



# HAWTHORN HOUSE

WOODLANDS PARK, ASHTON RD,  
NEWTON LE WILLOWS, WA12 0HF

13,518 SQ FT  
MODERN  
OFFICE  
BUILDING  
**FOR SALE**

(PART INCOME PRODUCING)

64 car parking spaces

# DESCRIPTION

Semi detached office over ground, first & 2nd floors with undercroft and surface parking, of traditional brick construction with a pitched slate roof.

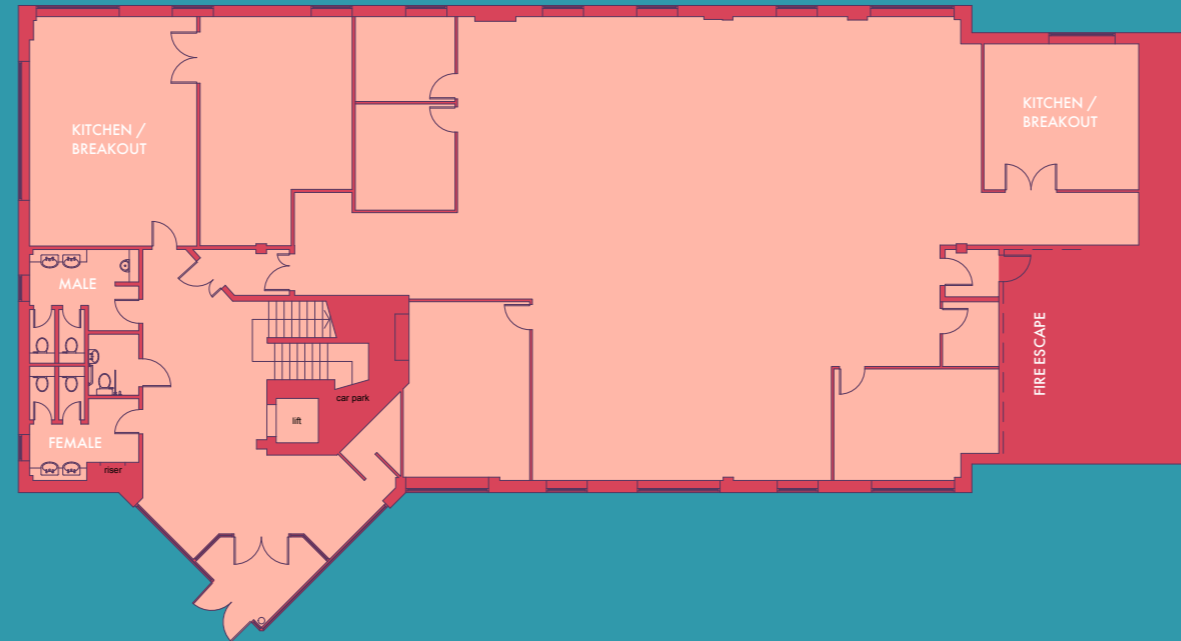
