

**SECOND FLOOR**  
13,100 SQ.FT (1,217 SQ.M)

**3100**  
DARES BURY PARK

WARRINGTON CHESHIRE **WA4 4BT**





## SUMMARY

- Freehold office situated within Daresbury Park, the prime office location in Cheshire.
- Daresbury Park is a key strategic site for business development and growth with over 5 million people living within a 45 minute drive time of the park.
- Comprising 225 acres (91 hectares), with planning consent for approximately 1.6 million square feet, the park provides an exceptional environment which is already home to numerous international businesses.
- Daresbury Park benefits from direct access onto the M56 motorway at Junction 11 and is equidistant between Manchester and Liverpool airports (15 miles). The M6 and M62 motorways are all within a 10 minute drive.
- The Daresbury Park Hotel offers extensive conference facilities, a coffee shop, two restaurants and leisure facilities including a gymnasium, spa and swimming pool.
- Excellent specification including full access raised flooring, suspended ceiling, 8 person passenger lift and comfort cooling.
- Rent of £16.50 per sq ft, exclusive.

TO WARRINGTON

6 miles - 13 minutes

DARESBURY PARK EXTENSION

CINNABAR COURT

THE DARESBURY PARK  
HOTEL & SPA

TO MANCHESTER

25 miles - 35 minutes



**3100**  
DARESBURY PARK

ABB

VISTORM

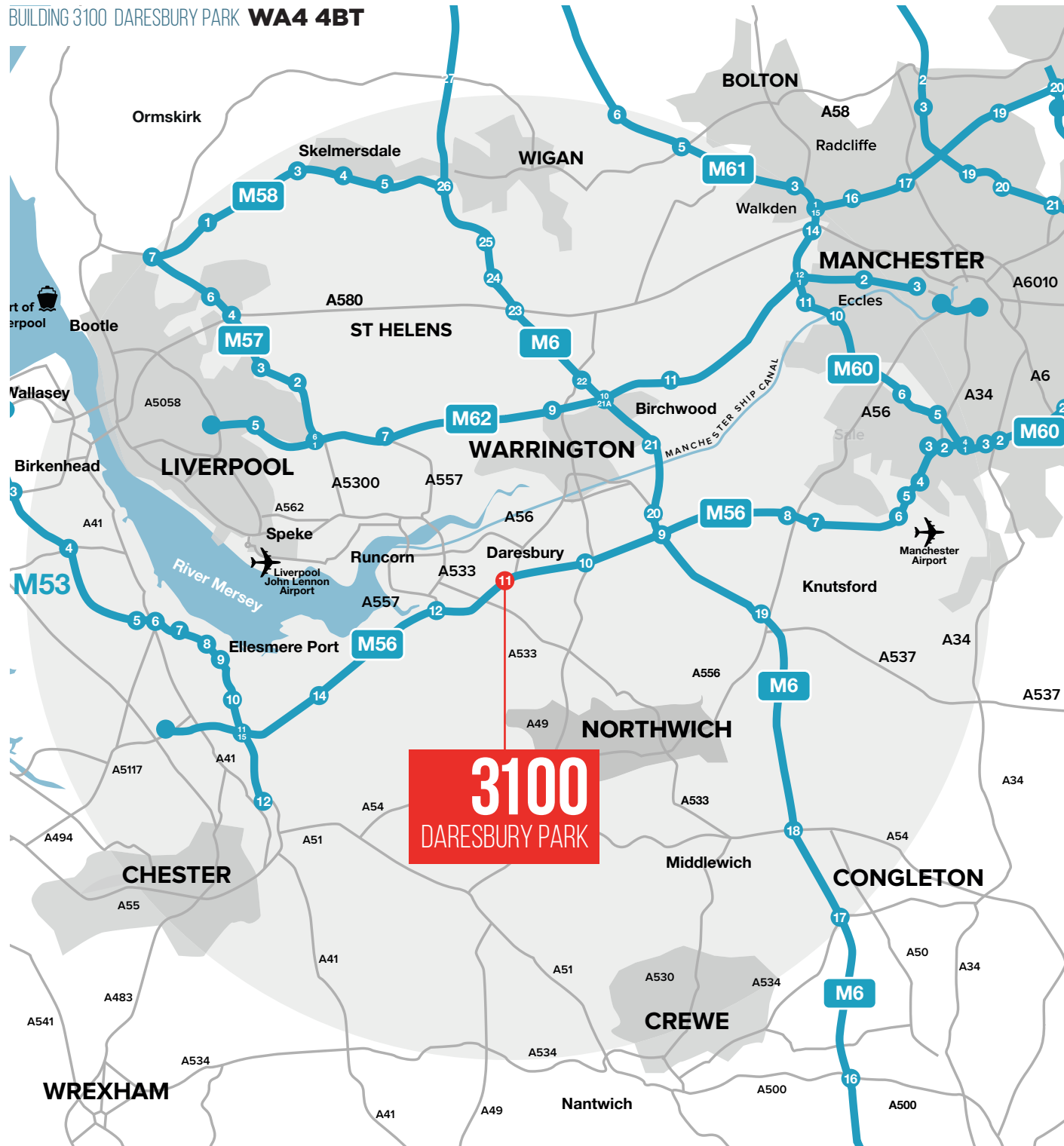
CAVENDISH NUCLEAR

APP SENSE  
OMBUDSMAN SERVICE

**M56**  
JCT 11

TO CHESTER  
17 miles - 22 minutes





## STRATEGIC LOCATION

Located on one of the North West's premier business parks in Cheshire, 1100 Daresbury is located to the South of Warrington and centrally between Manchester and Liverpool, benefitting from fantastic road connectivity via the North West's major road links. Daresbury Park is located at the hub of the of Cheshire's motorway network with immediate access to junction 11 of the M56, and further access to the M6 (6 miles), M53 (12 miles) and M62 (12 miles).

