

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











Feature glazed reception area



Landscaped environment business park



Air - conditioning



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



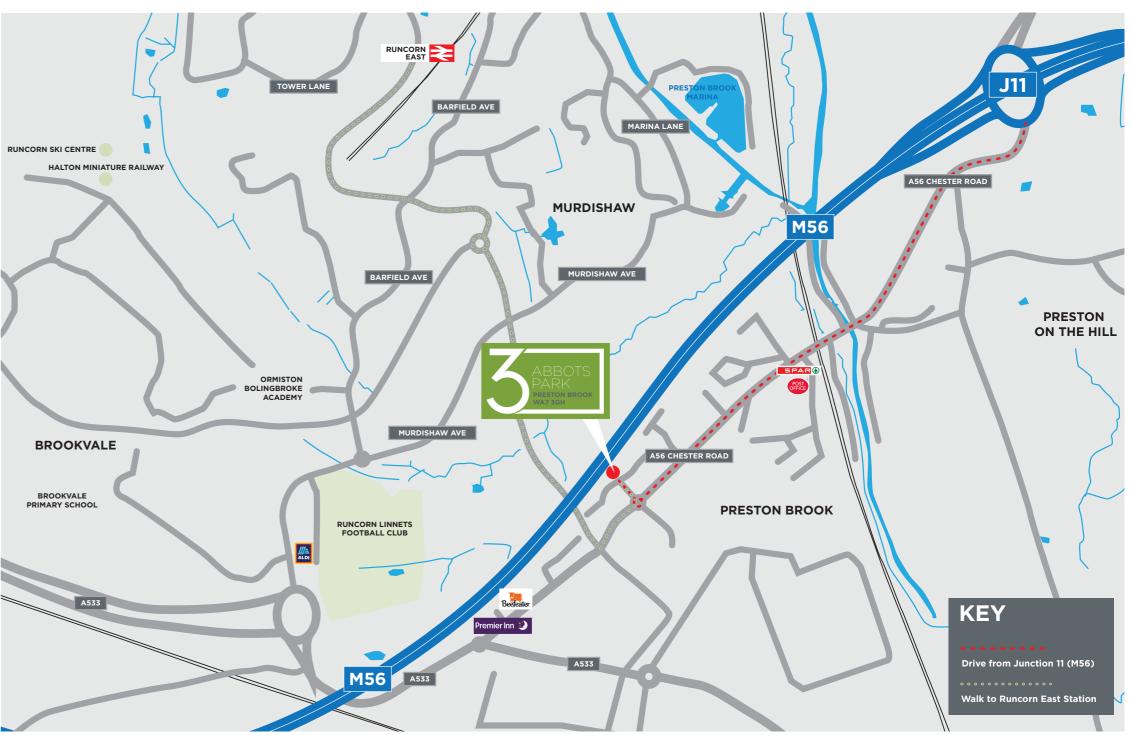
CCTV and intruder alarm system













## LOCATION

Mersey Gateway Bridge

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.

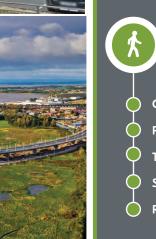














M56 (J11)

Liverpool

M6 (Lymm Interchange)

Runcorn East Station

Liverpool Airport

Manchester Airport



2 Mins

4 Mins 5 Mins

10 Mins

10 Mins

16 Mins

20 Mins

25 Mins

26 Mins

5 Mins

18 Mins

20 Mins





01625 588200

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