## SPECIFICATION

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

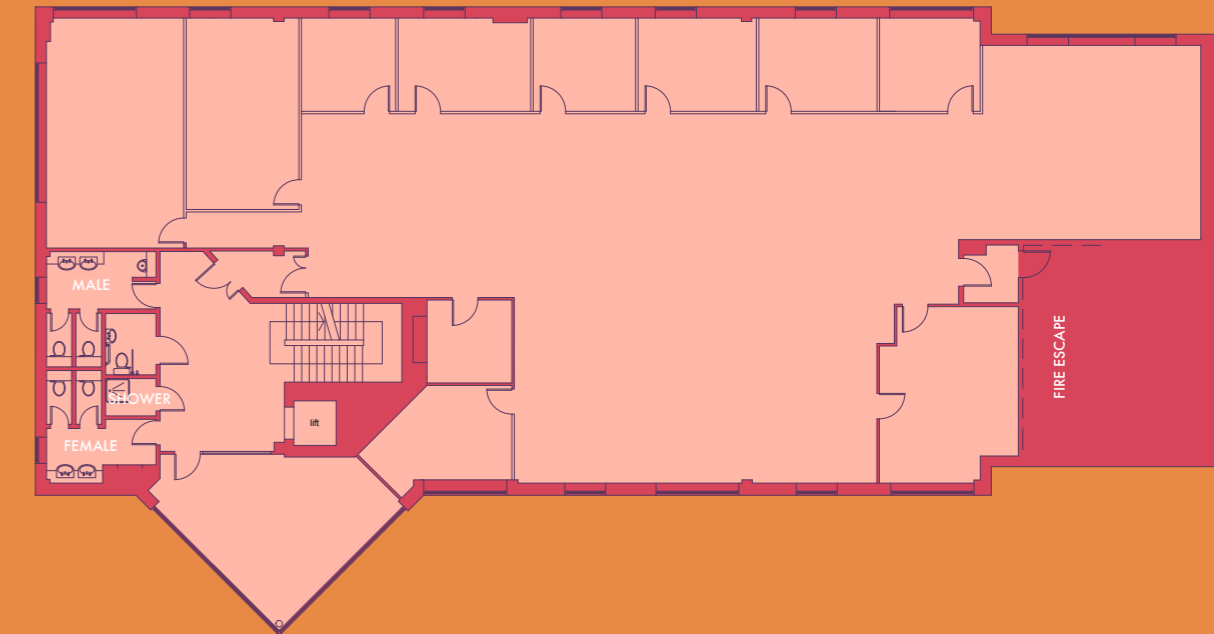
## ACCOMMODATION

	SQ FT	SQ M	CAR SPACES
GROUND (vacant)	4,802	446	18
FIRST (vacant)	4,358	405	18
SECOND (let)	4,358	405	28
<b>TOTAL</b>	<b>13,518</b>	<b>1,256</b>	<b>64</b>

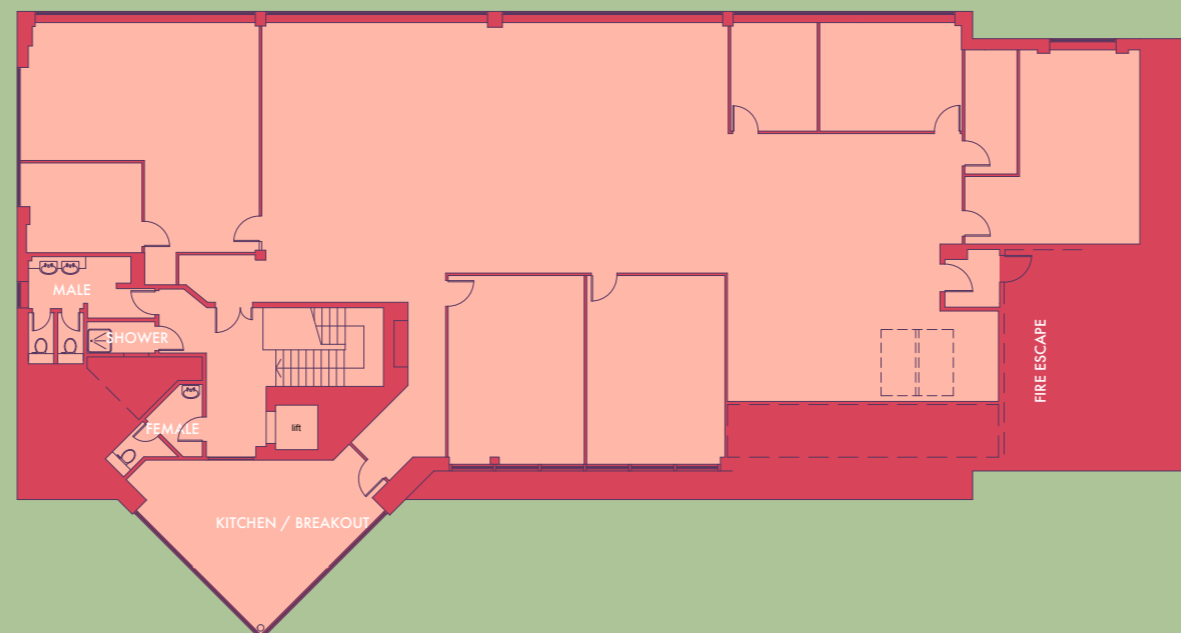
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR





