

TO LET - REFURBISHED OFFICE SPACE

WA12 0JQ

from 1,235 - 4,688 sqft (115 - 435 sq m) with car parking



FLEXIBLE
TERMS AVAILABLE
from 12 months

[Click here for
No.4 Floor Plans](#)

No 4 TO LET

A RANGE OF OFFICE SPACE
WITH PARKING

GROUND FLOOR

1,235 sq ft (115 sq m)

FIRST FLOOR

1,813 sq ft (168 sq m)

FIRST FLOOR

1,640 sq ft (152 sq m)

A

C

D



No 8 TO LET

2 STOREY SEMI-DETACHED
OFFICES

3,673 sq ft (341.24 sq m)
with 16 car parking spaces

[Click here for
No.8 Floor Plans](#)



No 12 TO LET

2 STOREY DETACHED OFFICES

3,662 sq ft (340 sq m)
with 16 car parking spaces

[Click here for
No.12 Floor Plans](#)

[View Video for
The Parks](#)

www.theparkshaydock.com



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TO LET - REFURBISHED OFFICE SPACE

from 1,235 - 4,688 sqft (115 - 435 sq m) with car parking



WA12 0JQ

No.4	Parking spaces	
Ground floor A		
1,235 sq ft	(115 sq m)	5
First floor C		
1,813 sq ft	(168 sq m)	7
First floor D		
1,640 sq ft	(152 sq m)	6
Building Total		
4,688 sq ft	(435 sq m)	18

[CLICK HERE FOR SPECIFICATION](#)

[CLICK HERE FOR FLOOR PLANS](#)

No.8	Parking spaces	
Ground floor		
1,771 sq ft	(164.5 sq m)	8
First floor		
1,902 sq ft	(176.7 sq m)	8
Building Total		
3,673 sq ft	(341.24 sq m)	16

[CLICK HERE FOR SPECIFICATION](#)

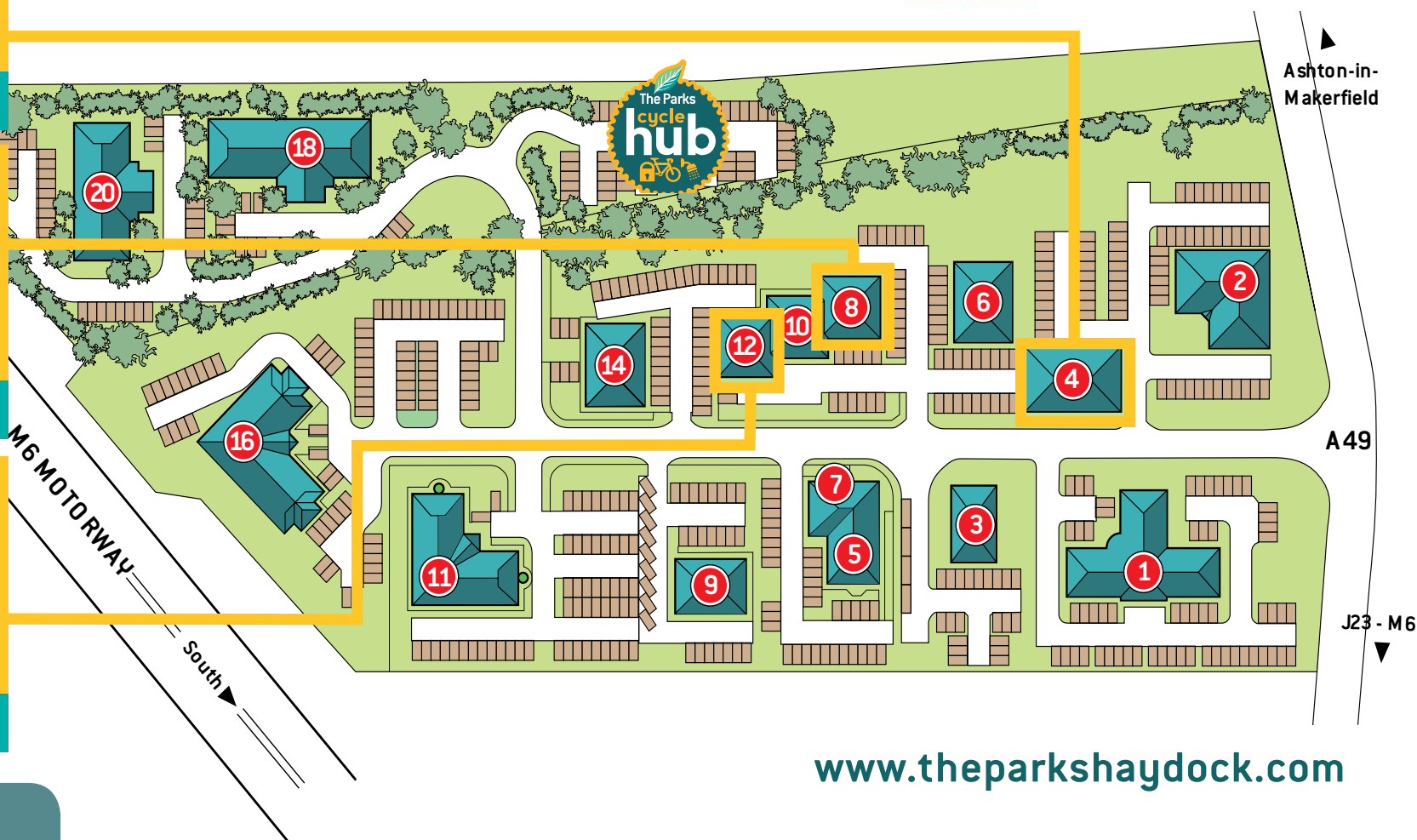
[CLICK HERE FOR FLOOR PLANS](#)

