



1200

DARESBUY PARK

DARESBUY, WARRINGTON, WA4 4HS

**FOR SALE (MAY LET)**

HIGH QUALITY MODERN SELF-CONTAINED OFFICE BUILDING

**31,250 SQ FT (2,903 SQ M)**





## LOCATION

Daresbury Park has developed as one of the region's most attractive office locations, sitting right at J11 of the M56, ensuring superb access to Manchester International and John Lennon Airports, the regional motorway network and a high quality labour force.

Warrington lies some 5 miles to the north, whilst Manchester can be reached within 30 minutes. Extending to 225 acres (91 ha) approx, the development has attracted technology companies such as Vistorm and Appsense, as well as Virgin Care, Greensill Capital & ABB. Daresbury Park Hotel provides an on site leisure club and conference venue, whilst further development at Daresbury Park will include retail and leisure facilities, along with a creche.

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# MAPS

LOCATION

MAPS

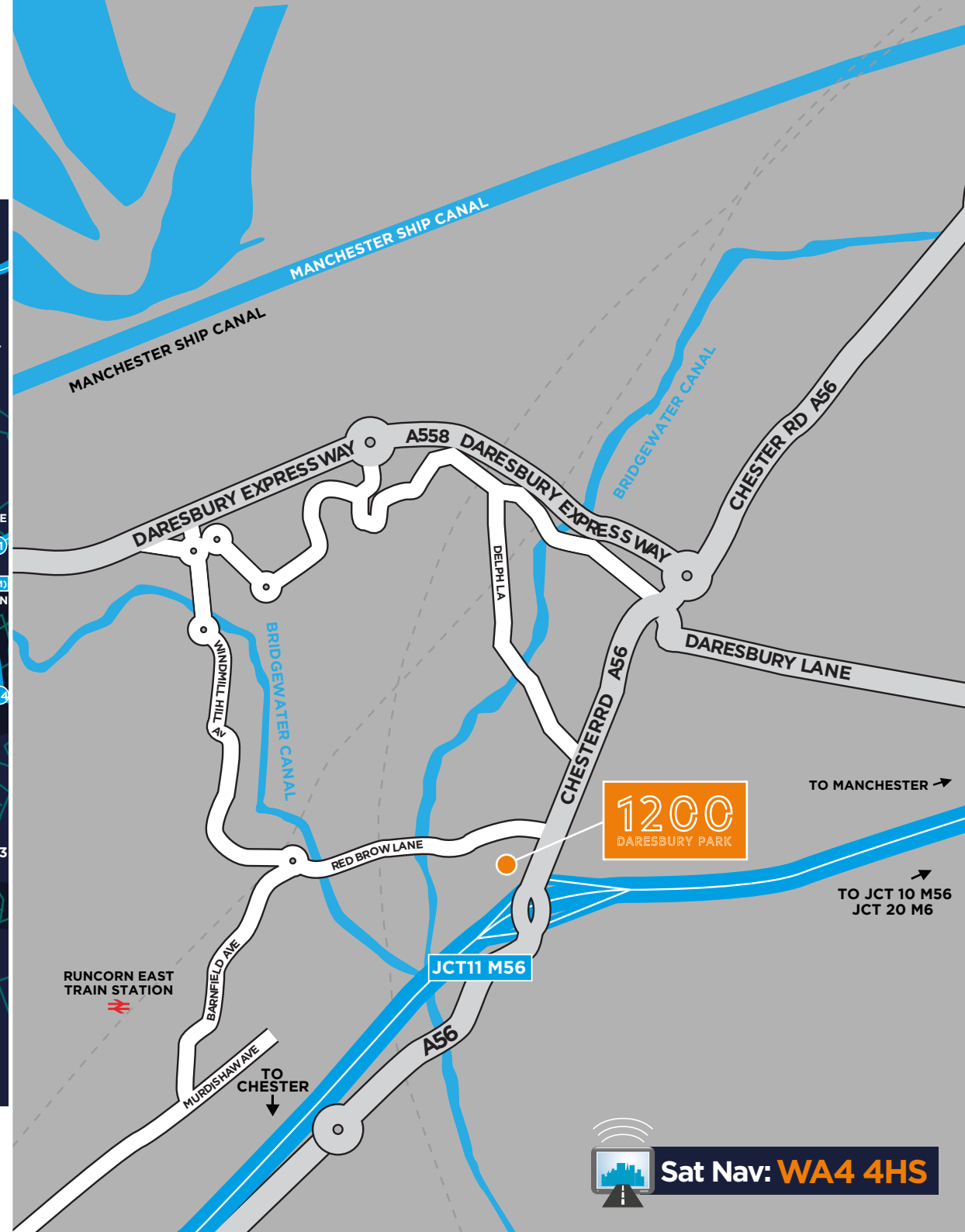
AERIAL

DESCRIPTION

ACCOMMODATION

TERMS

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# AERIAL

LOCATION

MAPS

**AERIAL**

DESCRIPTION

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CINNABAR COURT

CHESTER ROAD (A56)

