

01925 822112

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To Let - Office Accommodation - 750 - 6,152 sqft



18 The Parks, Newton-Le-Willows, Merseyside, WA12 0JQ

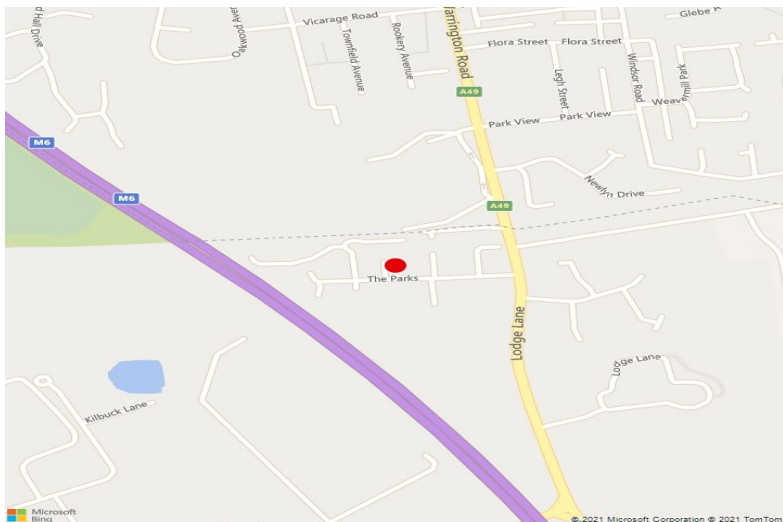
FEATURES

- Dedicated car parking spaces.
- Full access raised floors.
- Mixture of open plan and cellular offices.
- Suspended ceilings incorporating Cat II lighting.
- Air conditioning.

CONTACT

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LOCATION

The Parks is strategically situated close to the intersection of the M6 motorway (junction 23) and East Lancs Road (A580).

The location offers swift access into the region's commercial centres with national and international communications via the motorway network to airports at Manchester and Liverpool, and main line railway stations at Warrington Bank Quay, Wigan Wallgate and Manchester Piccadilly.

Haydock Racecourse, the neighbouring Holiday Inn and Thistle Hotels all offer leisure and conference facilities with public transport and a full range of shopping facilities within walking distance in Ashton In Makerfield.

DESCRIPTION

Building 18 at The Parks is a modern 2 storey office building measuring 11,212 sq ft in total. We are currently marketing a ground floor suite of 750 sqft and two suites on the first floor measuring 3,503 sqft and 1,899 sqft (5,402 sqft whole floor).

The Parks provides over 120,000 sqft of office accommodation in 15 self-contained buildings. The estate is situated midway between the major commercial centres of Manchester & Liverpool.

MEASUREMENTS

Building 18 is a modern 2 storey office building which was constructed in the early 2,000s measuring 11,212 sq ft. We are currently marketing:

- GF Suite - 750 sqft
- First Floor (whole) - 5,402 sqft
- First Floor (left) - 3,503 sqft
- First Floor (right) - 1,899 sqft.

The building benefits the following specification:
 Reception area Lift.
 Full access raised floors through office areas.
 A mixture of open plan and cellular working areas.
 Kitchen and breakout areas.
 Suspended ceilings incorporating Cat II lighting.
 Air conditioning.
 Male, Female and Disabled WCs (inc. shower facility at First Floor).
 Dedicated car parking ratio 1:190 sqft.

RENT

The property is available to rent at £12.50 Per Sq Ft.

SERVICE CHARGE

There is a service charge payable of £5.50 per sqft to cover services, facilities and building maintenance.

BUSINESS RATES

The property currently has a rateable value of £89,500.

Business rates payable are expected to be around £45,824 (£4.08 per sqft).

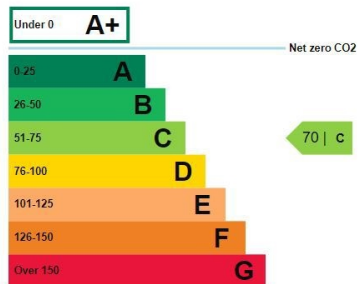
TERMS

The premises are immediately available by way of an internal repairing lease.

EPC

Energy efficiency rating for this property

This property's current energy rating is C.



AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.