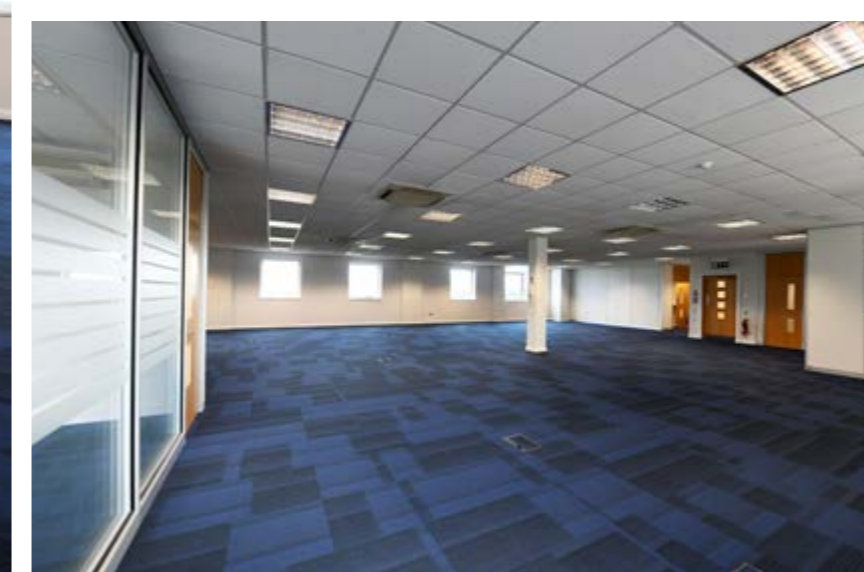
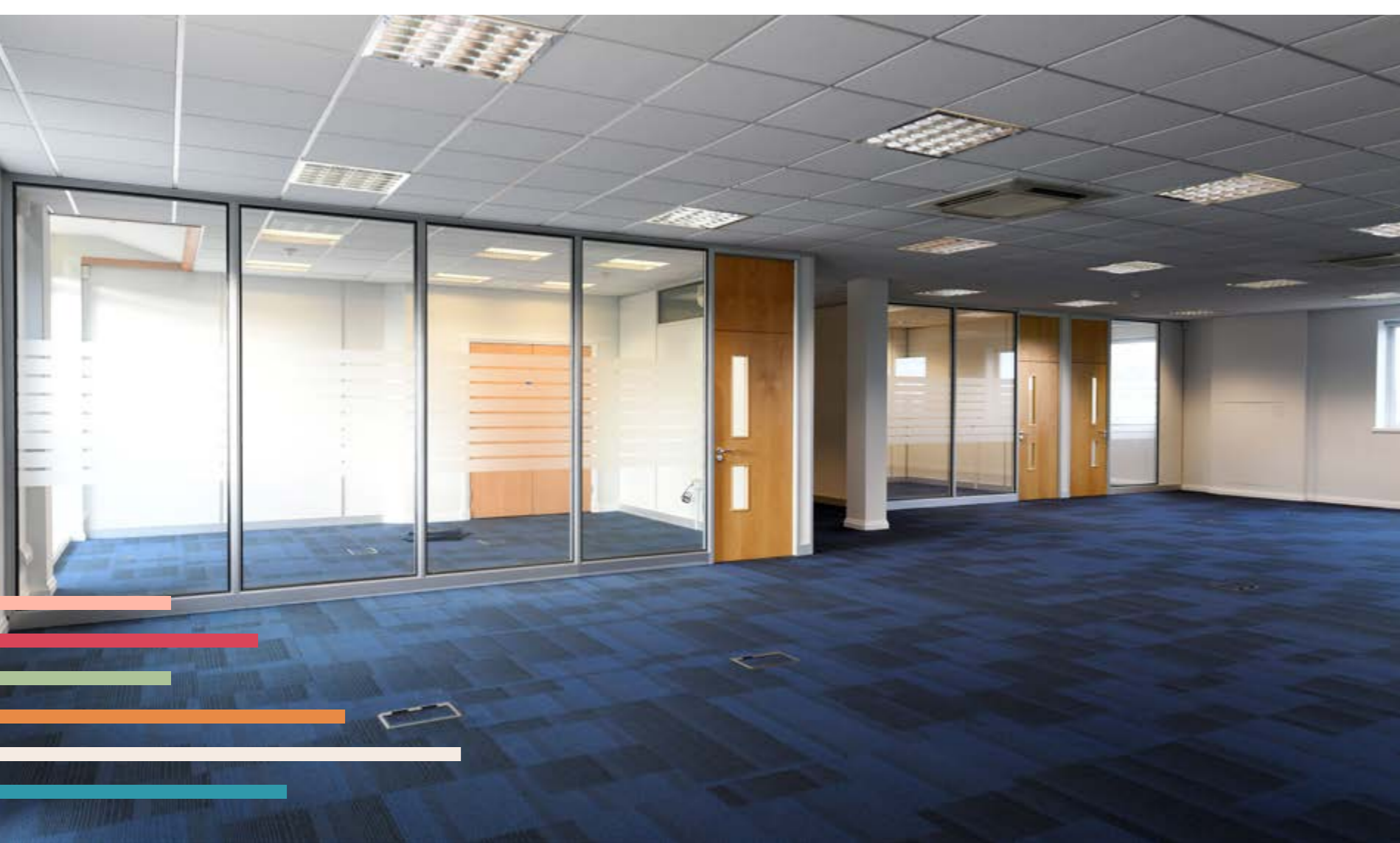
# LOCATION

Hawthorn House 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.

Hawthorn House 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.





# FURTHER INFORMATION

## TENANCY

The ground and first floor are currently vacant, whilst the second floor is let as below:

TENANT NAME	DESCRIPTION	LEASE START	YEARS	LEASE EXPIRY	RENT REVIEW	BREAKS	AREA (N.I.A.) FT <sup>2</sup>	RENT £ PA	RENT P.S.F	COMMENTS
Enigma Industrial Services Limited	Second Floor	01.01.2021	10 years	31.12.2030	01.01.2026	01.01.2025, 01.01.2027, 01.01.2029	4,358	£71,650.00	£16.44	Rent concession due to the occupier of £5970 plus VAT every time they do not action the break.

## PRICE

Price upon application.

## TENURE

The building is available Freehold.

## EPC

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

## CONTACT

For more information, please contact:



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