No.12	Parking spaces	
Ground floor		
1,772 sq ft	(164.5 sq m)	8
First floor		
1,890 sq ft	(175.5 sq m)	8
Building Total		
3,662 sq ft	(340 sq m)	16

[CLICK HERE FOR SPECIFICATION](#)

[CLICK HERE FOR FLOOR PLANS](#)

Occupiers at
The Parks
include:



www.theparkshaydock.com

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, Instasmile UK, Michael W Halsall Solicitors, Robertson and Pugh & Co.



No. 4

No. 8

No. 12

Accommodation

The Parks

Security

Location

No 4 TO LET - A RANGE OF OFFICE SPACE 1,235 sq ft (115 sq m) - 4,688 sq ft (435 sq m) with car parking spaces



**FLEXIBLE
TERMS AVAILABLE
from 12 months**

FEATURES

- Open plan and cellular office space
- Full access raised floors
- Suspended ceilings incorporated recessed lighting
- Air conditioning system
- Gas fired central heating
- Ladies, gents and disabled WC facilities
- Kitchen
- New communal cycle hub
- **EPC rating of C** [CLICK HERE FOR EPC](#)



No.4 PLANS

NEAR WARRINGTON

No. 4

No. 8

No. 12

Accommodation

The Parks

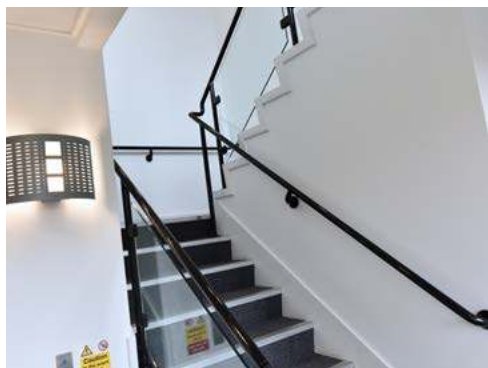
Security

Location

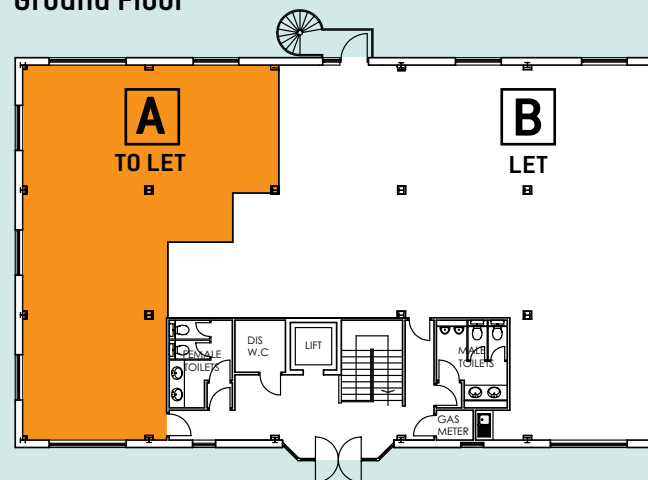
