

# INVESTMENT - FREEHOLD OFFICE BUILDINGS

WA12 0JQ



No **1**

## INVESTMENT

2 STOREY DETACHED OFFICES

13,271 sq ft (1233 sq m)  
with 65 car parking spaces



No **2**

## INVESTMENT

2 STOREY DETACHED OFFICES

9,252 sq ft (860 sq m)  
with 40 car parking spaces



No **3**

## INVESTMENT

2 STOREY DETACHED OFFICES

4,177 sq ft (388 sq m)  
with 21 car parking spaces



No **5 & 7**

## INVESTMENT

2 STOREY DETACHED OFFICES

7,061 sq ft (656 sq m)  
with 34 car parking spaces



No **12**

## INVESTMENT

2 STOREY DETACHED OFFICES

3,662 sq ft (340 sq m)  
with 16 car parking spaces

# INVESTMENT - FREEHOLD OFFICE BUILDINGS

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Occupiers at The Parks include:



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# INVESTMENT - FREEHOLD OFFICE BUILDINGS

## Executive Summary

Five modern detached office buildings that are occupied on the very popular and well established The Parks Business Park in Haydock

- Located in an excellent location with fantastic amenities and transport links
- Positioned midway between Manchester and Liverpool, immediately adjacent to junction 23 of the M6 Motorway and A580 (East Lancs Road) providing unrivaled access to both the Greater Manchester and Merseyside combined conurbations
- The Parks provide 120,000 sq ft of self-contained offices over 15 standalone buildings, within a mature attractively landscaped environment with plentiful parking and a newly developed cycle hub incorporating secure bike storage

## Proposal

Offers in excess of **£4,870,000** (four million, eight hundred and seventy thousand pounds) which reflects a net initial yield of 9% and a reversionary yield when the letting of No.7 completes of 10%.



## Accommodation

Buildings	Tenant	Area sq ft	Lease Start	Break	Lease End	Rent psf	Rent (£pa)
No.1	SpeedyAsset Limited	13,271	20/12/2018	-	22/12/2028	£14.20	<b>£188,398</b>
No.2	SpaMedica Limited	9,252	27/10/2023	27/10/2028	26/10/2033	£13.80	<b>£127,792</b>
No.3	Robertson CE Limited	4,177	11/04/2022	11/04/2025	10/04/2027	£14	<b>£58,478</b>
No.5	D A Rees & R F Smith	3,523	04/07/2022	04/07/2025	03/07/2027	£14	<b>£49,322</b>
No.7	NEW LETTING UNDER OFFER	3,538	-	-	-	£14.50	<b>£51,300</b>
No.12	Linaker Ltd	3,662	28/10/2021	-	27/10/2026	£12	<b>£43,944</b>
<b>Total</b>	<b>No.7 VACANT</b>	<b>37,423</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£467,934</b>
<b>Total</b>	<b>No.7 LET</b>	<b>37,423</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>£519,234</b>

For further information contact:



*“The Parks provides over 120,000 sq ft of prime office accommodation in 15 self contained buildings.”*

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## NEAR WARRINGTON

The Parks provides over 120,000 sq ft (11,148 sq m) of prime office accommodation in 15 self contained buildings.

Situated mid way between the major commercial centres of Manchester and Liverpool. The Parks enjoys an unrivalled position at the intersection of the M6 motorway (junction 23) and East Lancs Road (A580).

*New communal cycle hub incorporating secure bike storage, lockers and showers has recently opened for the benefit of all occupiers.*





*“The Parks enjoys an unrivalled position at the intersection of the M6 motorway (junction 23) and East Lancs Road (A580).”*

## NEAR WARRINGTON

This convenient location offers easy 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. Hadock Racecourse, the neighbouring Holiday Inn and Thistle Hotels all offer quality leisure and conference facilities with public transport and a full range of shopping facilities within walking distance.





