



# HAWTHORN HOUSE WOODLANDS PARK

ASHTON ROAD // NEWTON LE WILLOWS // WA12 0HF

## MODERN OFFICES // TO LET

GROUND FLOOR 4,360 SQ FT - 18 PARKING SPACES

FIRST FLOOR 5,341 SQ FT - 22 PARKING SPACES

REFURBISHED GRADE A OFFICES





## **WOODLANDS PARK**

Woodlands Park is a popular and well established office park in Newton le Willows, fronting the A49 Ashton Road and adjoining J23 or the M6 at its' junction with the A580 East Lancs Road. Woodlands Park comprises 6 office buildings set within a landscaped site with ample on site parking.

// [CLICK HERE FOR SITE PLAN](#)

### **MODERN OFFICES // TO LET**

**GROUND FLOOR 4,360 SQ FT – 18 PARKING SPACES**

**FIRST FLOOR 5,341 SQ FT – 22 PARKING SPACES**

**REFURBISHED GRADE A OFFICES**

## WOODLANDS PARK PLAN



Indicative images

[// BACK TO WOODLANDS PAGE](#)

## MODERN OFFICES // TO LET

GROUND FLOOR 4,360 SQ FT – 18 PARKING SPACES

FIRST FLOOR 5,341 SQ FT – 22 PARKING SPACES

REFURBISHED GRADE A OFFICES





## DESCRIPTION

- Fully refurbished
- Comfort cooling
- Gas central heating
- Suspended ceilings incorporating recessed lighting
- Full access raised floors
- DDA compliant
- Ladies, gents and disabled WCs
- Shower
- Ample on site parking
- Landscaped site

// [CLICK HERE FOR FLOOR PLAN](#)

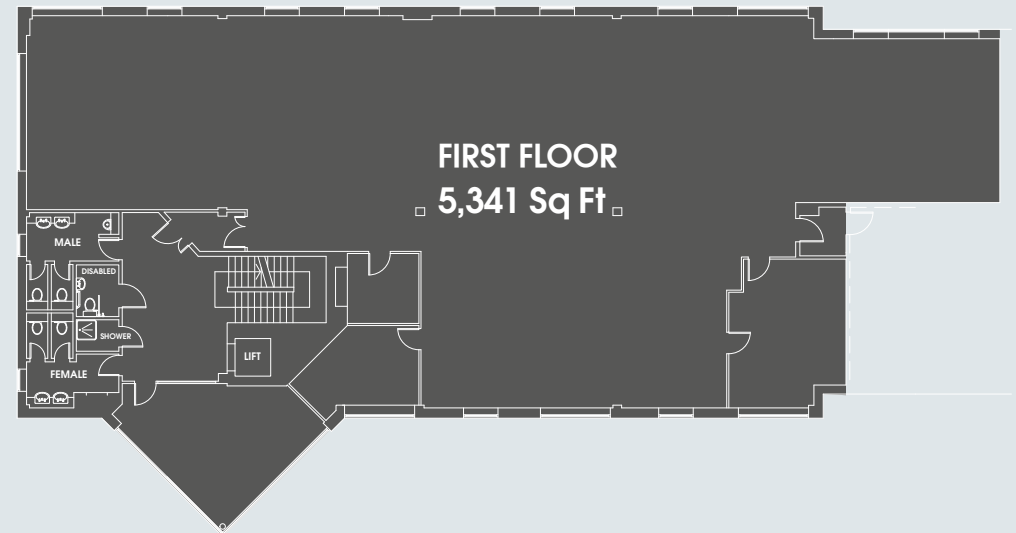
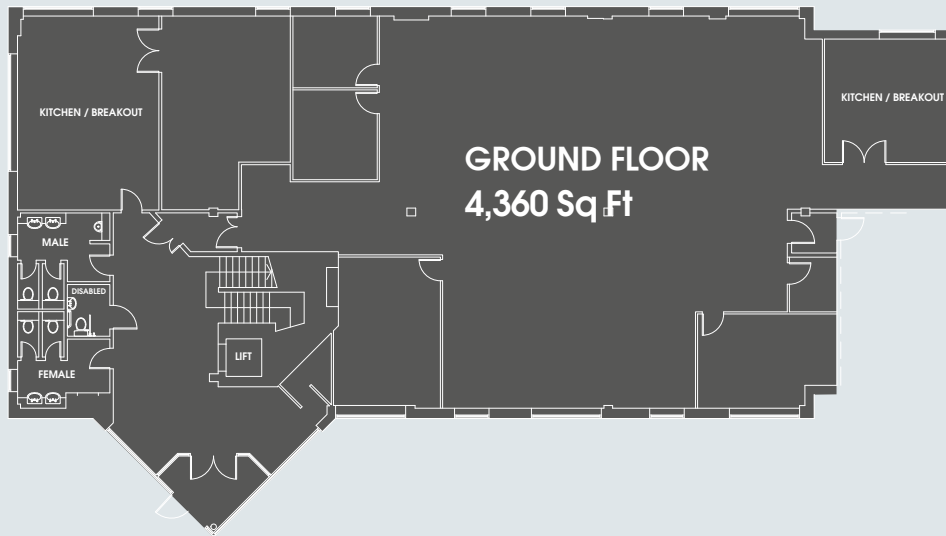
## MODERN OFFICES // TO LET