No 4 TO LET - A RANGE OF OFFICE SPACE

1,235 sq ft (115 sq m) - 4,688 sq ft (435 sq m)
with car parking spaces

WA12 0JQ

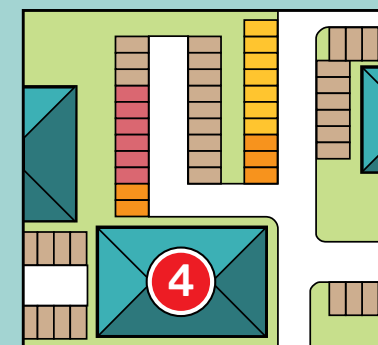
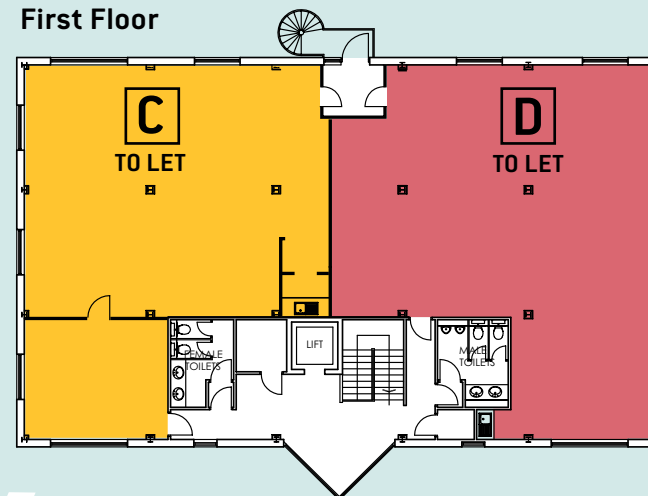


Ground Floor



Entrance

First Floor



Approx. net internal areas:-

Parking spaces

Ground floor	A	1,235 sq ft (115 sq m)	5
First floor	C	1,813 sq ft (168 sq m)	7
First floor	D	1,640 sq ft (152 sq m)	6
Total		4,688 sq ft (435 sq m)	18



www.theparkshaydock.com

No 8 TO LET - NEWLY REFURBISHED GROUND / FIRST FLOOR OFFICE SUITES

from 1,771 - 3,673 sq ft (164.5 - 341.24 sq m) with 16 car parking spaces

WA12 0JQ

Set within a landscaped site No.8 is a newly refurbished office suite providing accommodation at ground and first floor level. Other occupiers include Speedy Hire Plc, Instasmile UK, Michael W Halsall Solicitors and Pugh & Co.



FEATURES

- Open plan and cellular office space
- Suspended ceilings incorporating recessed lighting
- Kitchen installed
- Gas fired central heating
- Ladies, gents and disabled WC facilities
- New communal cycle hub
- EPS rating of C [CLICK HERE FOR EPC](#)