*“Quick and easy access into the region’s commercial centres with national and international communications via the motorway network.”*



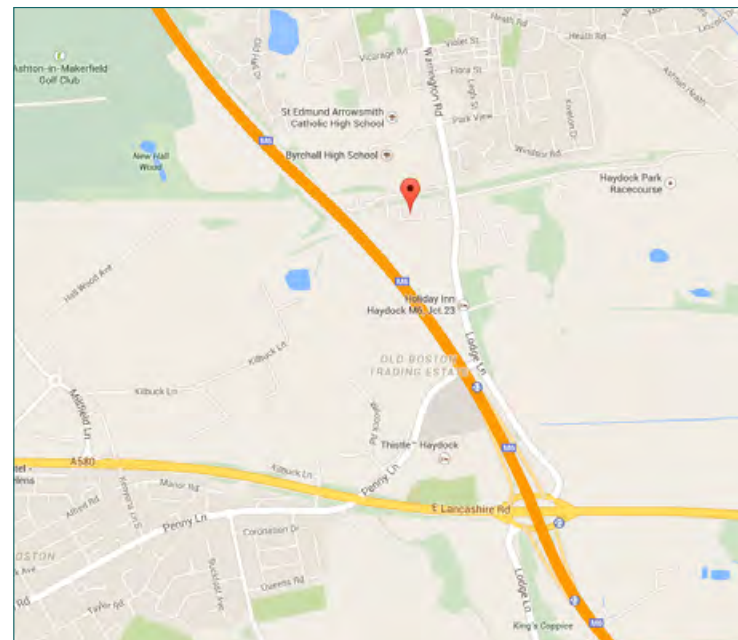
## NEAR WARRINGTON

The Parks enjoys an unrivalled position located adjacent to Junction 23 of the M6 motorway and the East Lancs Road (A580) midway between the major commercial centres of Manchester and Liverpool. The location provides quick and easy access into the region’s commercial centres with national and international communications via the motorway network. The estate is situated opposite Haydock Park Racecourse, follow the A49 signposted to Ashton In Makerfield for 1/2 mile. The entrance to The Parks will be on your left and is within half a mile of the Holiday Inn and Thistle Hotel.



### DRIVE TIMES

- M6 Motorway - 2 minutes
- Liverpool City Centre - 30 minutes
- Manchester Piccadilly - 25 minutes
- Warrington Bank Quay - 25 minutes
- Wigan Wallgate - 25 minutes
- Manchester International Airport - 25 minutes
- Liverpool John Lennon Airport - 25 minutes



# THE PARKS ADVANCED SECURITY SYSTEM

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## NEAR WARRINGTON



A Security System designed to give you total Peace of Mind

We take the protection of our tenants property, assets and people very seriously. This is why we have invested in an advanced security system that provides:

- CCTV Manned 24 hours, 7 days a week, 365 days per year by trained operators, licensed to Security Industry Authority (SIA) standards
- Internal intruder and fire alarms also monitored
- Trained operators at the Remote Monitoring Centre can issue instant audio challenges/warnings or call the police
- Accreditation and procedures ensure fastest available Police response
- Digital CCTV recording to evidential standard for recognition and prosecutions
- Insurance compliant protection

The system is SSAIB: (Security Systems Accreditation Installation Board (UKAS Approved) in compliance with BSEN ISO 9001:2000 and also meets the following standards

- BS8418: 2003 Installation and Maintenance of Detector Activated CCTV Systems
- BS8418: 2003 Remote Monitoring of Detector Activated CCTV Systems
- BS5979: Cat II Remote Monitoring and signal transmission
- SIA Licensed: All RVRC personnel hold a Public Space Surveillance CCTV licence

The system is designed to provide complete protection through the constant monitoring via the central Remote Monitoring Centre and the layered alarm levels, including audio challenge and police response system.



**24 HOUR, 7 DAYS A WEEK  
MONITORED CCTV SECURITY**





# No 1 INVESTMENT - 2 STOREY DETACHED OFFICES

13,271 sq ft (1,233 sq m) with 65 car parking spaces

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## NEAR WARRINGTON

Set within a landscaped site No.1 is a newly refurbished office space providing accommodation at ground & first floor level. Tenant Speedy Hire Plc, other occupiers include Robertson CE Limited, Michael W Halsall Solicitors, Greenmount Projects, Linaker Ltd and Brownlow Utilities.

