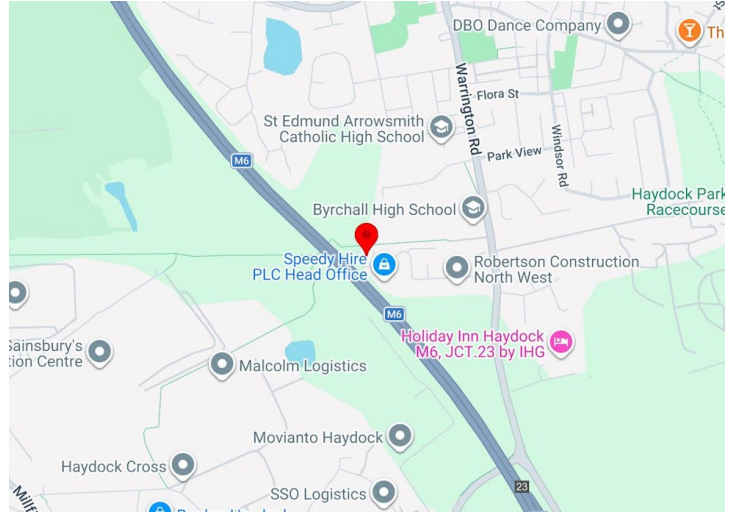


# To Let

## Two storey office building totalling 9,519 sq ft with 49 car parking spaces Excellent location close to the A580, M6 and M62

Unit 20, The Parks, Newmarket House, 20 The Parks, Newton-le-willows, WA12 0JQ



### Summary

Rent	Rent on application
Rates Payable	£5.24 per sq ft
EPC	Upon enquiry

### 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 with office accommodation which 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 provided via the new estate cycle hub

### Location

Positioned midway between Manchester and Liverpool, immediately adjacent to junction 23 of the M6

Motorway and A580 (East Lancs Road) providing unrivaled access to both the Greater Manchester and Merseyside combined conurbations

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor	4,228	392.79	Available
Ground - GF Circulation	555	51.56	Available
1st - 1st floor	4,326	401.90	Available
1st - 1st Circulation	500	46.45	Available
<b>Total</b>	<b>9,609</b>	<b>892.70</b>	

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