

7750

DARESBURY
PARK

CHESHIRE, WA4 4BS



TO LET / HIGH QUALITY OFFICE SPACE / 1,900 SQ FT - 3,800 SQ FT

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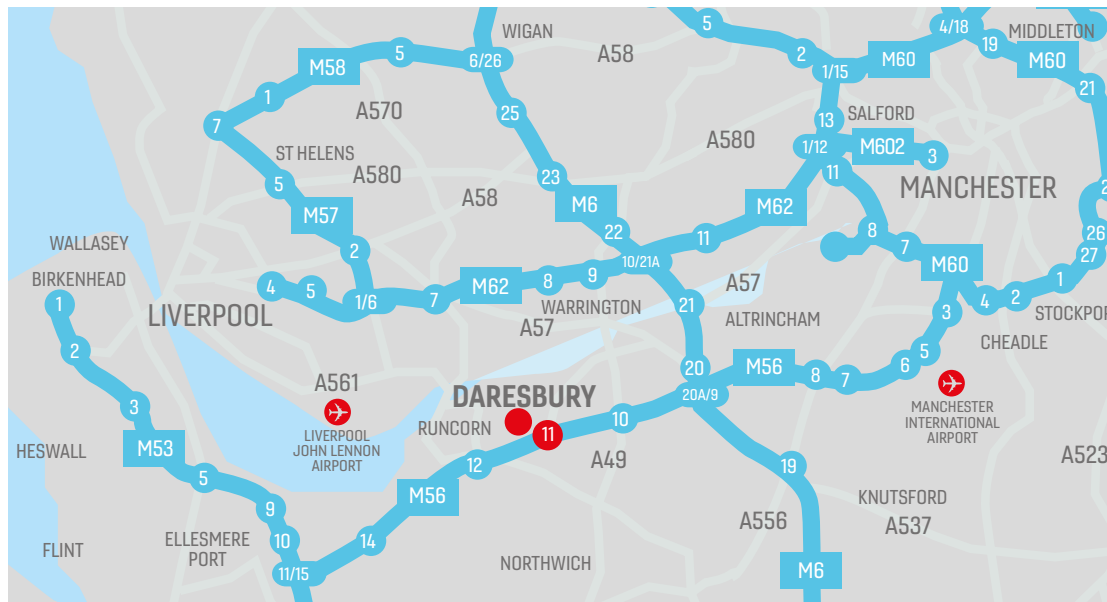
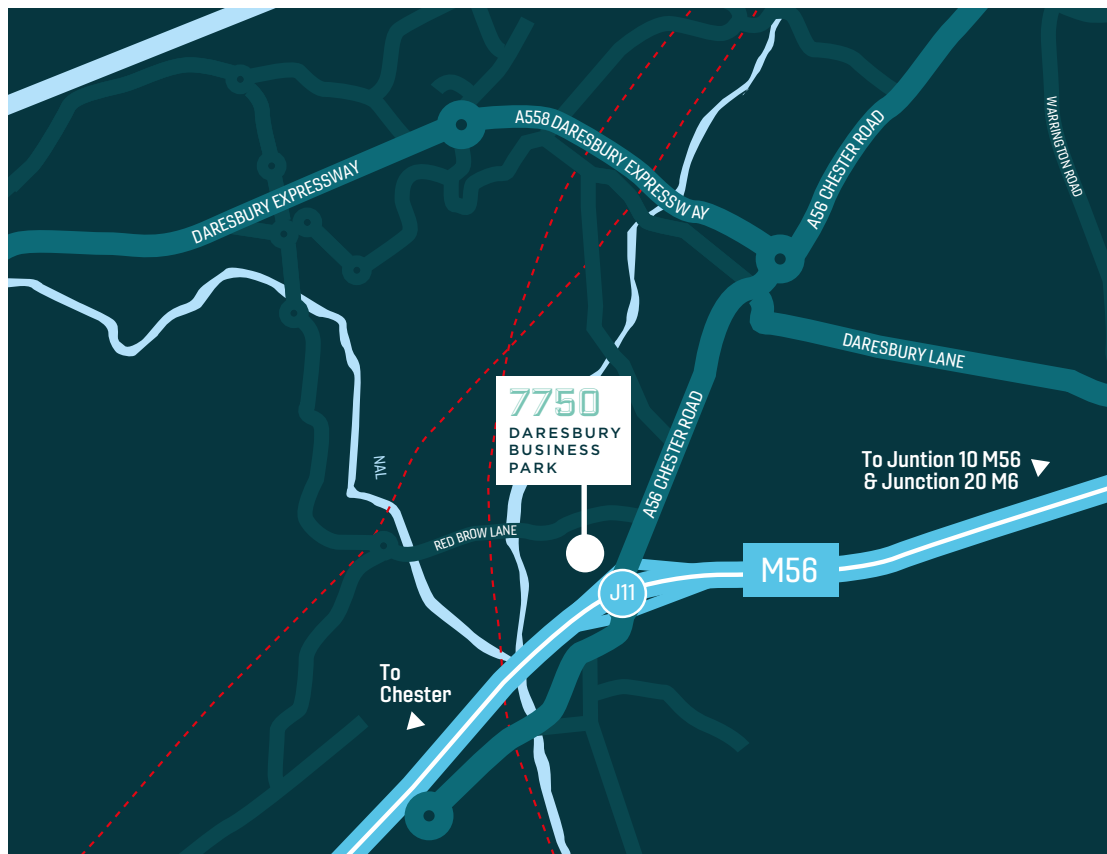
DARESBUY
BUSINESS
PARK

WARRINGTON, WA4 4BS

LOCATION

Strategically located adjoining J11 M56, Daresbury Park is one of the most prominent office locations in the region with the M6, M62 and M53 motorways all easily accessible.

