

TO LET

FULLY FITTED-OUT
HIGH QUALITY OFFICE SPACE

1100

DARESBURY PARK

WARRINGTON CHESHIRE **WA4 4HS**





Example office fit-out suite

SUPERIOR OFFICE SPACE

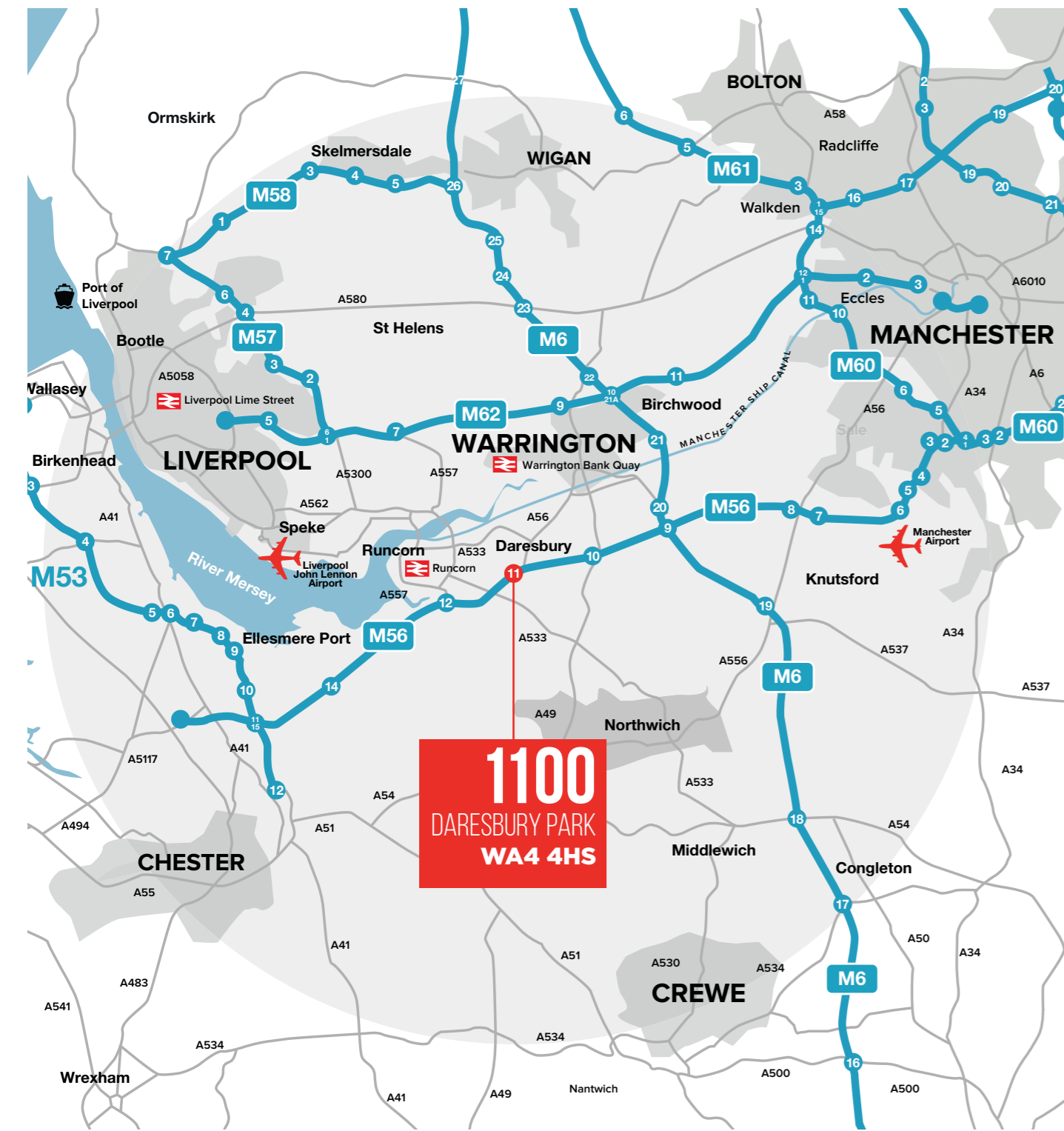
Totalling 41,500 sq ft of high quality work space, 1100 Daresbury is one of the largest offices at Daresbury Business Park boasting three floors of premium workspace and on-site car parking set within landscaped grounds. Each floor averages 13,500sq.ft. and the flexible floor plates can be subdivided or kept as open plan workspace dependant on your business requirements.

Boasting air-conditioning, raised floors and suspended ceilings, the newly refurbished floors are ideal for well-established and blue chip companies looking for their next North West base.



BUILDING 1100 DARESBUY PARK WA4 4HS









STRATEGIC LOCATION

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 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 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, HCRG Care Group, Ministry of Justice, Redrow homes and Stannah.

