



Hawthorn House

Woodlands Park • Ashton Road • Newton le Willows • WA12 0HF

Highly Specified Refurbished Offices
on a Secure, Landscaped Office Park



GROUND FLOOR: 2,000 - 4,750 SQ FT

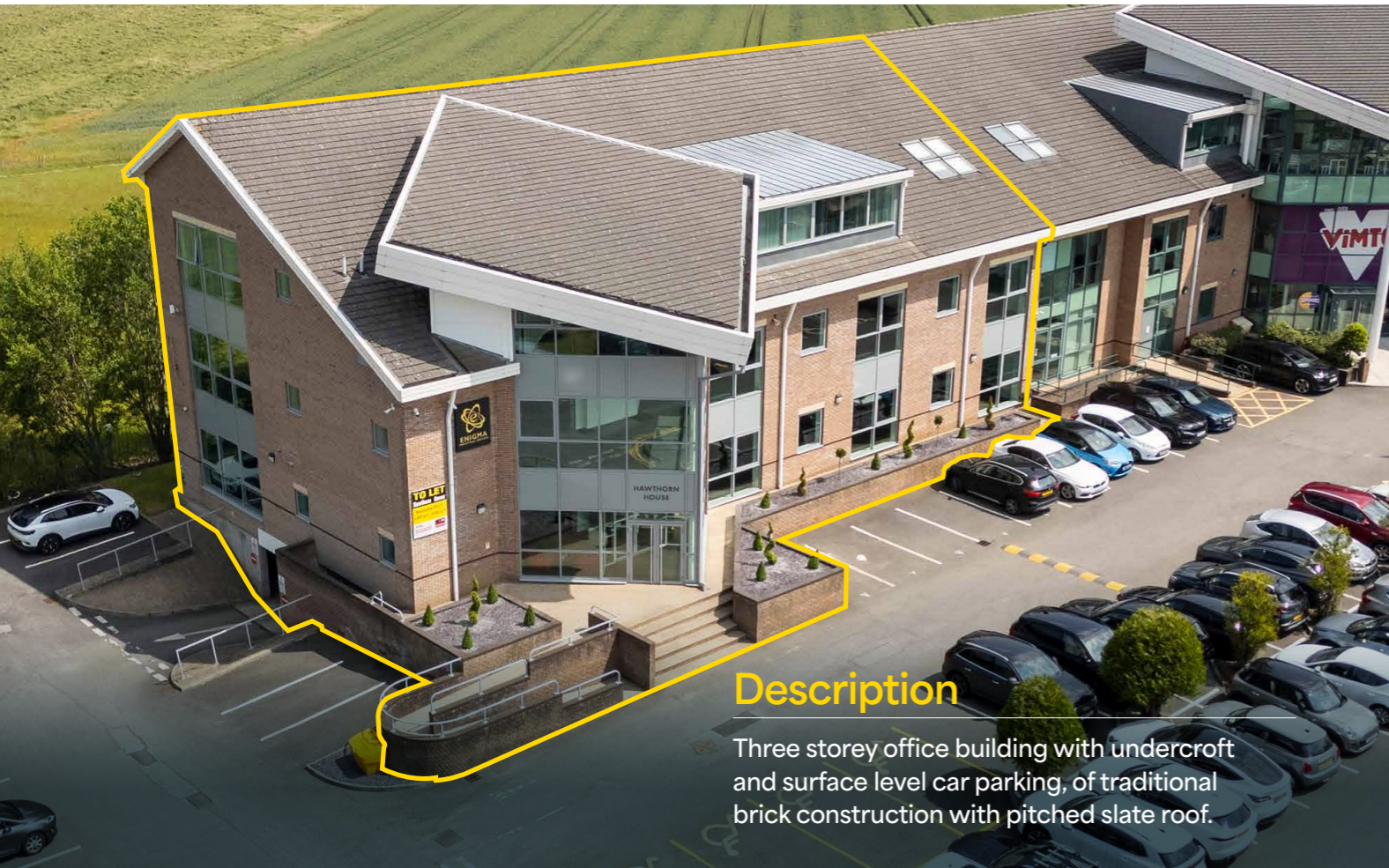
FIRST FLOOR: 2,000 - 3,550 SQ FT

TOTAL: 2,000 - 8,300 SQ FT

EPC **B** RATING

Situated on an established landscaped business park adjoining J23 M6 with excellent connectivity to amenities and the national motorway network.

TO LET



Description

Three storey office building with undercroft and surface level car parking, of traditional brick construction with pitched slate roof.

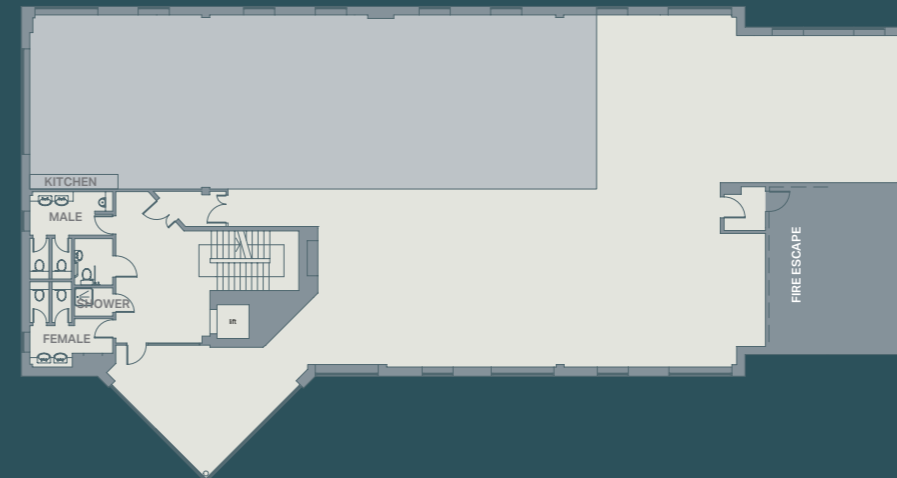
Ground Floor



Accommodation

	sq ft	sq m
Ground	2,000 - 4,750	186.80 - 441.29
First Floor	2,000 - 3,550	186.80 - 329.80
Total	2,000 - 8,300	185.80 - 771.09

First Floor



Nearby occupiers include:



Specification

- Open floor plan capable of being subdivided to suit occupier requirements
- New air conditioning heating and cooling
- New feature reception area
- New suspended ceiling
- New LED lighting
- New high specification WC and shower facilities
- Full access raised floors
- New high spec kitchens
- New flooring throughout including Amtico flooring to WCs, shower rooms and kitchens
- Passenger lift
- DDA Compliant
- Landscaped grounds
- Secure, gated business park.
- New audio, door entry, intercom system
- 35 dedicated on site secure car parking spaces (1:271 per sq ft)
- Electric charging point





WA12 0HF



What3words

modern.other.bottle



Terms

Available to let on a full repairing and insuring lease, for a term to be agreed.

Rent

The quoting rent is available on request.

Business Rates

Please contact the local authority for this information.

EPC

The building has an EPC B rating.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of, but liable to VAT at the prevailing rate.

Further Information

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ROBERTS VAIN WILSHAW

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