



## To Let - First Floor Office Suite with on site parking

1st Floor Office, 14 The Parks, Haydock, North West, WA12 0JQ

2,941 ft<sup>2</sup> (273.22 m<sup>2</sup>)

- Open Plan Office Accommodation
- Set on Established Business Park
- Excellent transport links
- On Site Parking
- Modern Offices
- Ready for Immediate Occupation

## Description

The available office space is situated in the Parks, a well established business location providing over 120,000 sq ft of prime office accommodation in 15 self-contained buildings in an attractive setting. The first floor office provides open plan modern office accommodation with a recently installed kitchen, glass partitioned private offices and meeting room space. There is on site parking with 10 spaces, more could be accommodated with tandem parking. Other benefits include air conditioning, recently refurbished male and female W.C.s, and perimeter trunking.

## Location

The subject property is located on The Parks off Lodge Lane, Newton Le Willows St Helens. It has excellent transport links and is a short distance from both the A580 and M6 Motorway. It is also located close to Haydock race course.

The Parks is situated in an excellent position located close to Junction 23 of the M6 motorway and the East Lancs Road (A580) midway between Manchester and Liverpool.

The location provides quick and easy access into many of the Towns and City's nearby and access to both the regional and national motorway network.

The estate is situated opposite Haydock Park Racecourse, off the A49 to Ashton In Makerfield and is circa 0.5 miles from the Town Centre. The Parks are within half a mile of the Holiday Inn and Thistle Hotel.

## Accommodation

The office has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides 2,941 sq ft (273 sq m) across the first floor office.

## Rent and Lease Terms

£45,000 Per annum exclusive of all other outgoings. The lease is on an internal repairing and insuring lease for a term to be agreed.

There is also a service charge payable in addition to the rent and further information will be provided upon request.

## Planning Use

Use Class E - Offices

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

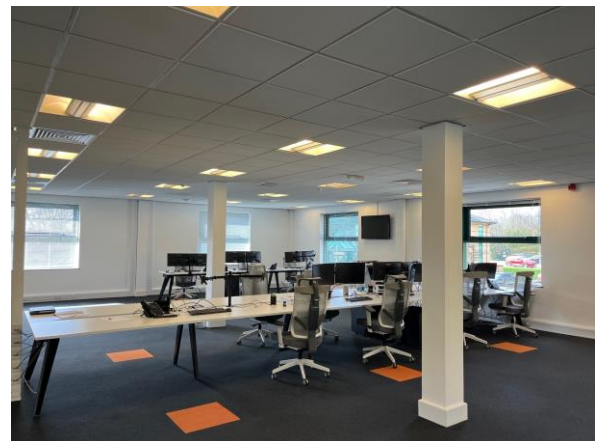
Rateable Value £33,250

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)

01204 221030



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