DARESBUY PARK HOTEL & SPA

THE MAST GROUP

JUNCTION 11

ABB

APPSENSE

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## DESCRIPTION

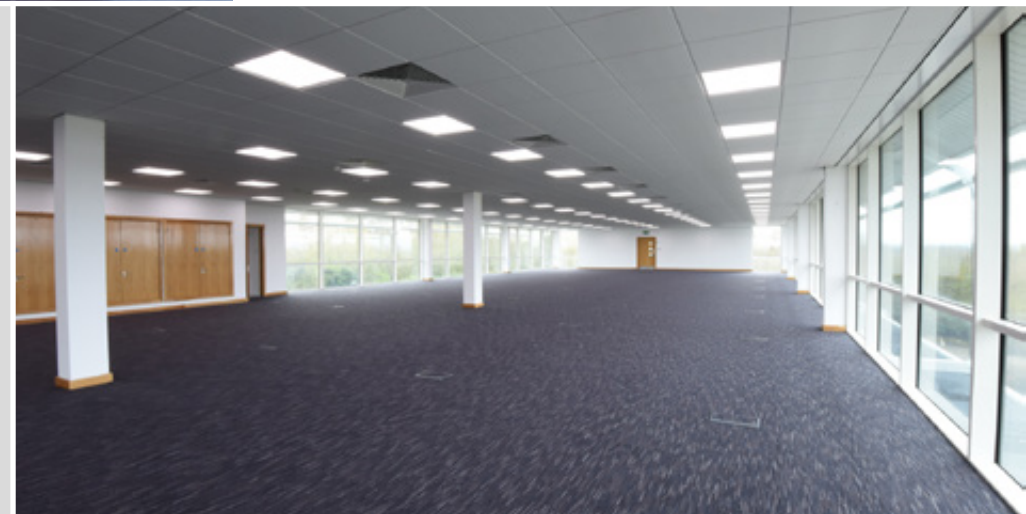
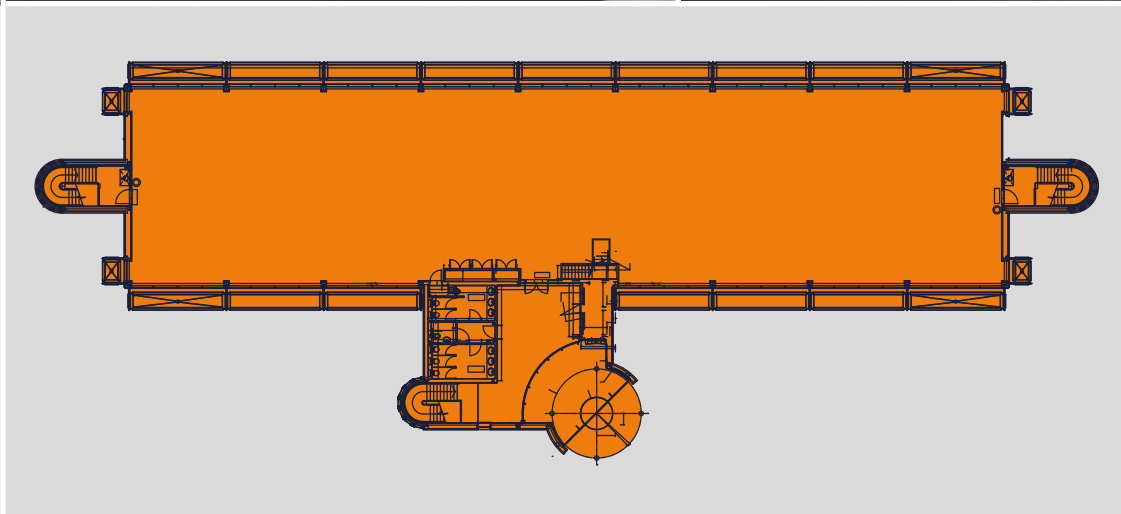
1200 Daresbury Park is a 3-storey modern self-contained office building designed to a high specification, including:

- Full access raised flooring with 150mm void
- VRF air-conditioning / heating system
- Full-height glazed reception atrium and lift foyer
- 144 car parking spaces - ratio of 1:217 sq ft
- 2 x 8-person passenger lifts
- Open plan offices with floor to ceiling glazing

Built in 2002, 1200 Daresbury Park provides 3 floors of high quality, flexible office space in the attractive setting of Daresbury Park. Each floor provides just over 10,000 sq ft (929 sq m) of accommodation, served by a central core. Externally, the site includes a landscaped car parking area with feature paving and a barrier controlled entrance.







## ACCOMMODATION

The building has been measured and provides the following sizes:

	SQ FT	SQ M
GROUND FLOOR	11,015	1,023
1ST FLOOR	10,125	940
2ND FLOOR	10,110	939
TOTAL	31,250	2,903

## EPC

The EPC rating for 1200 Daresbury Park is C62.





## TERMS

Available freehold. Consideration may be given to a letting of the whole by way of a full repairing and insuring lease of negotiable length incorporating 5 yearly rent reviews.

## RATES

The property is currently assessed at a Rateable Value of £365,000, producing payable rates of £186,880 pa for 2023/24. Interested parties are advised to check the figures with Halton Borough Council.







## CONTACT

By appointment with the joint agents:

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