

FOR SALE or TO LET - REFURBISHED OFFICE SPACE

from 3,662 - 6,650 sqft (340 - 618 sq m) with car parking



## No 4 FOR SALE or TO LET

DETACHED OFFICE SPACE

6,650 sq ft (618 sq m)

3,325 sq ft (309 sq m) per floor  
with 30 car parking spaces



## No 12 FOR SALE or TO LET

2 STOREY OFFICES

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

Occupiers at The Parks include:



NEAR WARRINGTON

**No 4** FOR SALE or TO LET - DETACHED OFFICE SPACE  
6,650 sq ft (618 sq m), 3,325 sq ft (308 sq m) per floor  
with 30 car parking spaces

WA12 0JQ

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, Michael W Halsall Solicitors, Robertson.



#### FEATURES

- Open plan and cellular office space
- Full access raised floors
- Suspended ceilings incorporated recessed lighting
- Comfort cooling system
- Gas fired central heating
- Ladies, gents and disabled WC facilities
- Kitchen
- New communal cycle hub
- Passenger lift
- **EPC rating of C**

## No 4 FOR SALE or TO LET - DETACHED OFFICE SPACE

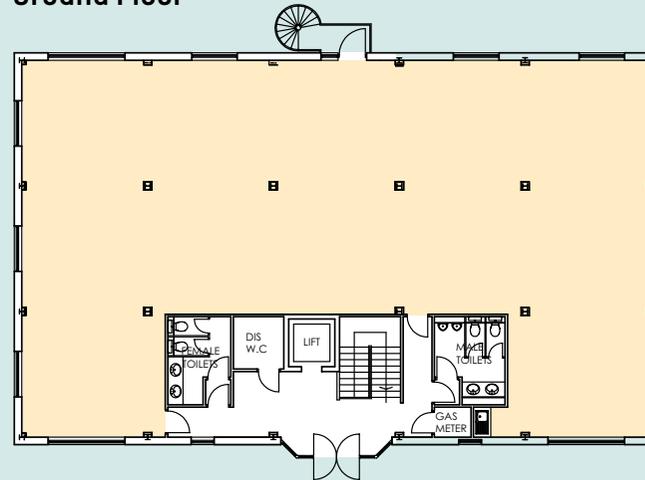
6,650 sq ft (618 sq m), 3,325 sq ft (308 sq m) per floor  
with 30 car parking spaces

WA12 0JQ

NEAR WARRINGTON

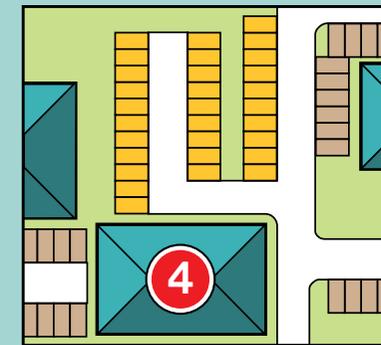
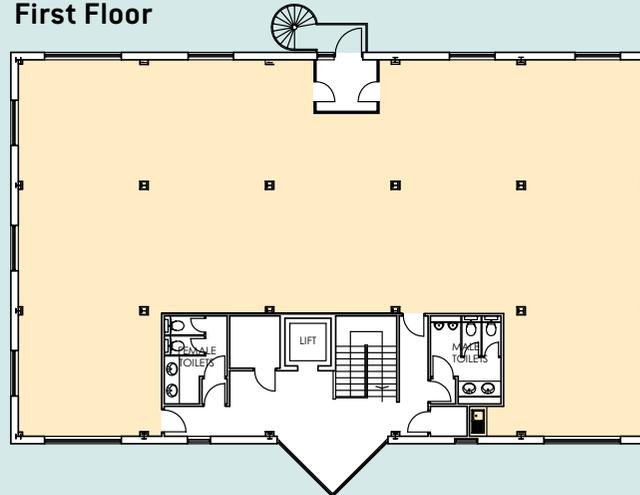


Ground Floor



Entrance

First Floor



Approx. net internal areas:-		Parking spaces
Ground floor:	3,325 sq ft (309 sq m)	
First floor:	3,325 sq ft (309 sq m)	
<b>Total</b>	<b>6,650 sq ft (618 sq m)</b>	<b>30</b>

NEAR WARRINGTON

No **12** FOR SALE or TO LET - 2 STOREY OFFICES  
3,662 sq ft (340 sq m) with 16 car parking spaces

WA12 0JQ

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, Michael W Halsall Solicitors, Robertson.



