

TO LET - REFURBISHED OFFICE SPACE

from 1,235 - 4,566 sqft (145 - 424 sq m) with car parking

WA12 0JQ



No 9 TO LET - 2 STOREY DETACHED OFFICES
4,566 sq ft (424 sq m)
with 21 car parking spaces



No 4 TO LET - GROUND/FIRST FLOOR OFFICE SPACE
1,235 sq ft (145 sq m) with 5 car parking spaces
1,813 sq ft (169 sq m) with 7 car parking spaces

The Parks

Haydock Jct 23 - M6

NEAR WARRINGTON

TO LET - REFURBISHED OFFICE SPACE

from 1,813 (169 sq m) with car parking

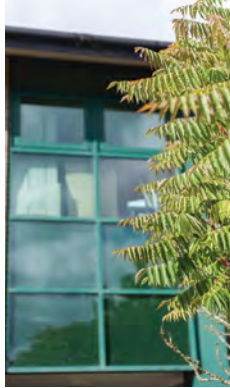
WA12 0JQ

Occupiers at The Parks include:



NEAR WARRINGTON

Set within a landscaped site No.9 is a newly refurbished office space providing accommodation at ground & first floor level. Other occupiers include Speedy Hire Plc, Cenkos Securities Ltd, Intrinsic Technology Ltd, Michael W Halsall Solicitors, Robertson and Pugh & Co.



No 9 TO LET - 2 STOREY DETACHED OFFICES

4,566 sq ft (424 sq m) with 21 car parking spaces

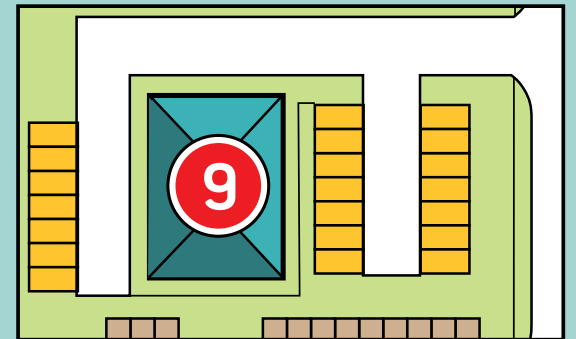
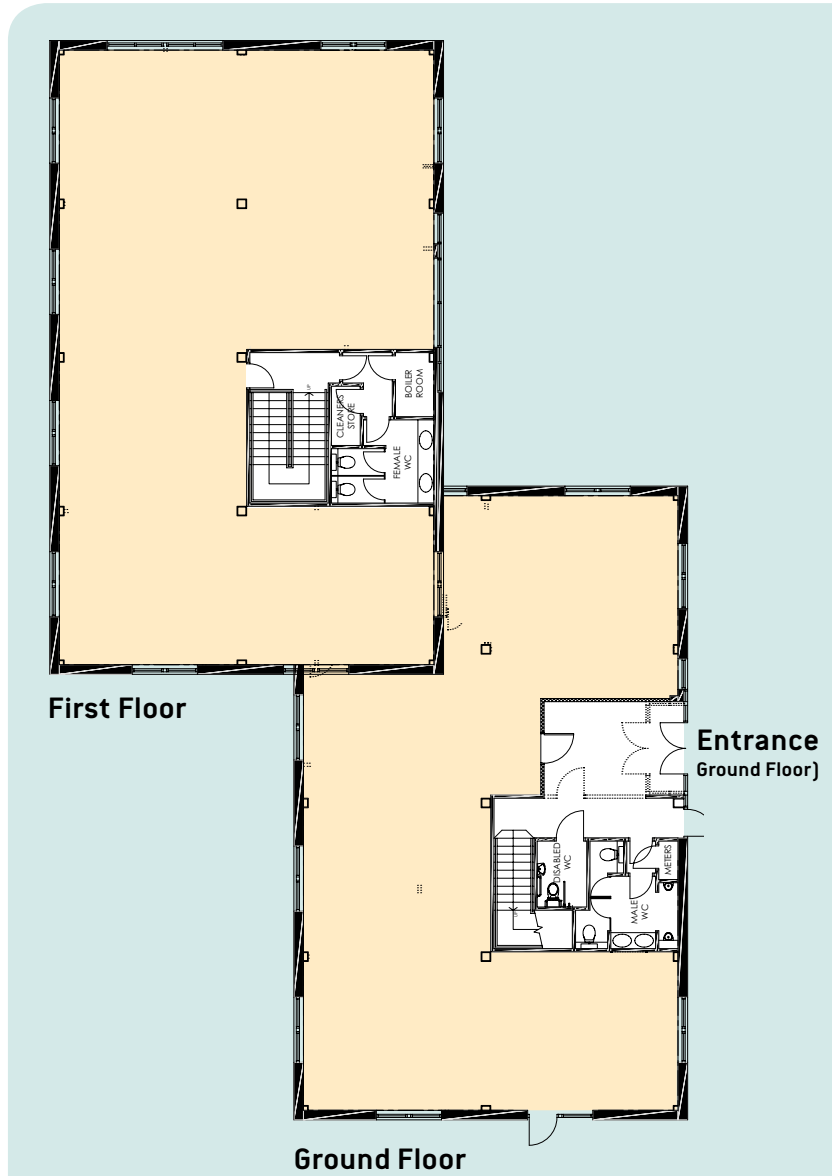
WA12 0JQ