The property is let to Speedy Hire Plc for a term of 10 years from 20/12/2018. The rent is £188,398 equating to £14.20 psf.



### FEATURES

- Prominently situated at the entrance to The Parks fronting the A49
- Fully refurbished
- Air conditioning system
- Passenger lift installed
- Suspended ceilings incorporated recessed lighting
- Carpeting throughout
- Double glazing
- CCTV estate monitoring system
- EPC rating of C

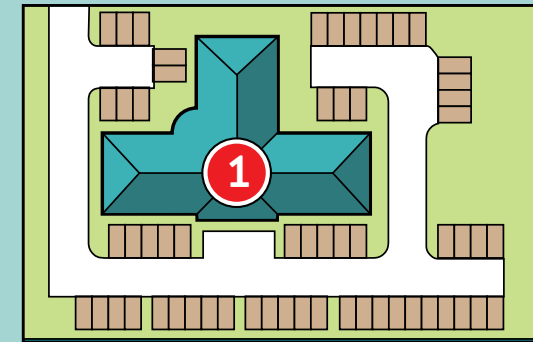
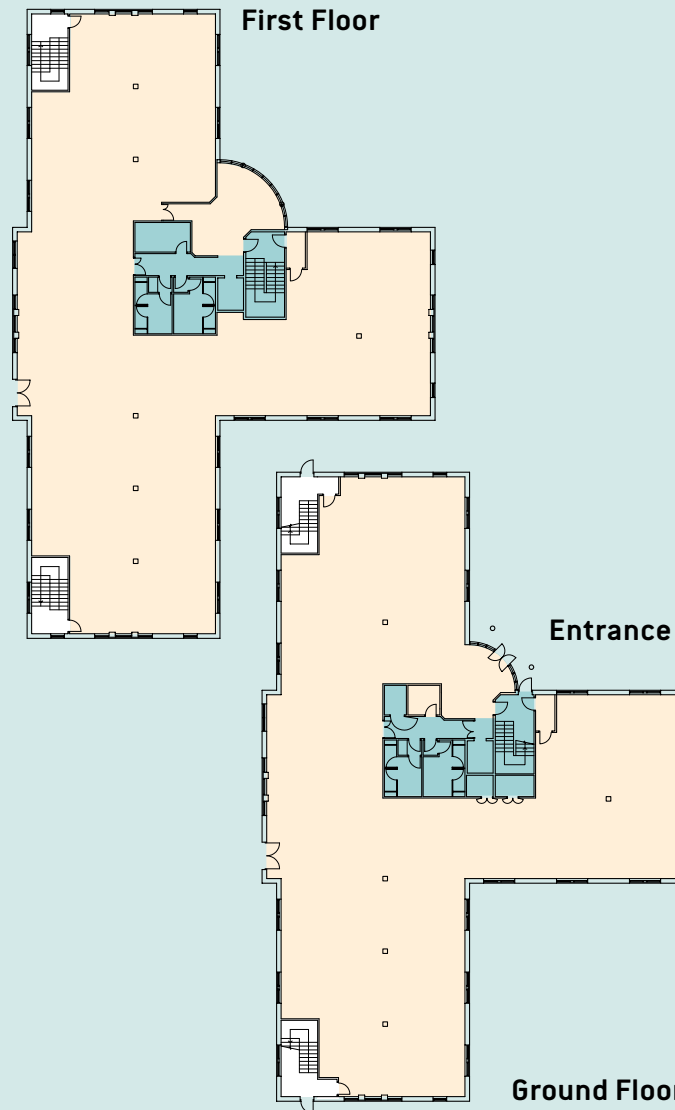
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# No 1 INVESTMENT - 2 STOREY DETACHED OFFICES

13,271 sq ft (1,233 sq m) with 65 car parking spaces

WA12 0JQ

NEAR WARRINGTON



Approx. net internal areas:-	Parking spaces
Ground floor 6,425 sq ft (597 sq m)	32
First floor 6,846 sq ft (636 sq m)	33
<b>Total 13,271 sq ft (1,233 sq m)</b>	<b>65</b>

