



1200

DARES BURY PARK

DARES BURY//WARRINGTON//WA4 4HS

HIGH QUALITY MODERN
SELF-CONTAINED OFFICE BUILDING
31,250 SQ FT (2,903 SQ M)
FLOORS FROM **10,110 SQ FT**

TO LET

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, BNFL & 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.

[CLICK FOR MAPS](#)

[CLICK FOR AERIAL](#)



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LOCATION

DESCRIPTION

ACCOMMODATION

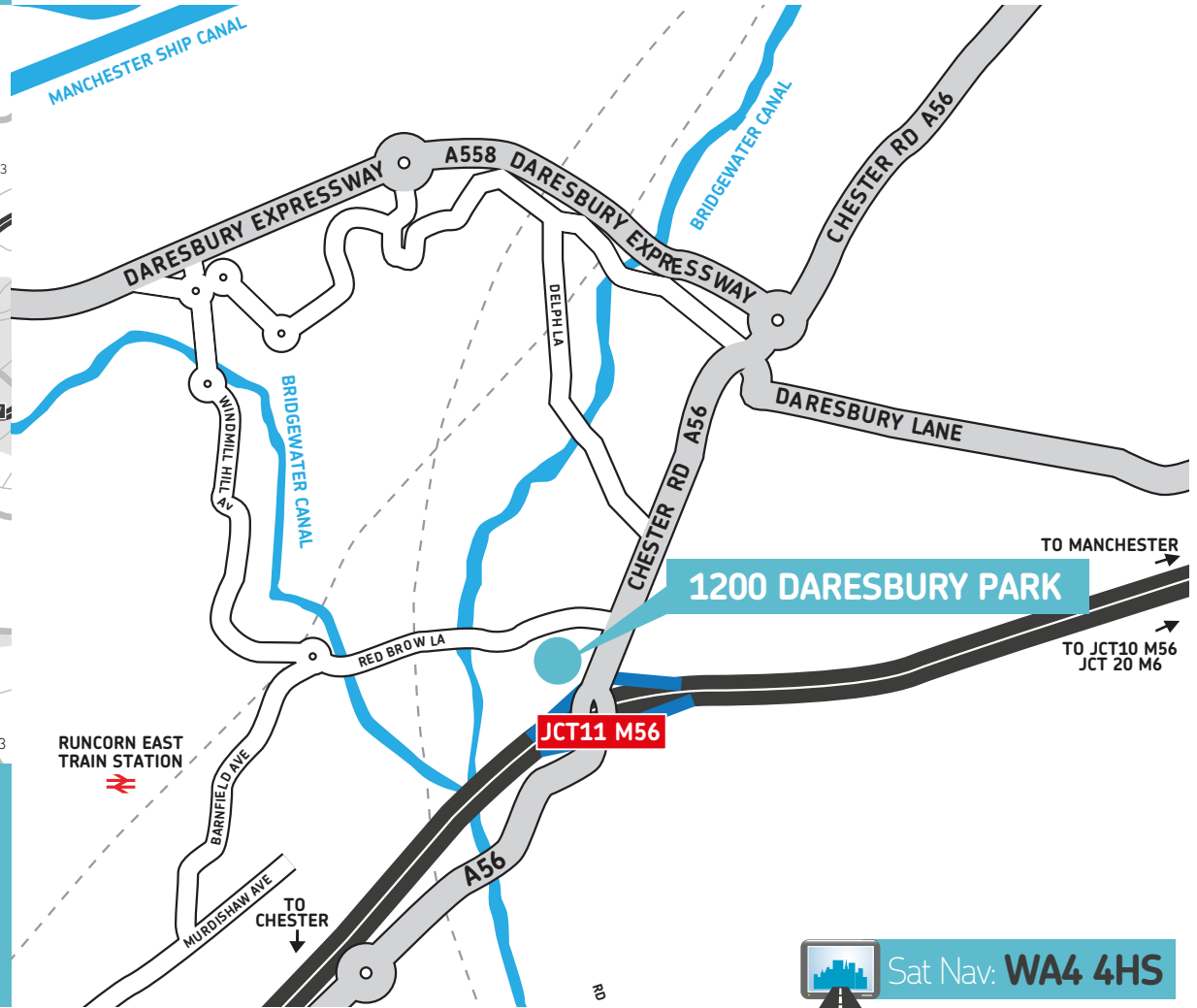
TERMS

CONTACT



CLICK FOR LOCATION

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Sat Nav: **WA4 4HS**

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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 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.



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D A R E S B U R Y // W A R R I N G T O N // W A 4 4 H S

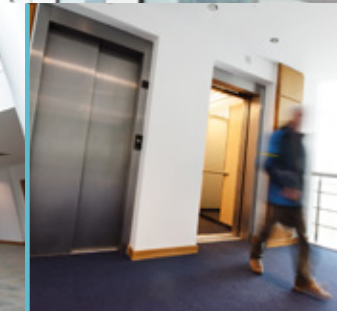
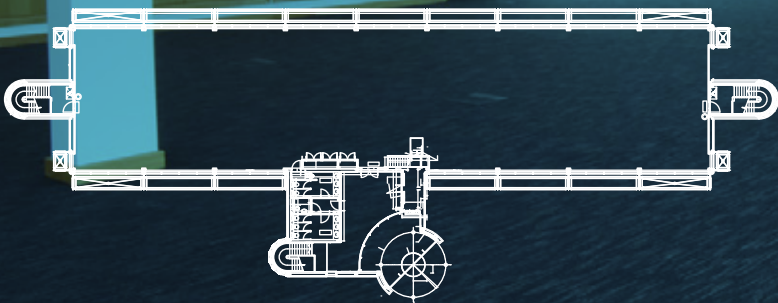
The building has been measured and provides the following sizes:

GROUND FLOOR	11,015 sq ft (1,023 sq m)
1ST FLOOR	10,125 sq ft (940 sq m)
2ND FLOOR	10,110 sq ft (939 sq m)
TOTAL	31,250 sq ft (2,903 sq m)

EPC

The EPC rating for 1200 Daresbury Park is C62.