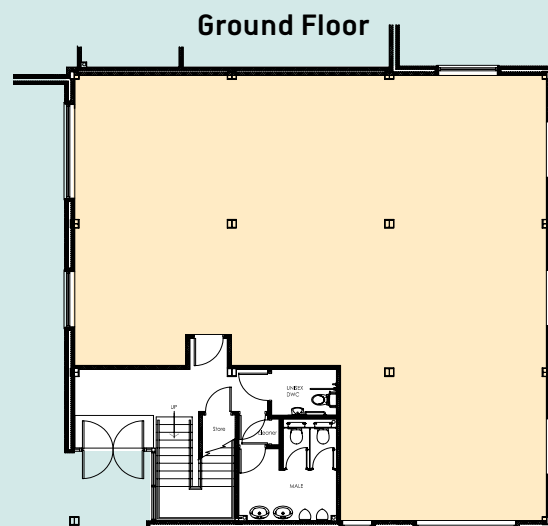


No. 8 PLANS

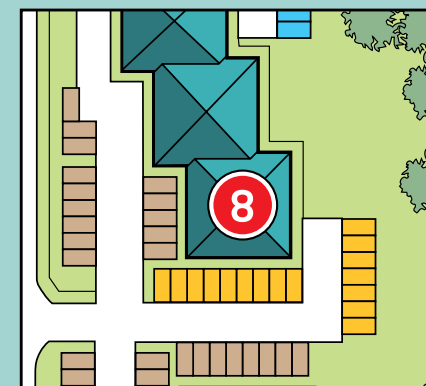
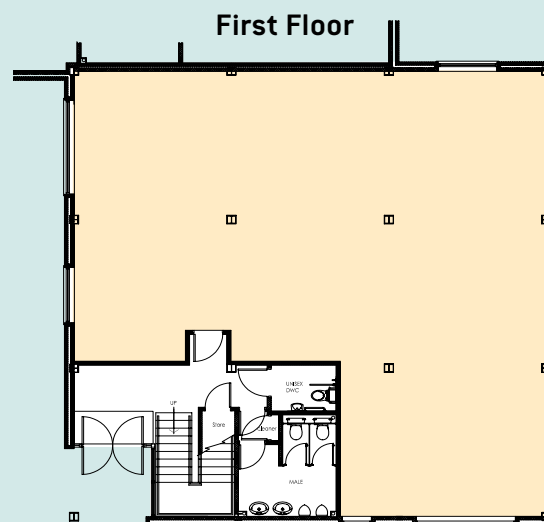
No 8 TO LET - NEWLY REFURBISHED GROUND / FIRST FLOOR OFFICE SUITES

from 1,771 - 3,673 sq ft (164.5 - 341.24 sq m) with 16 car parking spaces

WA12 0JQ



Entrance (At Ground Floor)



Approx. net internal areas:-		Parking spaces
Ground floor:	1,771 sq ft (164.5 sq m)	8
First floor:	1,902 sq ft (176.7 sq m)	8
Total	3,673 sq ft (341.24 sq m)	16

www.theparkshaydock.com

NEAR WARRINGTON

Set within a landscaped site No.12 is a newly refurbished office space providing accommodation at ground & first floor level. Other occupiers include Speedy Hire Plc, Instasmile UK, Michael W Halsall Solicitors, Robertson and Pugh & Co.



No. 4

No. 8

No. 12

Accommodation

The Parks

Security

Location

No 12 TO LET - 2 STOREY DETACHED OFFICES

3,662 sq ft (340 sq m) with 16 car parking spaces

WA12 0JQ



FEATURES

- Completely refurbished
- New VRF air conditioning system
- Fully accessible and carpeted raised floors
- Suspended ceilings incorporating LED lighting
- Gas fired heating to ancillary areas
- 2 x EV charging points
- New communal cycle hub
- EPC rating of C [CLICK HERE FOR EPC](#)

No.12 PLANS

NEAR WARRINGTON

No. 4

No. 8

No. 12

Accommodation

The Parks

Security

Location

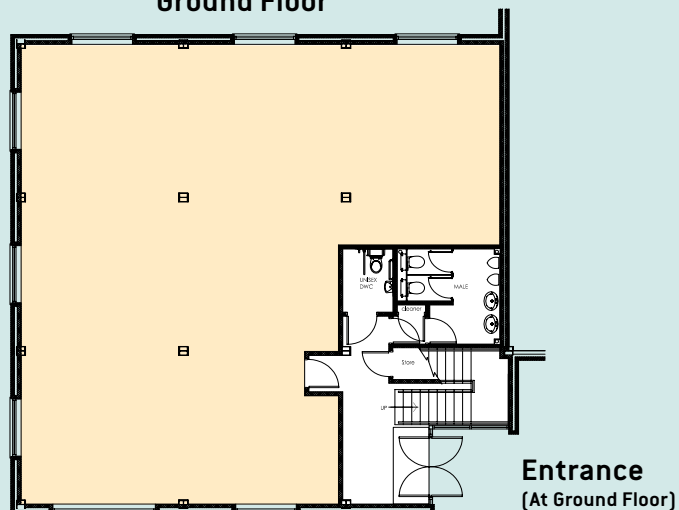
No 12 TO LET - 2 STOREY DETACHED OFFICES

