



UNIT  
**20**  
THE PARKS

**TO LET**

Modern HQ Office – **9,519 sq ft**

Prime Business Park Office Location | 49 Car Parking Spaces

**Haydock, Warrington WA12 0JQ**

# DESCRIPTION

Building 20 The Parks is a contemporary two storey self-contained office building situated on The Parks, Business Park.

Architecturally the building design incorporates a large amount of glazing to maximise natural light and to capture the surrounding views.

There are 49 dedicated parking bays. The entrance to Building 20 has a large reception area.

Accommodation has been fitted to a high standard. The accommodation is fitted with a modern office working environment. Male, female, DDA access toilet facilities are available on both floors.

Shower and changing facilities are provide via the new estate cycle hub.



49 DEDICATED PARKING BAYS



LARGE RECEPTION AREA



SHOWER AND CHANGING FACILITIES



# SPECIFICATION



FULLY DDA COMPLIANT



FULL AIR-CONDITIONING



DOUBLE GLAZING THROUGHOUT



SUSPENDED CEILING WITH MINERAL FIBRE TILE AND LED LIGHTING



MALE, FEMALE AND DISABLED TOILETS



DEDICATED ENTRANCE AND RECEPTION AREA



FULLY ACCESSIBLE RAISED FLOOR



CAR PARKING RATIO  
1:194 SQ FT NIA

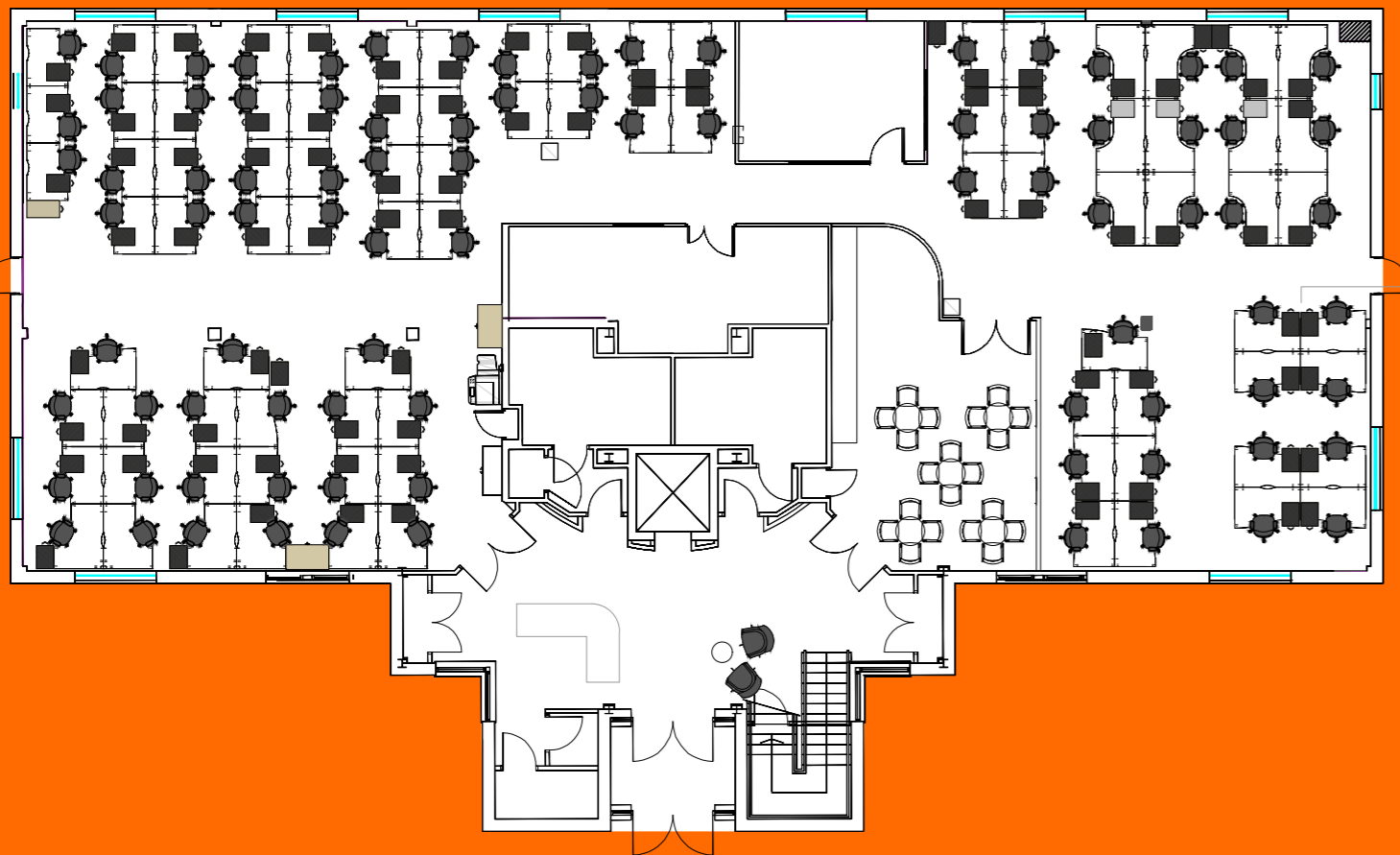


# FLOOR PLANS

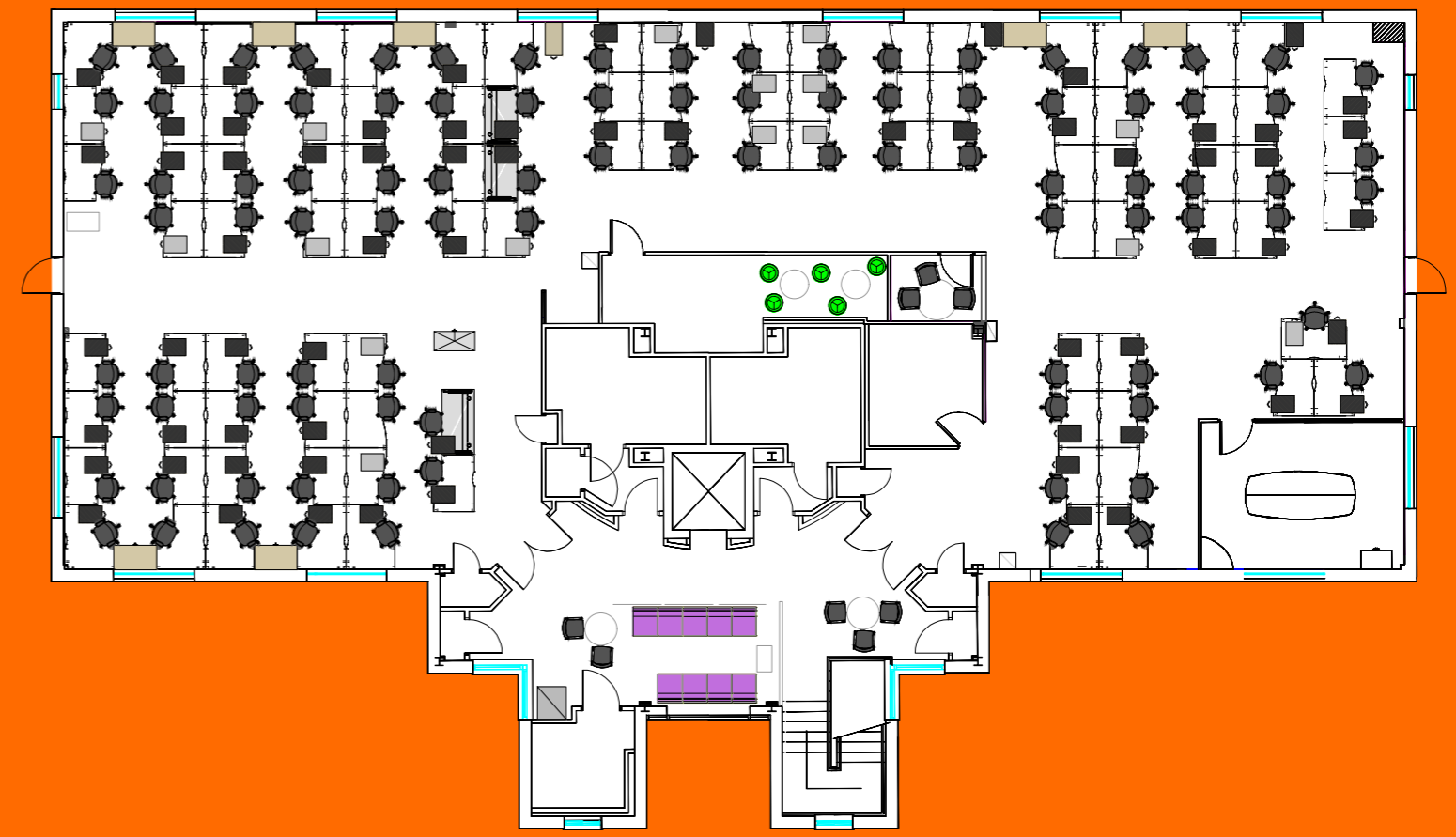
Ground Floor	4,228 sq ft	392 sq m
Ground Floor Circulation	555 sq ft	51 sq m
First Floor	4,236 sq ft	393 sq m
First Floor Circulation	500 sq ft	46 sq m
<b>TOTAL NIA</b>	<b>9,519 sq ft</b>	<b>882 sq m</b>



