



11 The Parks

NEWTON-LE-WILLOWS WA12 0JQ

Office Space
To Let

Single Floor of 5,165 sq ft
To Full Building 10,330 sq ft

Self-contained office building on an established office park at Junction 23 of the M6. With 56 car parking spaces.



Office Space To Let | 5,165 sqft – 10,330 sqft

Location

Haydock is an established business location in the North West.

The Parks is situated 6 miles north of Warrington, 16 miles west of Manchester and 15 miles to the east of Liverpool. The Parks is directly adjacent to Junction 23 of the M6 motorway and at the midway point of the A580, connecting Manchester to Liverpool, both of which are within a 30-minute drive and therefore being easily accessible to the regional and national motorway network.

The M6 additionally connects the Parks to Warrington, Wigan, Lancashire and the Midlands. The Parks occupies a strategic location off the East Lancashire Road A580, 1 mile north of Junction 23 of the M6 and 5 miles north of the M6 and M62 intersection. Haydock is approximately 20 miles west of Manchester and 15 miles east of Liverpool.

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Maps

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Situation

The Parks is 0.5 miles to the South West of Ashton-in-Makerfield town centre.

Haydock Park racecourse is immediately to the west and a Holiday Inn providing good quality leisure and conference facilities.

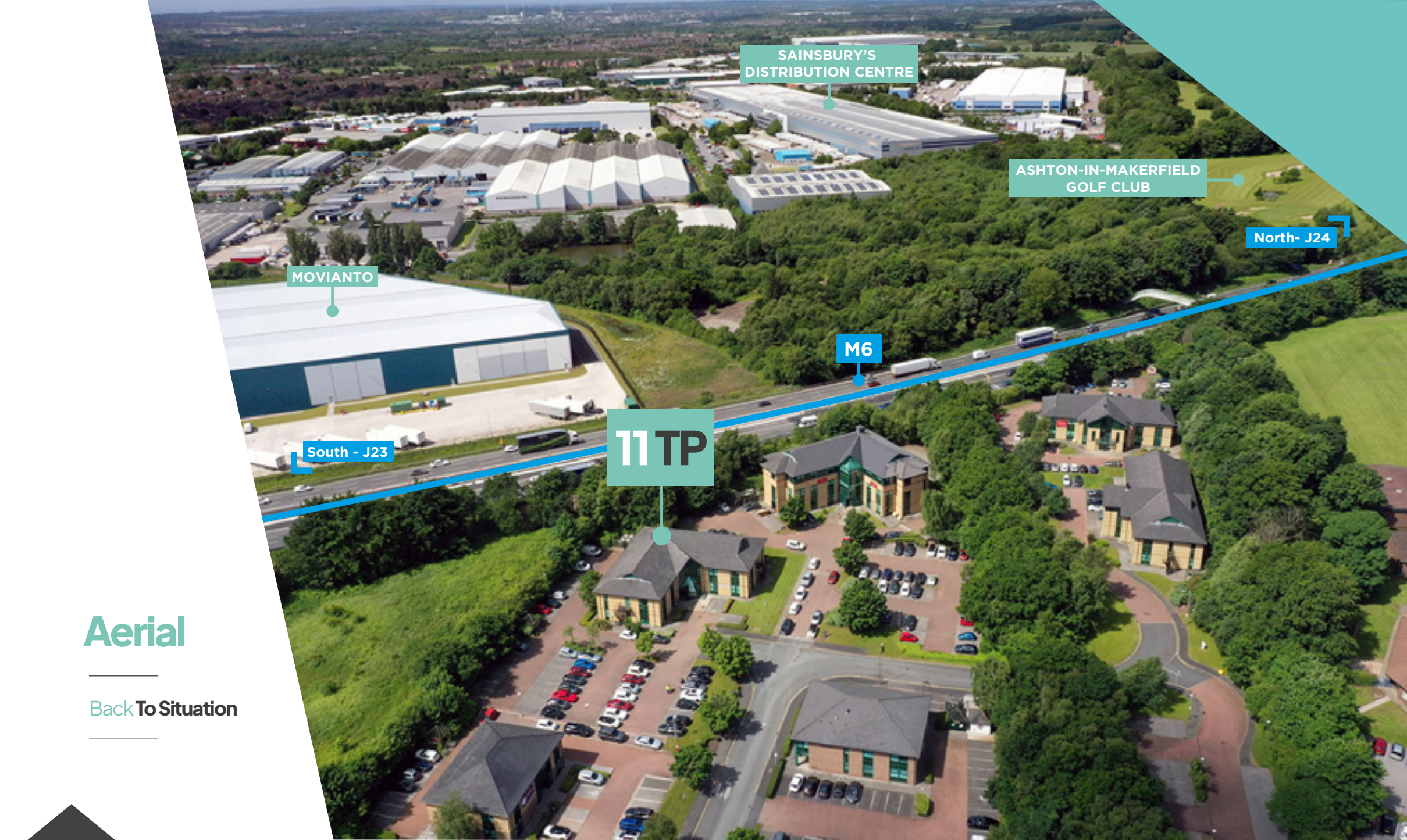
This convenient location offers easy access into the region's commercial centres with national and international communications via the motorway network to Manchester Airport, 22.5 miles to the south east, and Liverpool Airport, 20 miles to the south west. The Parks also benefits from being in close proximity to a number of railway stations such as Bryn Railway Station 1.5 miles to the north and Newton Le-Willows station, 2.5 miles to the south. Both stations provide direct services to the main line railway stations at Warrington Bank Quay, Wigan Wallgate, Liverpool Lime Street and Manchester Piccadilly.