3,662 sq ft (340 sq m) with 16 car parking spaces

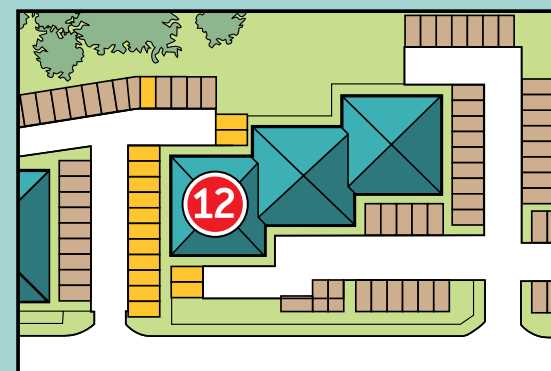
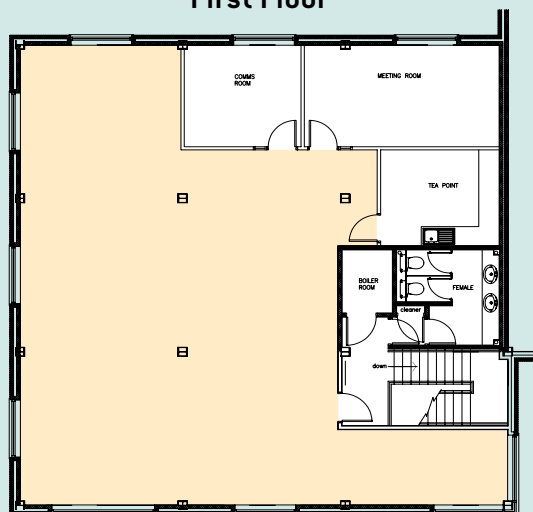
WA12 0JQ



Ground Floor



First Floor



Approx. net internal areas:-		Parking spaces
Ground floor:	1,772 sq ft (164.5 sq m)	8
First floor:	1,890 sq ft (175.5 sq m)	8
Total	3,662 sq ft (340 sq m)	16

www.theparkshaydock.com

The Parks

Haydock Jct 23 - M6

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 AERIAL

New communal cycle hub incorporating secure bike storage, lockers and showers has recently opened for the benefit of all occupiers.



No. 4

No. 8

No. 12

Accommodation

The Parks

Security

Location

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



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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. Haydock 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.

No. 4

No. 8

No. 12

Accommodation

The Parks

Security

Location

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

WA12 0JQ

No.4
Ground floor A
1,235 sq ft (115 sq m)
First floor C
1,813 sq ft (168 sq m)
First floor D
1,640 sq ft (152 sq m)
Building Total
4,688 sq ft (435 sq m)

Parking spaces
5
7
6
18

No.8
Ground floor
1,771 sq ft (164.5 sq m)
First floor
1,902 sq ft (176.7 sq m)
Building Total
3,673 sq ft (341.24 sq m)

Parking spaces
8
8
16

No.12
Ground floor
1,772 sq ft (164.5 sq m)
First floor
1,890 sq ft (175.5 sq m)
Building Total
3,662 sq ft (340 sq m)

Parking spaces
8
8
16



THE PARKS ADVANCED SECURITY SYSTEM



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**



The Parks

Haydock Jct 23 - M6

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.

For further information contact:



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No. 4

No. 8

No. 12

Accommodation

The Parks

Security

Location

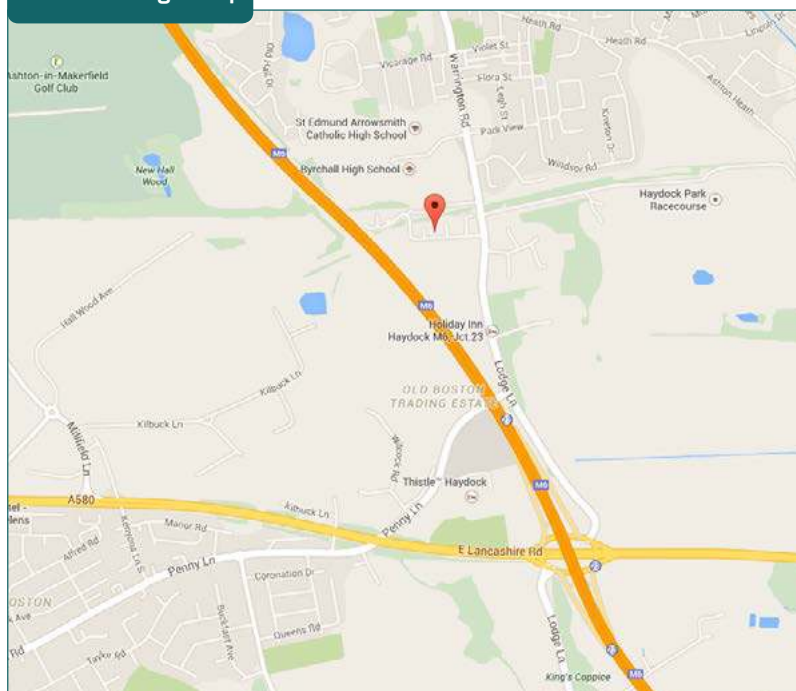
"Quick and easy access into the region's commercial centres with national and international communications via the motorway network."



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

[Click for Google Map](#)



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 07.2020.