



Hawthorn House

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

6,750 sq ft now
let to M Group NW
and Glanua UK

Highly Specified Refurbished Offices
on a Secure, Landscaped Office Park



FIRST FLOOR: 2,000 - 3,500 SQ FT

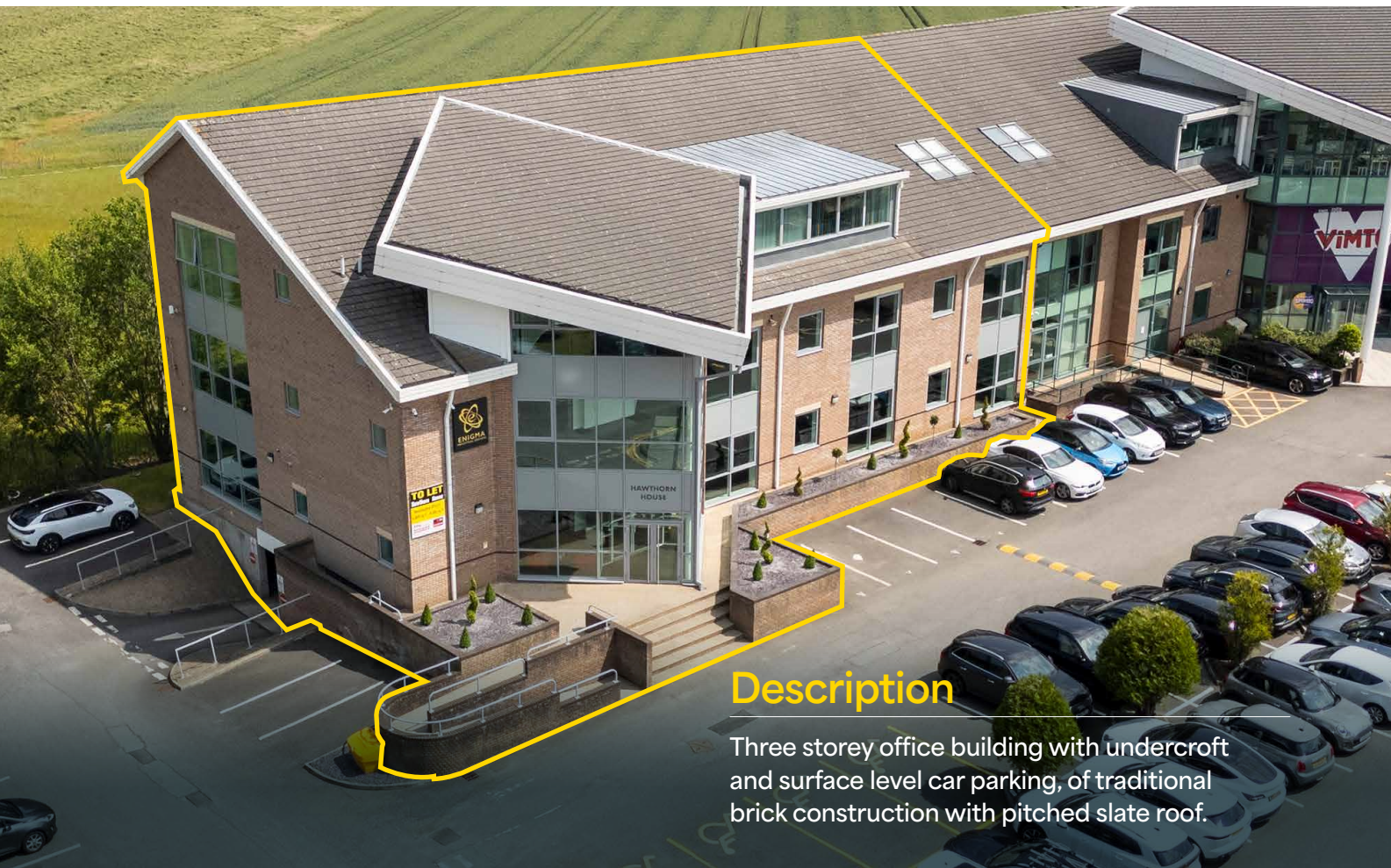
SECOND FLOOR: 5,000 SQ FT

SIZES FROM: 2,000 - 8,500 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.

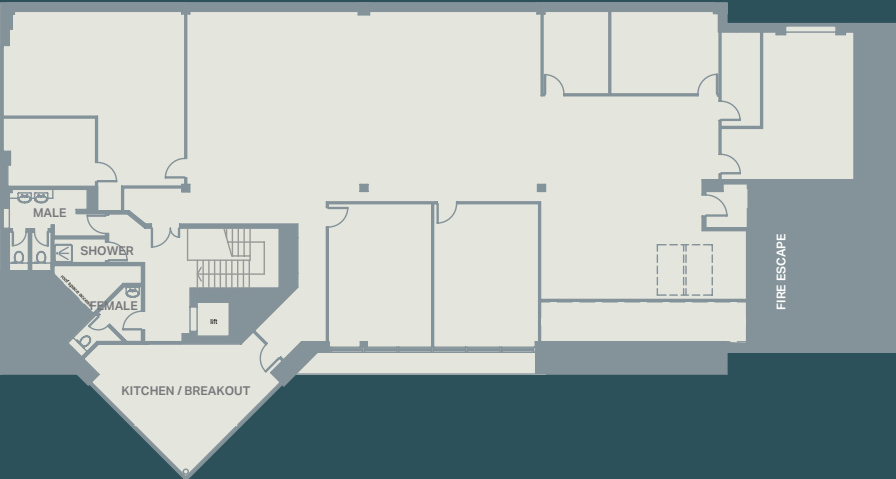
First Floor



Accommodation

	sq ft	sq m
First Floor	2,000 - 3,500	185.80 - 325.16
Second Floor	5,000	464.52
Sizes from: 2,000 - 8,500 sq ft (185.60 - 789.68 sq m)		

Second 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





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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