



# Hawthorn House

Woodlands Park • Ashton Road • Newton le Willows • WA12 0HF

6,750 sq ft now  
let to M Group NW  
and Glanua UK

Highly Specified Refurbished Offices  
on a Secure, Landscaped Office Park



FIRST FLOOR: 2,000 - 3,500 SQ FT

SECOND FLOOR: 5,000 SQ FT

SIZES FROM: 2,000 - 8,500 SQ FT

EPC **B** RATING

Situated on an established landscaped business park adjoining J23 M6 with excellent connectivity to amenities and the national motorway network.

**TO LET**





### Description

Three storey office building with undercroft and surface level car parking, of traditional brick construction with pitched slate roof.

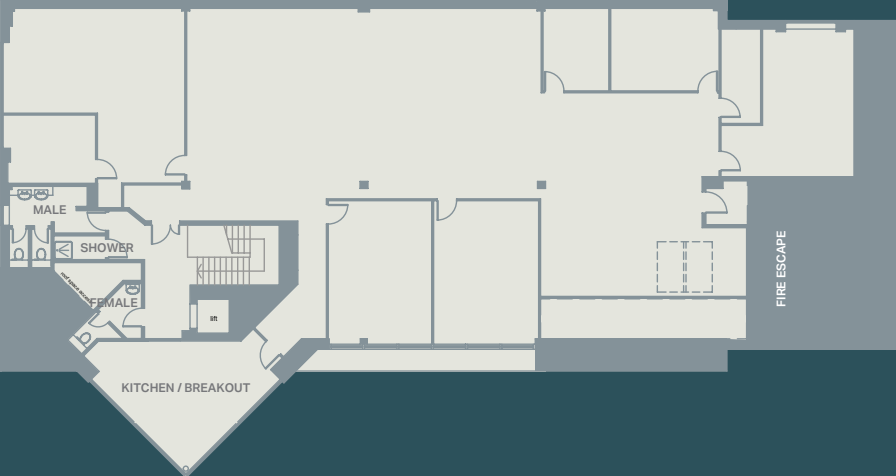
### First Floor



### Accommodation

|                                                        | sq ft         | sq m            |
|--------------------------------------------------------|---------------|-----------------|
| First Floor                                            | 2,000 - 3,500 | 185.80 - 325.16 |
| Second Floor                                           | 5,000         | 464.52          |
| Sizes from: 2,000 - 8,500 sq ft (185.60 - 789.68 sq m) |               |                 |

### Second Floor



### Nearby occupiers include:



### Specification

- Open floor plan capable of being subdivided to suit occupier requirements
- New air conditioning heating and cooling
- New feature reception area
- New suspended ceiling
- New LED lighting
- New high specification WC and shower facilities
- Full access raised floors
- New high spec kitchens
- New flooring throughout including Amtico flooring to WCs, shower rooms and kitchens
- Passenger lift
- DDA Compliant
- Landscaped grounds
- Secure, gated business park.
- New audio, door entry, intercom system







**WA12 0HF**



**What3words**

modern.other.bottle



## Terms

Available to let on a full repairing and insuring lease, for a term to be agreed.

## Rent

The quoting rent is available on request.

## Business Rates

Please contact the local authority for this information.

## EPC

The building has an EPC B rating.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices quoted are exclusive of, but liable to VAT at the prevailing rate.

## Further Information



**ROBERTS VAIN WILSHAW**

**CHARTERED SURVEYORS**

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