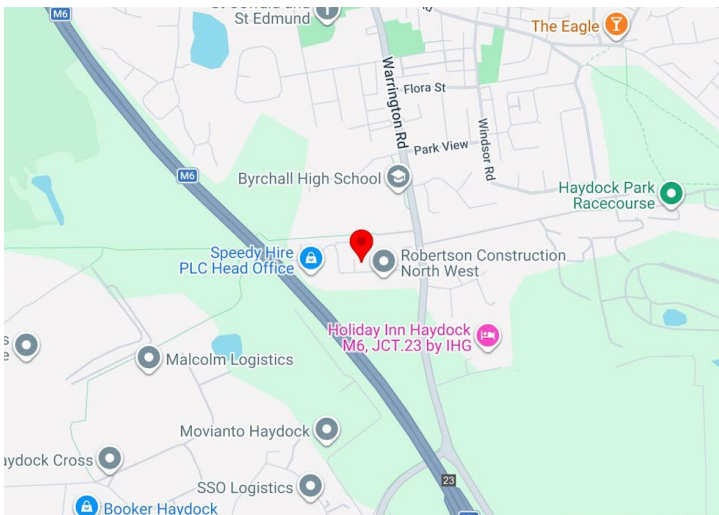


To Let

Self contained office located in an excellent location with fantastic amenities and transport links.

12 The Parks, Newton-le-willows, WA12 0JQ



Summary

Rent	Rent on application
Rates Payable	£5.22 per sq ft
Service Charge	N/A
Car Parking	16 spaces
Estate Charge	£3 per sq ft
EPC	C (70)

Description

12 The Parks is situated on the very popular and well established The Parks Business Park in Haydock

- Located in an excellent location with fantastic amenities and transport links.
- Positioned midway between Manchester and Liverpool, immediately adjacent to junction 23 of the M6 Motorway and A580 (East Lancs Road) providing unrivalled access to both the Greater Manchester and Merseyside combined conurbations.
- The Parks provide 120,000 sq ft of self-contained offices over 15 standalone buildings, within a mature attractively landscaped environment with plentiful parking and a newly developed cycle hub incorporating secure bike storage.
- 24/7 security system designed to give you peace of mind.

Location

The Parks enjoys an unrivalled position located adjacent to Junction 23 of the M6 motorway and the East Lancs Road (A580) midway between the major commercial centres of Manchester and Liverpool. The location provides quick and easy access into the region's commercial centres with national and international communications via the motorway network. The estate is situated opposite Haydock Park Racecourse, follow the A49 signposted to Ashton In Makerfield for 1/2 mile. The entrance to The Parks will be on your left and is within half a mile of the Holiday Inn and Thistle Hotel.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,772	164.62
1st	1,890	175.59
Total	3,662	340.21

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