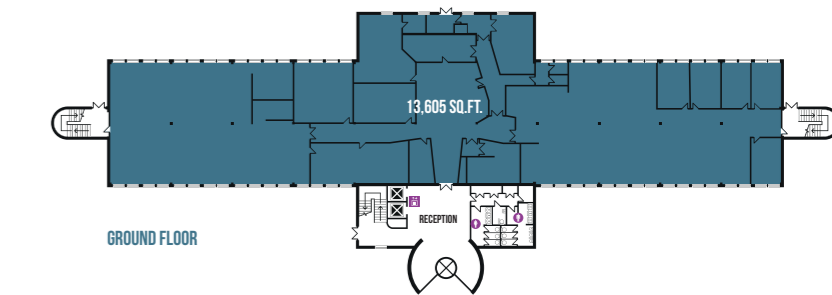
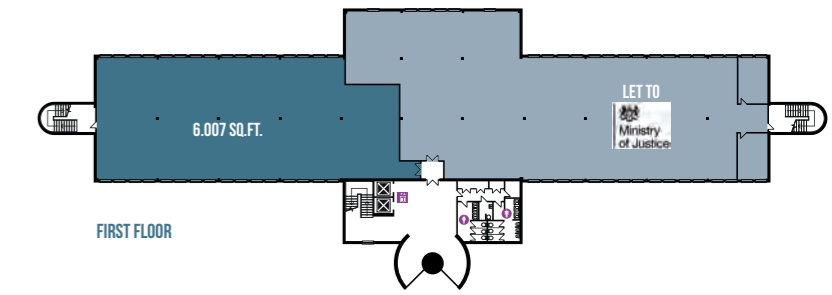
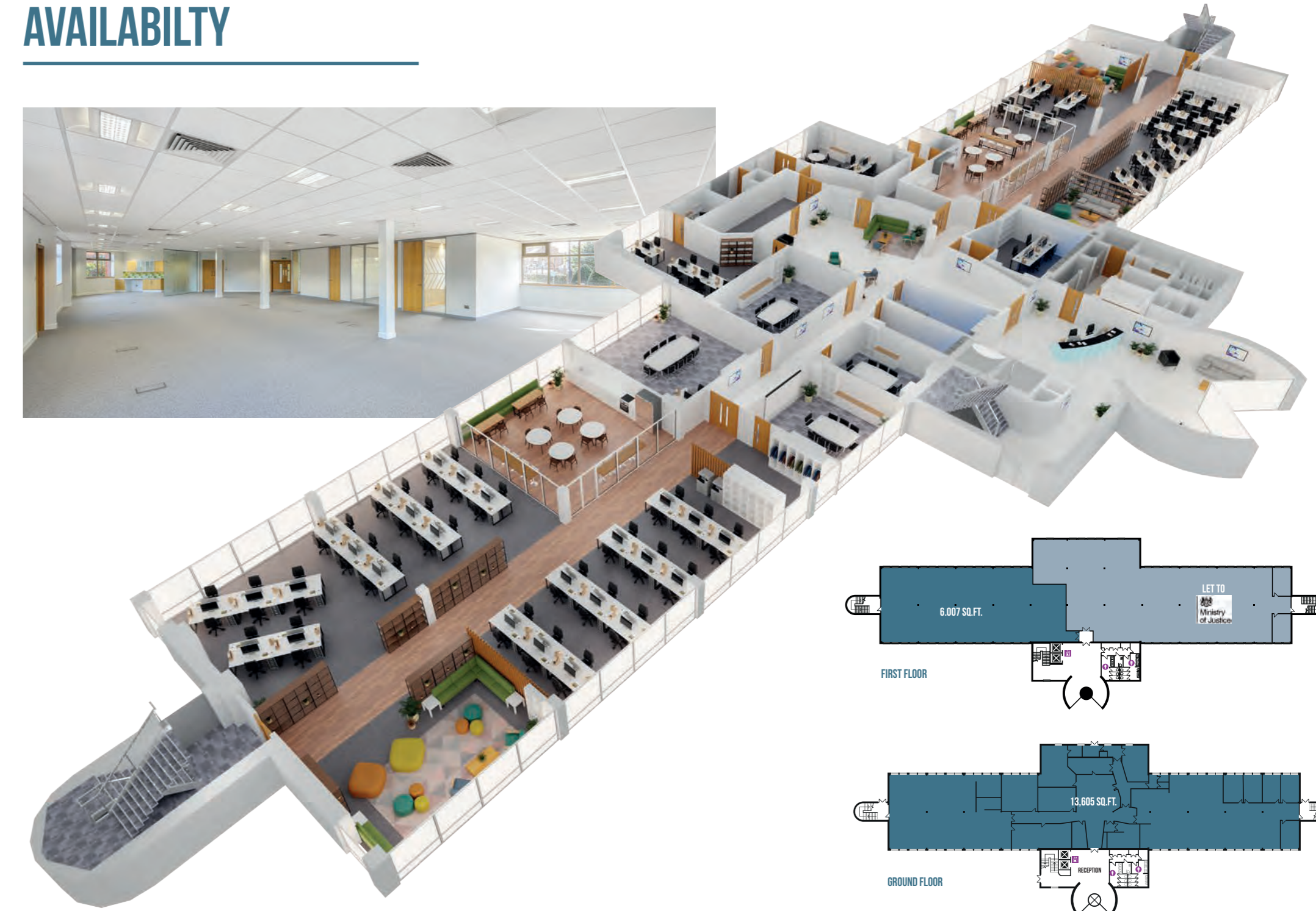
-  **Warrington Bank Quay 1.45hrs to London**
-  **Runcorn Station 2hrs to London**
-  **Manchester Airport 20mins drive**
-  **John Lennon Airport 22mins drive**

YOUR SPACE YOUR WAY



COMING SOON: ON-SITE CUSTOMERS CAFE

AVAILABILITY



THE BUILDING

The property has the following approximate net internal floor areas:

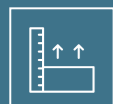
	SQ.FT.	SQ.M.
Ground Floor	13,605	1,264
First Floor (part floor)	6,007	558
Total	19,616	1,822



100% renewable electricity



Comfort cooling



Full access raised floor



Flexible office space



On-site parking



2 x 8 person lifts



Building manager



Landscaped grounds

1100

DARESURY PARK

WARRINGTON CHESHIRE **WA4 4HS**



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