## GROUND FLOOR



## FIRST FLOOR



# LOCATION

The premises are accessed by either Omega Boulevard or Lingley Green Avenue which links to the A57 Warrington Road leading to Junction 7 M62, 3.5 miles to the west.

Junction 8 M62 is just 1.9 miles to the east. The M6 / M62 Interchange is approximately 5 miles to the east, and offers excellent access to the national motorway network.

Omega Business / Distribution Park comprising 1.5 million sq ft of space is adjacent. A free shuttle bus service between Warrington town centre and Lingley Mere, taking around 18 minutes, is available for all employees on the business park. There are three services in the morning and evening peak periods, together with a lunchtime service to the Westbrook Centre and Gemini Retail Park, ensuring that park employees have easy access to local facilities. The shuttle bus timetable has been scheduled to integrate as far as possible with important bus and rail arrival and departure times and is under constant review to ensure that it meets the needs of its users.



# AERIAL

AMAZON DISTRIBUTION CENTRE

SAINSBURY'S DISTRIBUTION CENTRE

ASHTON-IN-MAKERFIELD GOLF CLUB

HAYDOCK CROSS INDUSTRIAL ESTATE

UNIT  
20  
THE PARKS

M6

MOVIANTO

M6



# SITUATION

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).

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. Haydock 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.



# FURTHER INFORMATION

## EPC

An energy performance certificate (EPC) is available upon request.

## TERMS

The building is available to let on terms to be agreed.

## CONTACT

For more information, please contact the agents:




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