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# No 2 INVESTMENT - 2 STOREY OFFICE SUITE

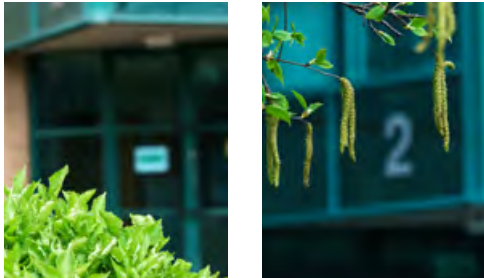
9,252 sq ft (860 sq m) with 40 car parking spaces

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## NEAR WARRINGTON

Set within a landscaped site No.2 is a newly refurbished office space providing accommodation at ground & first floor level. Other occupiers include Speedy Hire Plc, Michael W Halsall Solicitors, Greenmount Projects, Linaker Ltd and Brownlow Utilities.

The property is let to SpaMedica Limited for a term of 10 years from 27/10/2023. The rent is £127,792 per annum equating to £13.80psf. There is a break clause at year 5.



### FEATURES

- 9,252 sq ft (860 sq m)
- Completely refurbished
- New VRF air conditioning system
- Fully accessible and carpeted raised floors
- Suspended ceilings incorporating LG7 compliant lighting
- Gas fired heating to ancillary areas
- EPC rating of C

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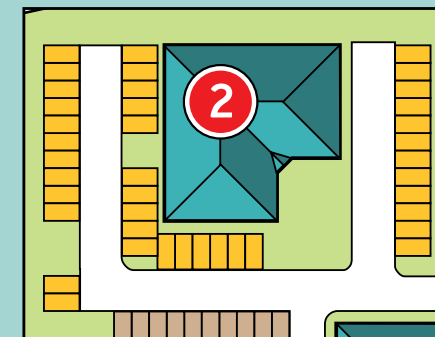
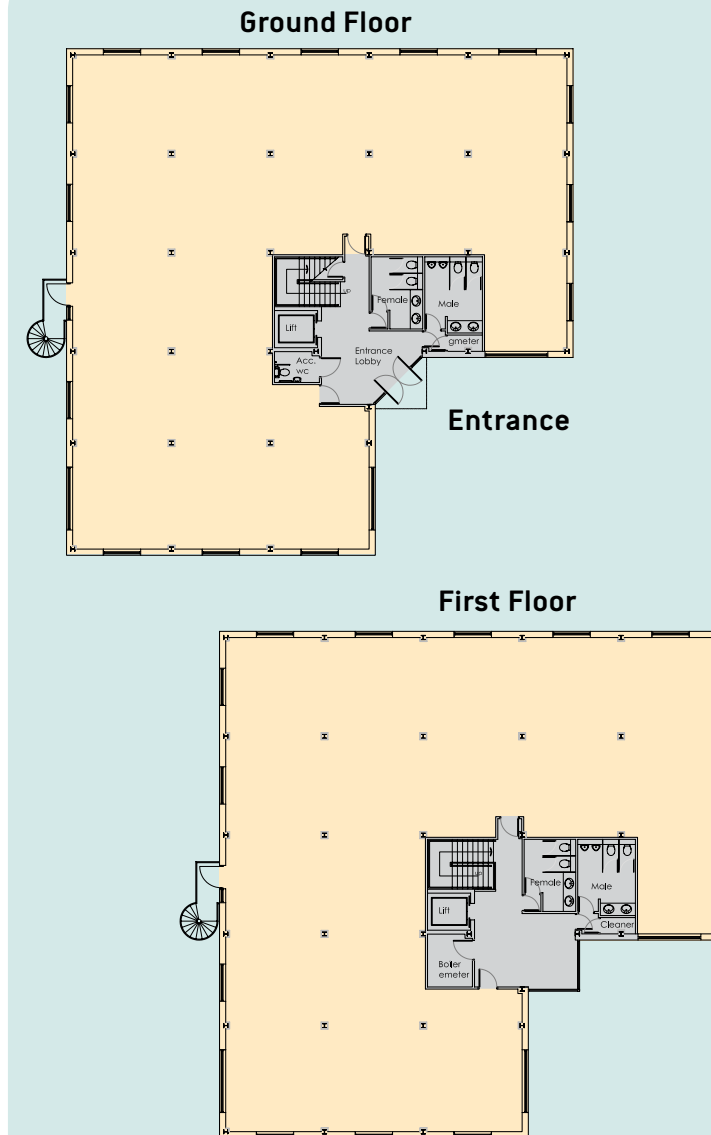


