

# 3

ABBOTS  
PARK  
PRESTON BROOK  
WA7 3GH



8,100 SQ.FT. HEAD OFFICE BUILDING, LOCATED IN ONE OF THE PREMIER BUSINESS LOCATIONS IN **THE NORTH WEST**

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Situated on the popular Abbots Park in Runcorn, Building 3 provides high quality workspace ideal for businesses looking for a contemporary office in a carefully managed environment.

Building 3 is a modern, self-contained two storey office building providing 8,100 sq ft of office accommodation over two floors with ample on-site car parking.



## SPECIFICATION



Feature glazed reception area



Landscaped environment business park



Air - conditioning system



LED lighting



Lift serving all floors



Shower & WC facilities including disabled toilet



39 on-site car parking (1:209sqft)



Raised floors



New double glazed uPVC windows throughout



CCTV and intruder alarm system



# FLOOR PLANS





# LOCATION

Abbots Park is a development that comprises 11 self-contained two and three storey office buildings.

The building enjoys a high-profile location on the M56 and is within a short drive of Junction 11 which in turn provides excellent access to the wider motorway network. Further direct links to the national motorway network with Junction 20 of the M6, six miles to the east and immediate access to major centres including Manchester and Chester, Liverpool and Warrington.

Runcorn East train station is within a mile of the property, whilst Liverpool and Manchester airports are both easily accessible from the park.

Local amenities include The Preston Brook Pub, Premier Inn and a Spar shop within walking distance.



Mode of Transport	Destination	Time
Car	A533	2 Mins
	M56 (J11)	4 Mins
	A56	5 Mins
	A558	10 Mins
	M6 (Lymm Interchange)	10 Mins
	Warrington	16 Mins
	Liverpool	20 Mins
	Manchester	25 Mins
	Chester	26 Mins
	Runcorn East Station	5 Mins
Walking	Liverpool Airport	18 Mins
	Manchester Airport	20 Mins
	Chester Road Bus stop	2 Mins
	Premier Inn (Runcorn)	5 Mins
	The Preston Brook Pub (Beefeater)	5 Mins
	Spar (Post Office)	9 Mins
Runcorn East Station	25 Mins	

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