Daresbury Park is south west of Warrington and mid-way between Chester, Liverpool and Manchester together with Liverpool and Manchester Airports. The on site Daresbury Park Hotel provides spa, bar and restaurant facilities



LOCATED JUST OFF
JCT 11 OF THE M56



AIRPORTS WITHIN A
20 MINUTE DRIVE



DARESBUY
HOTEL ON SITE



RUNCORN TRAIN
STATION 5 MILES AWAY

7750

DARESBURY BUSINESS PARK

WARRINGTON, WA4 4BS



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DARESBURY BUSINESS PARK

ADDISON PROJECT

SENTINEL PERFORMANCE SOLUTIONS

CTS

BRIGGS & FORRESTER

REDROW

MATRIX NETWORKS

ABB LIMITED

OMBUDSMAN SERVICES

IVANTI SOFTWARE

DARESBURY PARK HOTEL & SPA

AD HOLDINGS

PM PROJEN

J11

A56

DARESBURY PK

M56

7750

DARESURY
BUSINESS
PARK

WARRINGTON, WA4 4BS



SPECIFICATION

The self contained buildings benefit from the following specification:

- Semi-detached office premises
- Available as a whole or floor by floor
- Fully refurbished
- Fitted space including glazed offices and kitchen
- Suspended ceilings incorporating LED lighting
- Full access raised floors
- 24/7 site security
- 16 car parking spaces



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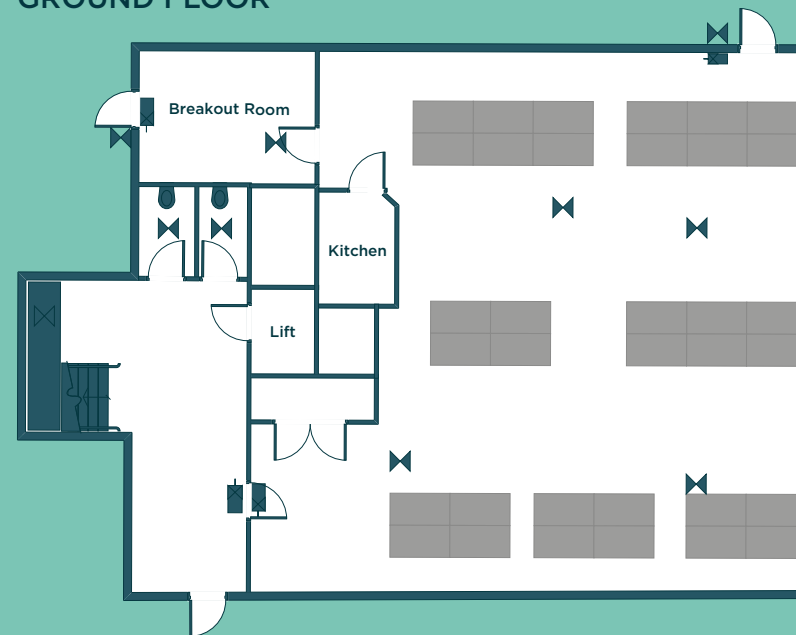


ACCOMMODATION

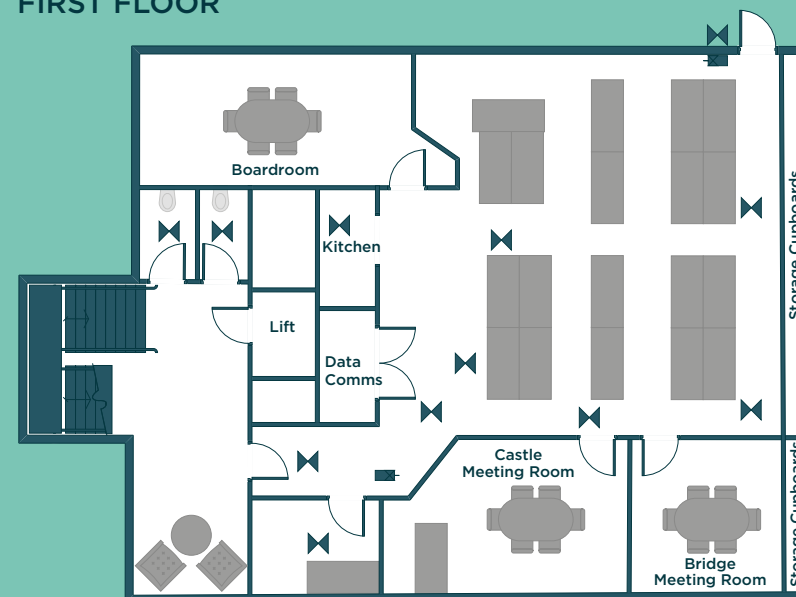
FLOOR	SQ FT	SQ M	CAR SPACES
GROUND	1,900	176.5	16
FIRST	1,900	176.5	
TOTAL	3,800	363.0	

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



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BUSINESS
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WARRINGTON, WA4 4BS



FURTHER INFORMATION

TERMS

The building is available To Let.

EPC

The building has a rating of C52 and can be provided on request.

VAT

All figures are quoted exclusive of VAT.

CONTACT

For more information, please contact the joint agents:



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