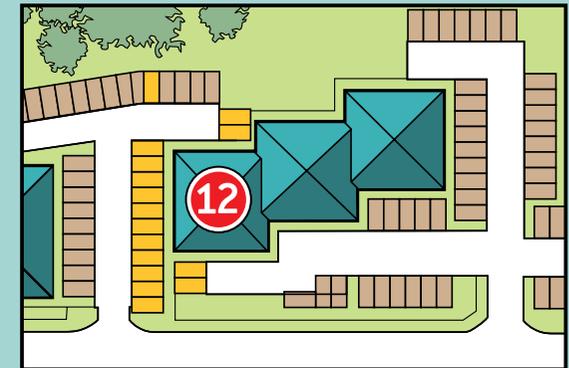
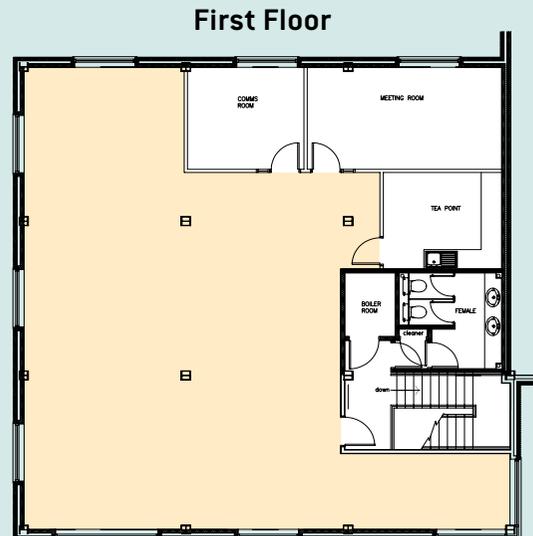
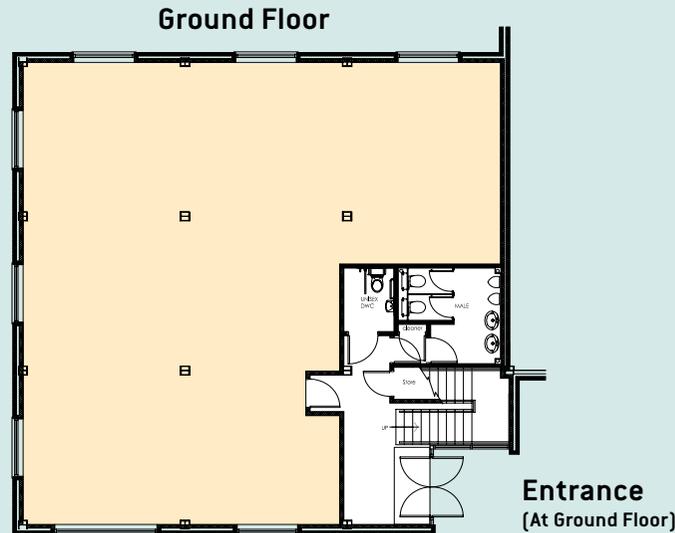
#### FEATURES

- Comfort cooling system
- Open plan and cellular office space
- Kitchen
- Suspended ceilings incorporating recessed lighting
- Gas fired central heating
- Ladies, gents and disabled WCs
- New communal cycle hub
- **EPC rating of C**

NEAR WARRINGTON

No **12** FOR SALE or TO LET - 2 STOREY OFFICES  
 3,662 sq ft (340 sq m) with 16 car parking spaces