Typical floor plan



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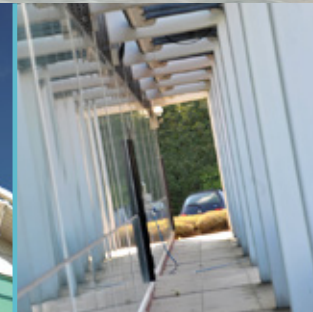
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TERMS

New full repairing and insuring lease of negotiable length incorporating 5 yearly rent reviews.
Rent on application.

RATES

The property is assessed at a Rateable Value of £355,000, producing payable rates of £178,920 for 2019/20, subject to any transitional arrangements. Interested parties are advised to check the figures with Warrington Borough Council.



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VIEWING

By appointment with the joint agents:

**Madison
Commercial**
0161 877 1660

Martin Stringer
E: martin@madisoncommercial.co.uk

**Matthews
& Goodman**
0161 839 5515
www.matthews-goodman.co.uk

David Laws
E: dlaws@matthews-goodman.co.uk

Steve Brittle
E: sbrittle@matthews-goodman.co.uk

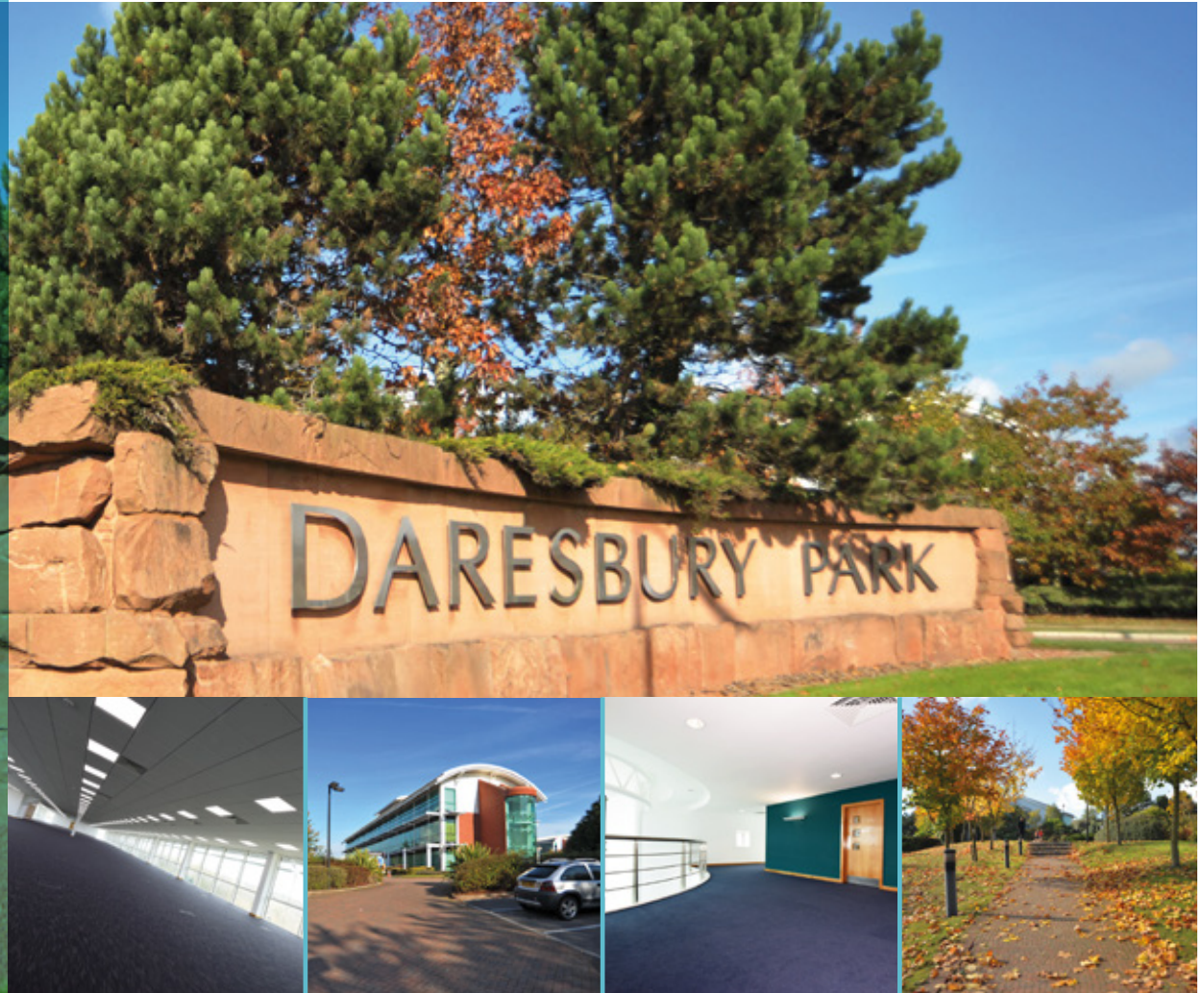
**Roberts
Vain Wilshaw** CHARTERED
SURVEYORS
0161 401 5060
www.rwvcs.co.uk

Jane Marshall
E: jane.marshall@rwvcs.co.uk

Joseph Wilshaw
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B L A Z E
MARKETING



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