# No 2 INVESTMENT - 2 STOREY OFFICE SUITE

9,252 sq ft (860 sq m) with 40 car parking spaces

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NEAR WARRINGTON



Approx. net internal areas:-		Parking spaces
Ground floor	4,626 sq ft (430 sq m)	20
First floor	4,626 sq ft (430 sq m)	20
<b>Total</b>	<b>9,252 sq ft (860 sq m)</b>	<b>40</b>

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# No 3 INVESTMENT - 2 STOREY DETACHED OFFICES

4,177 sq ft (388 sq m) with 21 car parking spaces

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## NEAR WARRINGTON

Set within a landscaped site No.3 is a newly refurbished office space providing accommodation at ground & first floor level. Tenant Robertson CE Limited, other occupiers include Speedy Hire Plc, Michael W Halsall Solicitors, Greenmount Projects, Linaker Ltd and Brownlow Utilities.

The property is let to Robertson CE Limited for a term of 5 years from 11/04/2022. The rent is £58,478 equating to £14 psf. There is a break clause at 10/04/2025 subject to six months notice.



### FEATURES

- Open plan and cellular office space
- Full access raised floors
- Suspended ceilings incorporated recessed lighting
- Air conditioning system
- Gas fired central heating
- Ladies, gents and disabled WC facilities
- Kitchen
- New communal cycle hub
- **EPC rating of C**

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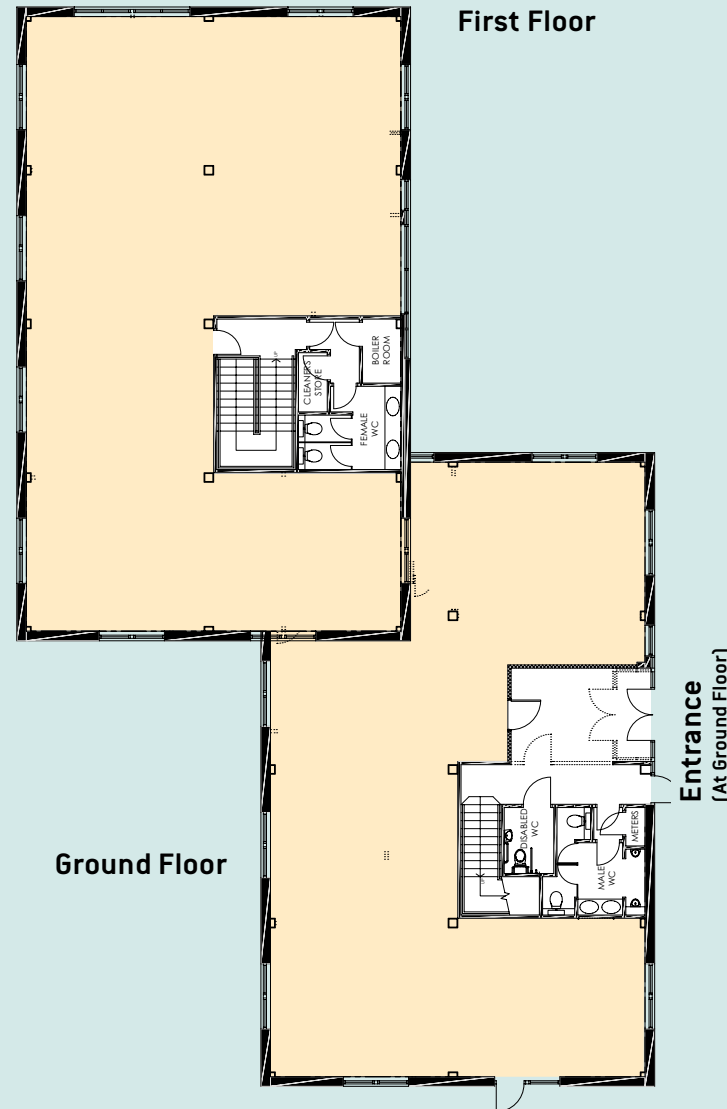
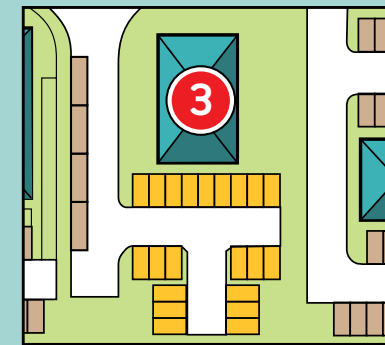