FEATURES

- Completely refurbished
- New VRF air conditioning system
- Fully accessible and carpeted raised floors
- Passenger lift
- Suspended ceilings incorporating LED lighting
- Gas fired heating to ancillary areas
- EPC rating of D



NEAR WARRINGTON



Approx. net internal areas:-	Parking spaces
Building Total 4,566 sq ft (424 sq m)	21

NEAR WARRINGTON

Set within a landscaped site No.4 is a newly refurbished office space providing accommodation at ground & first floor level. Other occupiers include Speedy Hire Plc, Cenkos Securities Ltd, Intrinsic Technology Ltd, Michael W Halsall Solicitors, Robertson and Pugh & Co.



No 4 TO LET - REFURBISHED GROUND/FIRST FLOOR OFFICE SPACE

1,235 sq ft (145 sq m) with 5 car parking spaces
1,813 sq ft (169 sq m) with 7 car parking spaces

WA12 0JQ

FEATURES

- Open plan and cellular office space
- Full access raised floors
- Suspended ceilings incorporated recessed lighting
- Gas fired central heating
- Ladies, gents and disabled WC facilities
- Kitchen
- **EPC rating of C**



No 4 TO LET - REFURBISHED GROUND/FIRST FLOOR OFFICE SPACE

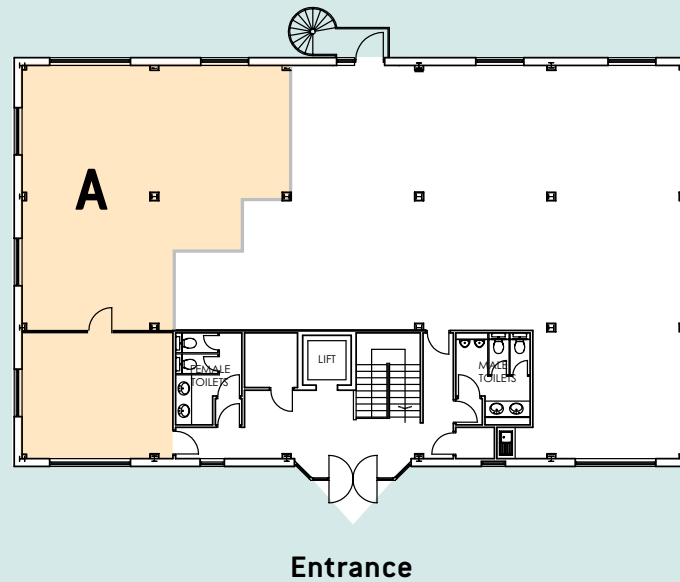
1,235 sq ft (145 sq m) with 5 car parking spaces
 1,813 sq ft (169 sq m) with 7 car parking spaces

WA12 0JQ

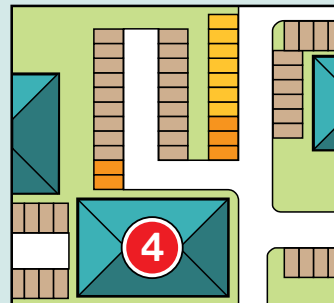
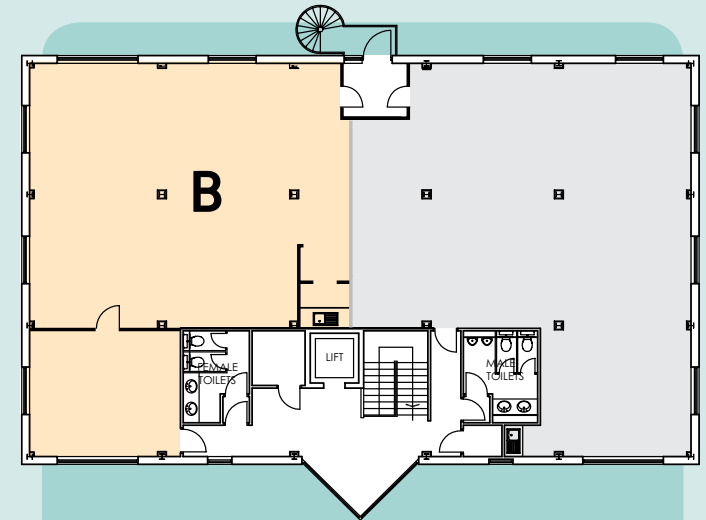
NEAR WARRINGTON



Ground Floor



First Floor



Approx. net internal areas:-		Parking spaces
Ground floor A:	1,235 sq ft (145 sq m)	5
First floor B:	1,813 sq ft (169 sq m)	7
Total:	3,048 (314)	12

The Parks

Haydock Jct 23 - M6

“The Parks provides over 120,000 sq ft of prime office accommodation in 15 self contained buildings.”