Daresbury Park has benefitted from £9.5m of improvements made to the immediate area, including a brand new dual carriageway link towards Junction 11 of the M56 which reduces traffic congestion for occupiers on the park.

The superior business park is home to a number of highly regarded businesses including ABB, Virgin Healthcare, Ministry of Justice, Redrow homes, Greensill Capital UK and Stannah, and boasts a variety of on-site amenity including the Daresbury Hotel, Gym & Spa and the on-site restaurant Steam, Bake and Grill. Future phases include an additional hotel, nursery and leisure facilities.





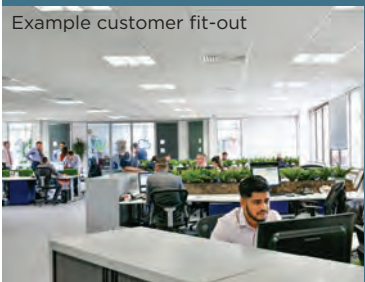
## DESCRIPTION

The building comprises a detached 3-storey pavilion style office finished externally with brick and composite cladding with tinted double glazed windows and powder coated aluminium frames. The building benefits from a full height glazed atrium with access to all floors via 2 lifts and stairs. Internally the offices are fitted out to a high specification to provide:

- Full height glazed atrium
- Minimum floor to ceiling height of 2.7m in the office area
- Fully raised access floors
- Metal tiled suspended ceilings
- Cat II diffused lighting
- 8 person 630 kg lift
- Double glazed window units
- M/F/D WC facilities on each floor
- External high quality landscaping
- EPC Rating: C



Example office suite

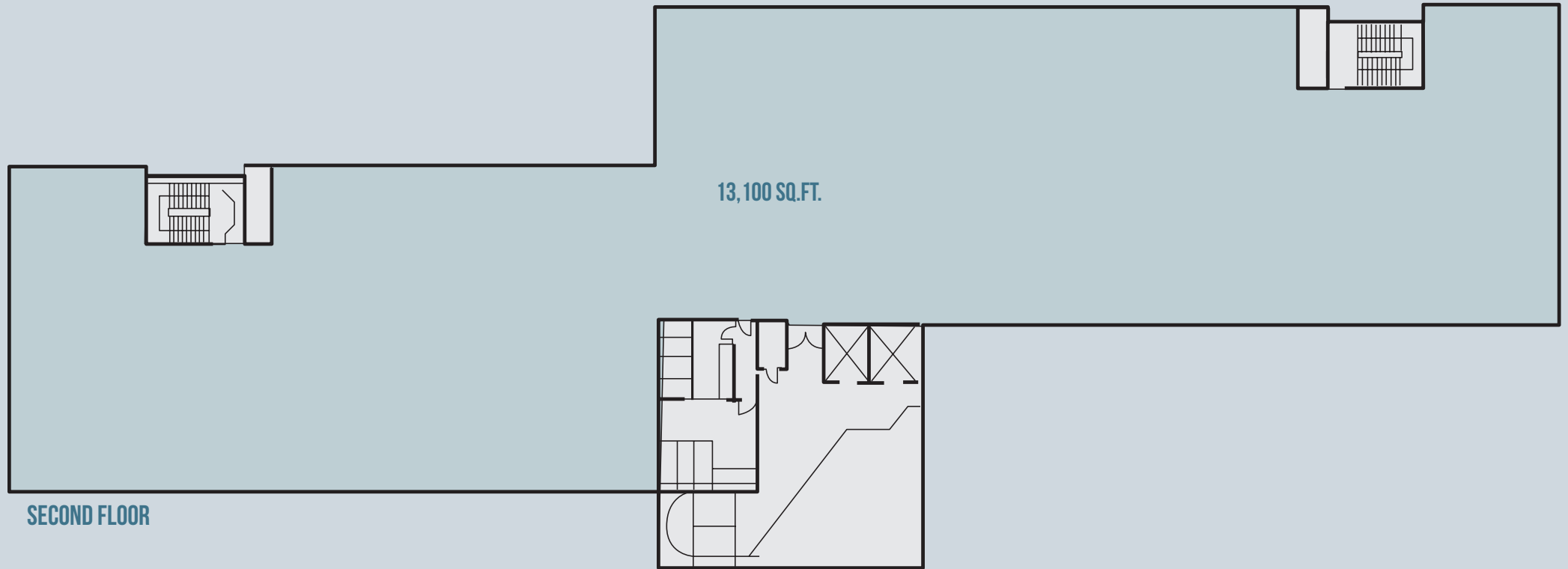


Example customer fit-out



In addition there is an external tarmac surfaced car park providing 246 dedicated spaces (ratio of 1:163 sq ft) with additional soft landscaping.

# FLOOR PLAN



## AVAILABILITY

	Sq Ft	Sq M
Ground Floor	<b>LET TO ABB</b>	
First Floor (part floor)	<b>LET TO ABB</b>	
Second Floor	13,100	1,217
<b>Total Availability</b>	<b>13,100</b>	<b>1.217</b>

# 3100

## DARES BURY PARK

WARRINGTON CHESHIRE **WA4 4BT**

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Developments

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**NWP**  
NORTH WEST PORTFOLIO

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