

**5 The
Parks**

Lodge Lane, Haydock, St Helens
WA12 0JQ

TO LET

Ground Floor Office Suite

357.1 m² (3,842 ft²)

**MORGAN
WILLIAMS.**

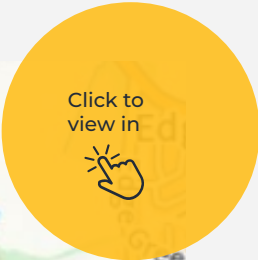
01925 414 909



Location

The Parks provide ready access to the Motorway network being located 1 km from Junction 23 of the M6 Motorway at its intersection with the East Lancashire Road. The Estate is opposite Haydock Park Racecourse and within 1 km of the Holiday Inn and Thistle Hotel.

Other occupiers on the business park include Speedy Hire Plc, Cenkos Securities Ltd, Intrinsic Technology Ltd, Michael W Halsall Solicitors and Pugh and Co.



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Description

Comprises a ground floor suite in a modern two storey office building. Features include:

- Set within an established landscaped site
- Refurbished
- Air conditioning
- Fully accessible and carpeted raised floors
- Suspended ceilings incorporating LED lighting
- Gas-fired heating to ancillary areas
- New communal cycle hub

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

The suite comprises a predominantly open plan office space incorporating a kitchen area, with 4 private office or meeting rooms, created by way of stud partitions. The entrance/core area provides male, female and accessible WC facilities and cleaners cupboard.

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Accommodation

We calculate the following areas in accordance with the RICS Property Measurement 2nd Edition, adopting IPMS 3 offices:

Areas	ft ²	m ²
Ground Floor	3,842	357.1



Lease

Available by way of an assignment of existing lease expiring 20/02/2022. A new lease may be available by separate negotiation.

Rental

£49,332 per annum

Business Rates

Rateable Value £32,750

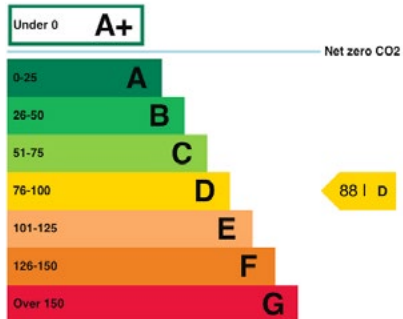
Payable £16,343 (2021/22)

VAT

VAT will be payable on the rent.

EPC

This property's current energy rating is D.



Viewing

For further information or to arrange a viewing please contact Morgan Williams on 01925 414 909

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