

# TO LET

## SUPERB GROUND FLOOR OFFICE SUITE

3,819 sq ft  
(354.79 sq m)

### Key Benefits

- Spacious Main Entrance Lobby
- Fully Fitted Office Area
- Meeting Rooms / Server Rooms
- Comfort Cooling
- Raised Floors with Network Cabling Installed
- Entry and Security Systems / Window Blinds
- CCTV Estate Security and Gated Entrance
- WCs including Disabled and Shower
- Parking Spaces
- Fitted Kitchen and Break Out Area

Roberts  
VainWilshaw

CHARTERED  
SURVEYORS

## LOCATION

The Woodlands Park is situated mid way between Manchester and Liverpool approx 5 miles north of Warrington within 500m of junction 23, M6 near Haydock on A49.

The office park offers excellent access to the north west's major motorway network and is only 25 minutes drive to Manchester International Airport, Manchester and Liverpool city centres.

## DESCRIPTION

The premises comprise a self contained private ground floor office suite constructed to high specification.

## ACCOMMODATION

The office comprises the following approximate areas:

	Size (SQ FT)	Size (SQ M)
Office	3,819	354.79

## TERMS

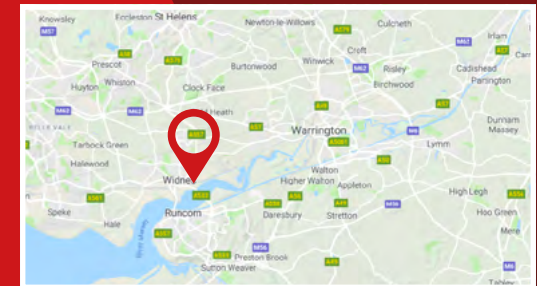
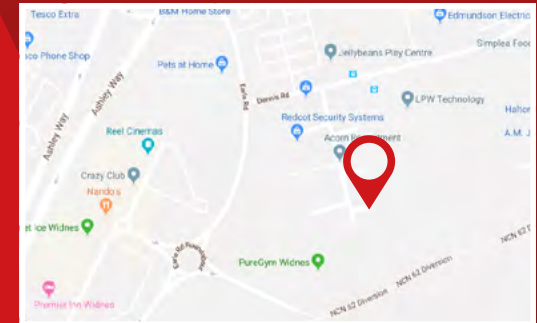
£55,375 per annum exclusive of VAT and rates. Terms to be agreed.

## RATES

Rateable Value = £47,200  
Rates Payable = £23,294.25

## EPC

A copy of the EPC is available on request.



## VIEWING

By prior appointment through the agents:

Joseph Wilshaw  
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**Roberts  
Vain Wilshaw** CHARTERED  
SURVEYORS

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