# No 3 INVESTMENT - 2 STOREY DETACHED OFFICES

4,177 sq ft (388 sq m) with 21 car parking spaces

WA12 0JQ

NEAR WARRINGTON



	Approx. net internal areas:-	Parking spaces
Ground floor	2,088.5 sq ft (194 sq m)	10
First floor	2,088.5 sq ft (194 sq m)	11
<b>Total</b>	<b>4,177 sq ft (388 sq m)</b>	<b>21</b>



# No 5 INVESTMENT - FREEHOLD GROUND FLOOR OFFICE SUITE

3,523 sq ft (327.5 sq m) with 16 car parking spaces

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No.5 The Parks is a high quality newly refurbished ground floor office suite within a mature business park of 15 office buildings providing in excess of 100,000 sq ft of prime office accommodation.

The Property is let to DA Rees and RF Smith for a term of 5 years from 04/07/2022. There is a break clause at 04/07/2025 subject to 6 months notice. The rent is £49,322 per annum which equates to £14 psf.

## FEATURES

- Open plan and cellular office space
- Suspended ceilings incorporating recessed lighting
- Kitchen installed
- Gas fired central heating
- Ladies, gents and disabled WC facilities
- New communal cycle hub
- EPC rating of C

SR Scott Rees & Co  
SOLICITORS



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# No 5 INVESTMENT - FREEHOLD GROUND FLOOR OFFICE SUITE

3,523 sq ft (327.5 sq m) with 16 car parking spaces

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**Ground Floor**

The ground floor plan shows a large rectangular office suite with two sections labeled 'OPEN PLAN OFFICE'. It includes a central staircase, restrooms, and a kitchen area. A sun symbol is located at the top of the plan.

The site plan shows the building's location within a larger complex, with a red circle containing the number '5' highlighting the specific unit.

Approx. net internal areas:-		Parking spaces
Ground floor:	3,523 sq ft (327.5 sq m)	
Total	3,523 sq ft (327.5 sq m)	16



# No 7 INVESTMENT - FIRST FLOOR OFFICE SPACE

3,538 sq ft (328.5 sq m) with 18 car parking spaces

WA12 0JQ

## NEAR WARRINGTON

Set within a landscaped site No.7 is a newly refurbished office space providing accommodation at ground & first floor level. Other occupiers include Speedy Hire Plc, Michael W Halsall Solicitors, Greenmount Projects, Linaker Ltd and Brownlow Utilities.



**NEW LETTING  
UNDER OFFER**

### FEATURES

- Completely refurbished
- New VRF air conditioning system
- Fully accessible and carpeted raised floors
- Suspended ceilings incorporating LED lighting
- Gas fired heating to ancillary areas
- 2 x EV charging points
- New communal cycle hub
- New shower facility
- **EPC rating of C**

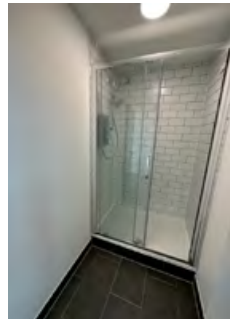
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# No 7 INVESTMENT - FIRST FLOOR OFFICE SPACE