GROUND FLOOR 4,360 SQ FT – 18 PARKING SPACES

FIRST FLOOR 5,341 SQ FT – 22 PARKING SPACES

REFURBISHED GRADE A OFFICES

## FLOOR PLANS



// [BACK TO DESCRIPTION PAGE](#)

### MODERN OFFICES // TO LET

GROUND FLOOR 4,360 SQ FT – 18 PARKING SPACES

FIRST FLOOR 5,341 SQ FT – 22 PARKING SPACES

REFURBISHED GRADE A OFFICES



## LOCATION

The site is situated on Ashton Road (A49) in Newton Le Willows, approximately 750m to the south of the East Lancashire Road (A580) and Junction 23 of the M6. The site is therefore in an excellent position to allow ready access to all major conurbations in the North West and on the M6 corridor.

Local shopping and dining amenities and regional train connections are available close by in Newton Le Willows. Haydock's Thistle and Holiday Inn hotels are located within 1 mile.

## MODERN OFFICES // TO LET

GROUND FLOOR 4,360 SQ FT – 18 PARKING SPACES

FIRST FLOOR 5,341 SQ FT – 22 PARKING SPACES

REFURBISHED GRADE A OFFICES

## TERMS

### Tenure

Available to lease for a term to be agreed.

### EPC

The building has an EPC rating of C64.  
A full report is available on request.



## MODERN OFFICES // TO LET

GROUND FLOOR 4,360 SQ FT – 18 PARKING SPACES

FIRST FLOOR 5,341 SQ FT – 22 PARKING SPACES

REFURBISHED GRADE A OFFICES

## MAPS



## MODERN OFFICES // TO LET

GROUND FLOOR 4,360 SQ FT – 18 PARKING SPACES

FIRST FLOOR 5,341 SQ FT – 22 PARKING SPACES

REFURBISHED GRADE A OFFICES





## CONTACT

To discuss the property in further detail or to arrange an inspection, please contact the joint letting agents.



**Richard Wharton**  
richard.wharton@jll.com  
07970 938 698



**Jane Marshall**  
jane.marshall@rvwcs.co.uk  
07801 373 974

### IMPORTANT NOTICE

JLL and Robert Vain Wilshaw give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated February 2023, photography taken May 2014.

### Designed by:

 **Blaze**  
Marketing  
0161 387 7252

**MODERN OFFICES // TO LET**  
**GROUND FLOOR 4,360 SQ FT – 18 PARKING SPACES**  
**FIRST FLOOR 5,341 SQ FT – 22 PARKING SPACES**  
**REFURBISHED GRADE A OFFICES**