WA12 0JQ

NEAR WARRINGTON

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).



The Parks

Haydock Jct 23 - M6

"The Parks enjoys an unrivalled position at the intersection of the M6 motorway (junction 23) and East Lancs Road (A580)."

WA12 0JQ

NEAR WARRINGTON

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. Hadock 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.





A Security System designed to give you total Peace of Mind

We take the protection of our tenants property, assets and people very seriously. This is why we have invested in an advanced security system that provides:

- CCTV Manned 24 hours, 7 days a week, 365 days per year by trained operators, licensed to Security Industry Authority (SIA) standards
- Internal intruder and fire alarms also monitored
- Trained operators at the Remote Monitoring Centre can issue instant audio challenges/warnings or call the police
- Accreditation and procedures ensure fastest available Police response
- Digital CCTV recording to evidential standard for recognition and prosecutions
- Insurance compliant protection

The system is SSAIB: (Security Systems Accreditation Installation Board (UKAS Approved) in compliance with BSEN ISO 9001:2000 and also meets the following standards

- BS8418: 2003 Installation and Maintenance of Detector Activated CCTV Systems
- BS8418: 2003 Remote Monitoring of Detector Activated CCTV Systems
- BS5979: Cat II Remote Monitoring and signal transmission
- SIA Licensed: All RVRC personnel hold a Public Space Surveillance CCTV licence

The system is designed to provide complete protection through the constant monitoring via the central Remote Monitoring Centre and the layered alarm levels, including audio challenge and police response system.



**24 HOUR, 7 DAYS A WEEK
MONITORED CCTV SECURITY**



“Quick and easy access into the region’s commercial centres with national and international communications via the motorway network.”



NEAR WARRINGTON

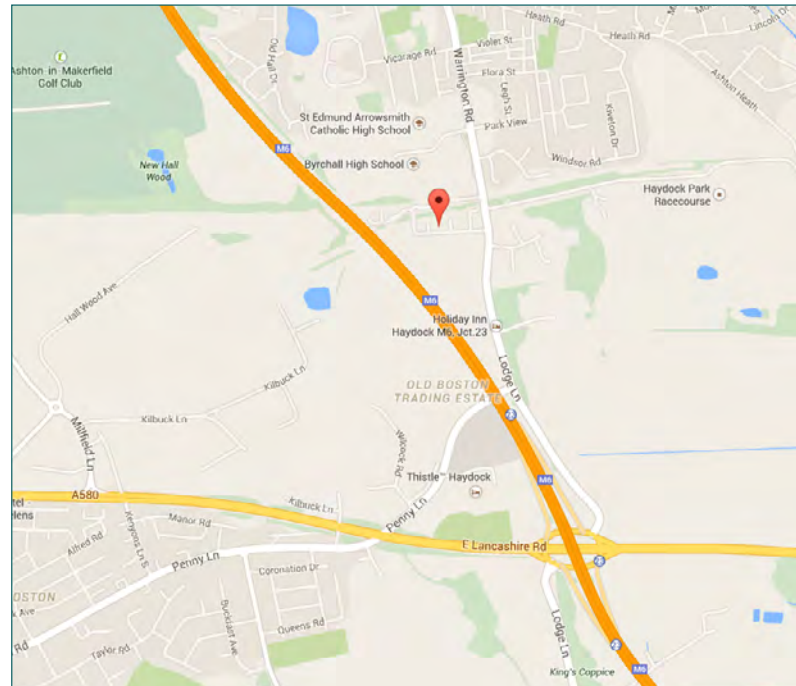
The Parks enjoys an unrivalled position located adjacent to Junction 23 of the M6 motorway and the East Lancs Road (A580) midway between the major commercial centres of Manchester and Liverpool. The location provides quick and easy access into the region’s commercial centres with national and international 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.



DRIVE TIMES

- M6 Motorway - 2 minutes
- Liverpool City Centre - 30 minutes
- Manchester Piccadilly - 25 minutes
- Warrington Bank Quay - 25 minutes
- Wigan Wallgate - 25 minutes
- Manchester International Airport - 25 minutes
- Liverpool John Lennon Airport - 25 minutes

For further information contact:



Important: Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed, and any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The joint agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) The particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract, (2) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. TYP. 07976 700278. Date 05.2018.