

UNIT 4C THE PARKS TO LET

WARRINGTON ROAD, HAYDOCK, WA12 0HQ


REFURBISHED
SELF CONTAINED
OFFICE 1,640 SQ FT



THE PARKS ENJOYS AN UNRIVALLED POSITION LOCATED OFF WARRINGTON ROAD ADJACENT TO JUNCTION 23 OF THE M6 MOTORWAY AND THE EAST LANCS RD (A580) MIDWAY BETWEEN MANCHESTER AND LIVERPOOL



DRIVE TIMES (MINUTES)

M6 Motorway	Liverpool	Manchester	Warrington Bank Quay	Wigan Wallgate	Manchester International Airport	Liverpool John Lennon Airport
 2	30	25	25	25	25	25

/ LOCATION

The location provides quick and easy access to the region's motorway network. The estate is situated opposite Haydock Park Racecourse, follow the A49 signposted to Ashton In Makerfield for half a mile. The entrance to The Parks will be on your left and is within half a mile of the Holiday Inn and Thistle Hotel.

/ DESCRIPTION

The available space is located on the first floor of building 4 and has been fully refurbished. The suite benefits from:

- Being open plan with 1 meeting room to seat 14 and a server room
- Full access raised floor
- Suspended ceiling with integrated LED lighting
- New carpet, full decoration and modern kitchen
- Double glazed windows with blinds
- Central heating and air conditioning throughout
- 6 car parking spaces
- High quality furniture which can be made available

/ FLOOR AREAS

1st floor suite C has been measured in accordance with the RICS code of measuring practice. The floor area on a net internal basis is – 1,640 sq ft

/ SECURITY

The parks benefits from CCTV Manned 24 hours, 7 days a week, 365 days per year by trained operators, licensed to Security Industry Authority (SIA) standards

/ TENURE

Available by way of a sub lease or assignment of existing lease Expiring 20/02/2022. A new lease may be available by separate negotiation subject to contract

/ RENT

Available upon application

/ EPC

Available upon request

/ COSTS

Each party to bear own costs incurred in this transaction

/ VAT

All costs are exclusive of but may be liable to VAT at the prevailing rate

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JOSEPH C WILSHAW

joseph.wilshaw@rwcs.co.uk

07917 647213

