cycle storage for each unit

Active & sustainable travel choices



Targeting BREEAM 'Excellent'

Recognising a holistic approach to sustainable design



Solar shading & overheating prevention

Improving thermal comfort and reducing cooling demand



EV charging with ducting for future expansion

Supporting the transition to electric mobility



Rainwater harvesting systems

Reducing potable water consumption



Reducing waste & supporting circular construction

Sustainable landscaping & outdoor wellness areas



Biodiversity enhancements

Preserving established landscape and ecological value



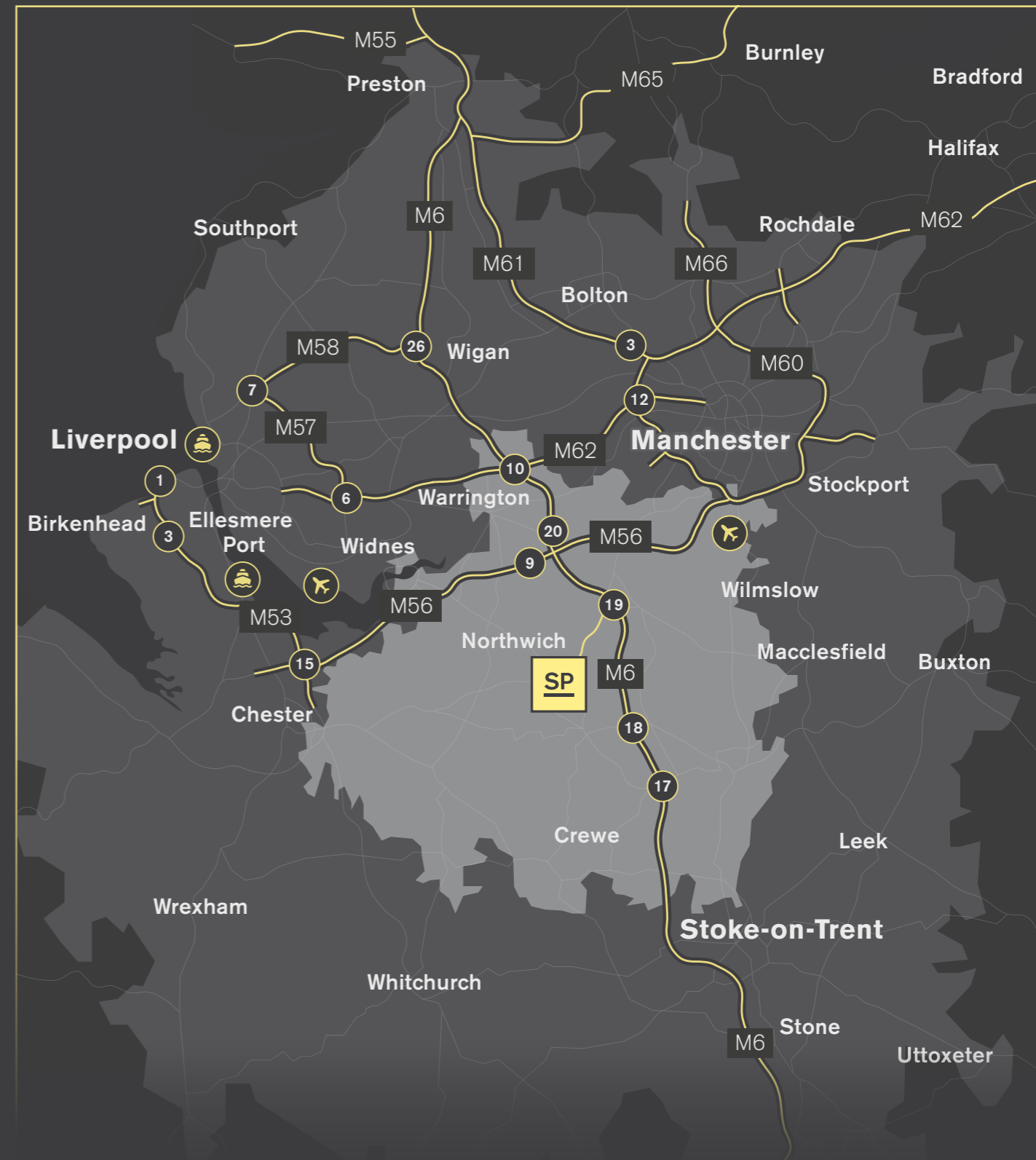
A well-connected location supporting regional and national growth.

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	6	2.3
M6 J19	9	5.7
M62 J10	22	18.5
Manchester City Centre	35	23.4
Liverpool City Centre	40	35.8

Distribution	Minutes	Miles
Manchester Airport	21	15.7
Ellesmere Port	35	24.0
John Lennon Airport	37	30.0
Port of Liverpool	55	42.9
Leeds Bradford Airport	1 hr 30	71.8

ECONOMICALLY ACTIVE

81.4%

SEEKING EMPLOYMENT

15.2%

CHESHIRE POPULATION

371,652

Stoford Park

Northwich



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STOFORD

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