WA12 0JQ



Approx. net internal areas:-      Parking spaces

Ground floor:	1,772 sq ft	(164.5 sq m)	
First floor:	1,890 sq ft	(175.5 sq m)	
<b>Total</b>	<b>3,662 sq ft</b>	<b>(340 sq m)</b>	<b>16</b>

# 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).

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



# 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

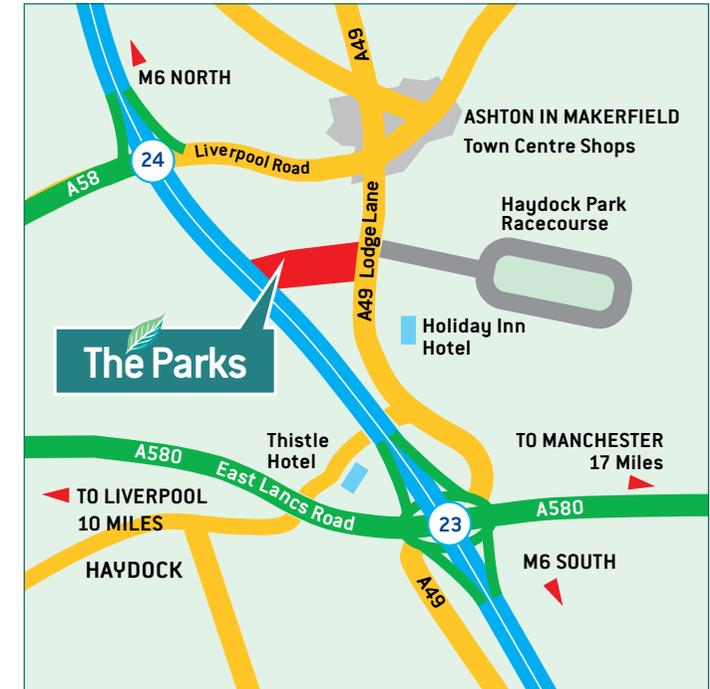
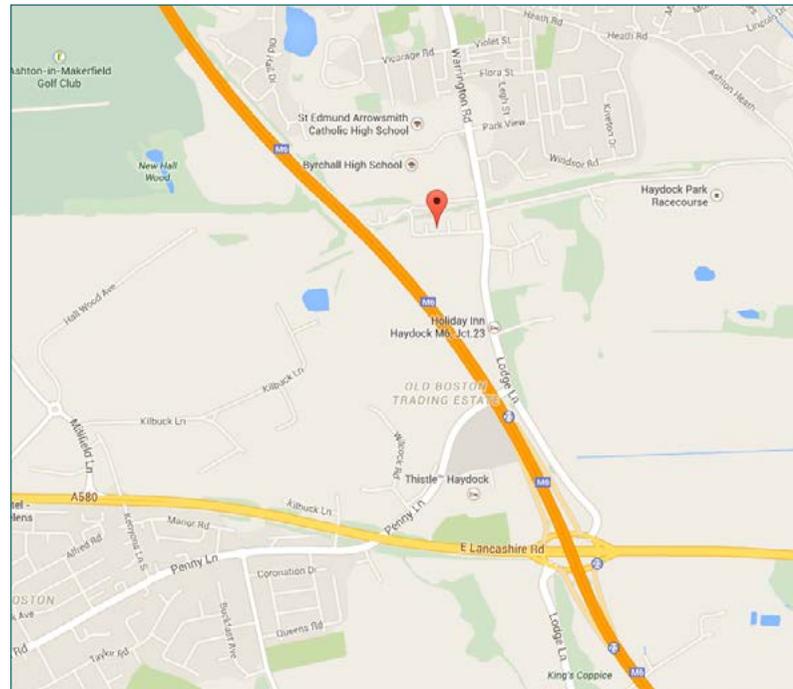
The Parks enjoys an unrivalled position located adjacent to Junction 23 of the M6 motorway and the East Lancs Road (A580) midway between the major commercial centres of Manchester and Liverpool. The location provides quick and easy access into the region’s commercial centres with national and international 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 04.2021.