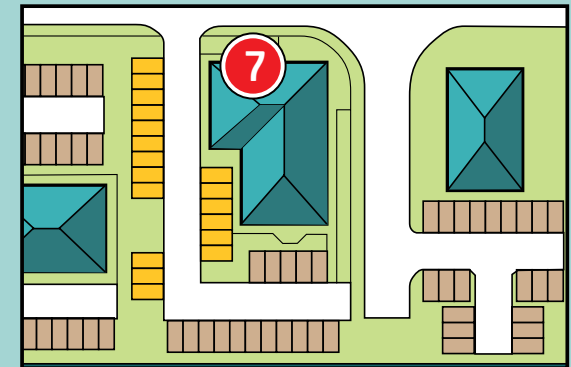
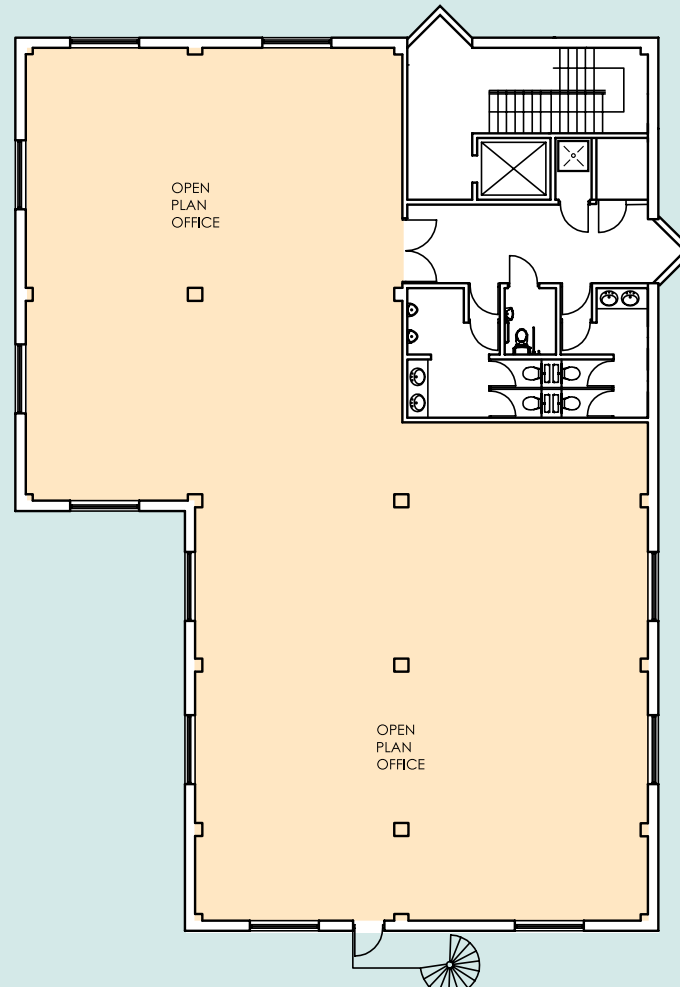
3,523 sq ft (328.5 sq m) with 18 car parking spaces

WA12 OJQ

NEAR WARRINGTON



First Floor



Approx. net internal areas:-		Parking spaces
First floor:	3,523 sq ft (328.5 sq m)	18
Total	3,523 sq ft (328.5 sq m)	18

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# No 12 INVESTMENT - 2 STOREY DETACHED OFFICES

3,662 sq ft (340 sq m) with 16 car parking spaces

WA12 0JQ

## NEAR WARRINGTON

Set within a landscaped site No.12 is a newly refurbished office space providing accommodation at ground & first floor level. Tenant Linaker Limited, other occupiers include Speedy Hire Plc, Michael W Halsall Solicitors, Greenmount Projects, Linaker Ltd and Brownlow Utilities.

The Property is let to Linaker Ltd for a term of 5 years from 28/10/2021. The rent is £43,944 which equates to £12psf.