[Click For Aerial](#)



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Aerial

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Description

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

A new communal cycle hub has opened on the site that incorporates secure bike storage, lockers and showers to the benefit of all occupiers encouraging sustainable practices at the Parks.

The building is self-contained, providing accommodation over two floors. The entire site is landscaped, benefitting from designated car parking spaces and advanced security system through CCTV and 24/7 manned security. The entrance to the property has a large reception area and the officers space has been fitted to a high standard including Male, female and disabled access toilet facilities on both floors, as well as showers.

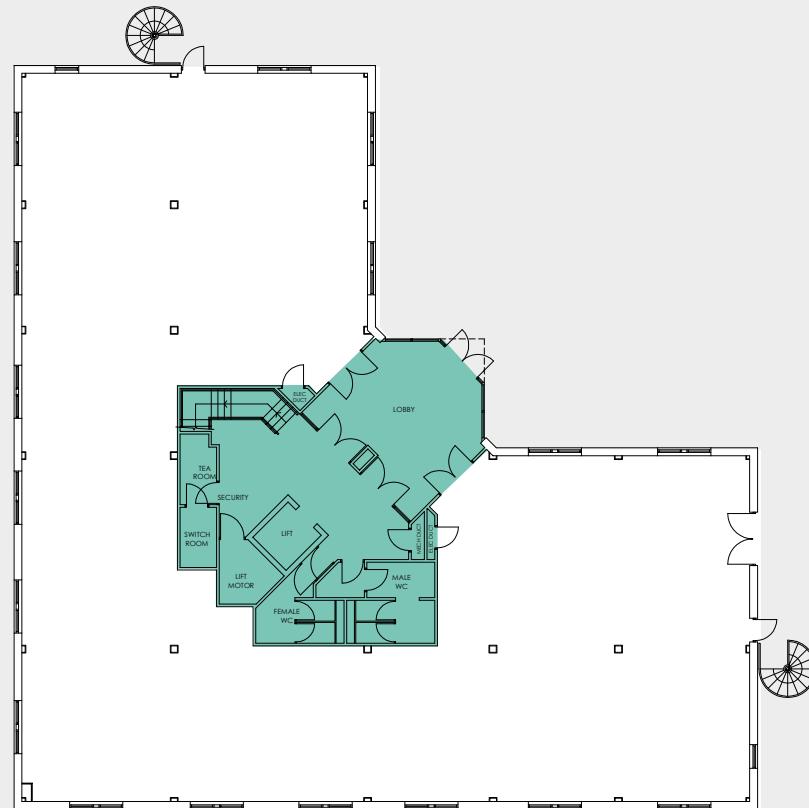
[Click For Floor Plans](#)



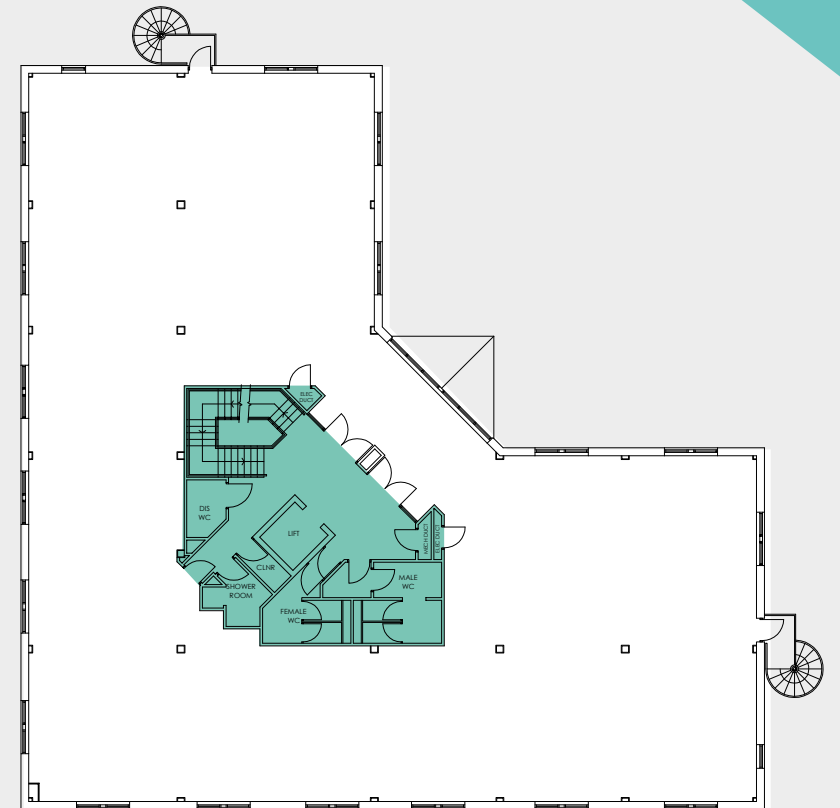
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Floor Plans

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GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

Specification

The property benefits from the following specification:

- Open plan and cellular office space
- VRF air conditioning
- Full access raised floors
- Suspended ceilings
- Gas fired central heating
- Ladies, gents and disabled WC facilities
- Fitted Kitchen
- Passenger lift
- 56 car parking spaces
- Double glazed windows



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Terms

The property is available by way of a new FRI lease on terms to be agreed.

Service Charge

There is an estate service charge applicable. Further information to be provided upon request.

EPC

The property has an EPC rating of C53. A full certificate is available upon application.

Viewing

An inspection of this property can be arranged via the agents, JLL and BE Group.



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