### FEATURES

- Completely refurbished
- New VRF air conditioning system
- Fully accessible and carpeted raised floors
- Suspended ceilings incorporating LED lighting
- Gas fired heating to ancillary areas
- 2 x EV charging points
- New communal cycle hub
- **EPC rating of C**

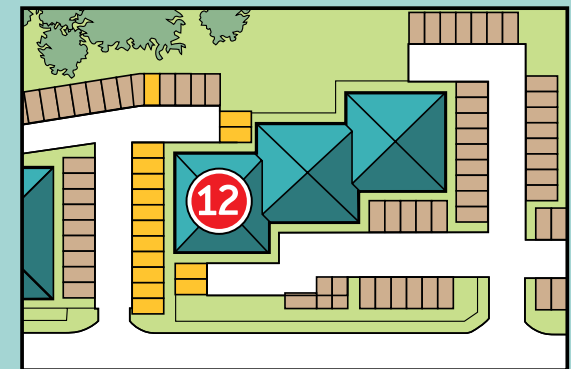
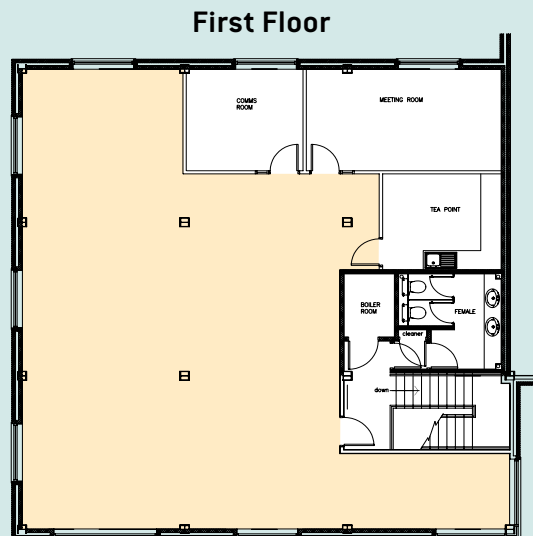
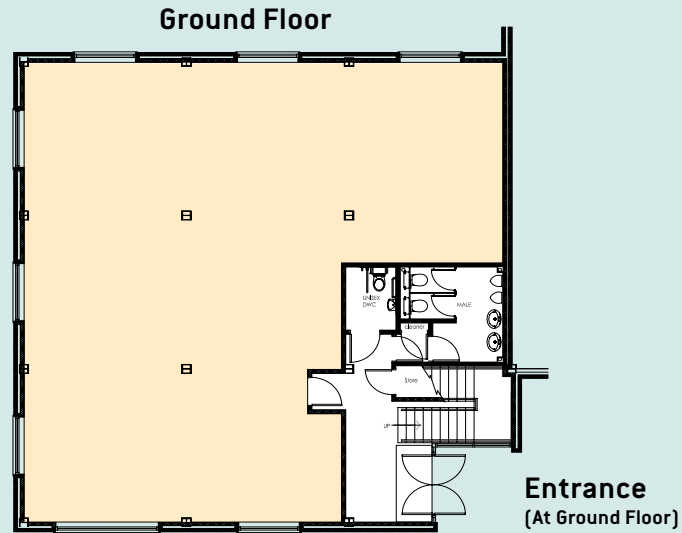
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# No 12 INVESTMENT - 2 STOREY DETACHED OFFICES

3,662 sq ft (340 sq m) with 16 car parking spaces

WA12 OJQ

NEAR WARRINGTON



Approx. net internal areas:-	Parking spaces
Ground floor: 1,772 sq ft (164.5 sq m)	8
First floor: 1,890 sq ft (175.5 sq m)	8
<b>Total</b>	<b>16</b>



# INVESTMENT - FREEHOLD OFFICE BUILDINGS

## Proposal

Offers in excess of **£4,870,000**  
(four million, eight hundred  
and seventy thousand pounds)  
which reflects a net initial  
yield of 9% and a reversionary  
yield when the letting of No.7  
completes of 10%.



### VAT

The property has been elected for VAT

### EPC

EPC's are available upon request.

### Anti Money Laundering

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

### For further information contact:

**Harry Simmonds**

**T:** 020 7458 0660

**M:** 07935 010100

**E:** [hs@fletcherking.co.uk](mailto:hs@fletcherking.co.uk)

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