



DARESBURY COURT

EVENWOOD CLOSE, MANOR PARK, RUNCORN, WA7 1LZ



TO LET

MODERN OFFICES
SUITES AVAILABLE FROM 1,750 TO 4,080 SQ FT

- ▶ Mature woodland setting
- ▶ Self-contained offices laid out to open plan
- ▶ Double glazed windows providing superb levels of natural light
- ▶ Kitchen facilities, male, female & disabled toilets
- ▶ Generous designated car parking spaces

ENTER



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LOCATION

Daresbury is situated approximately 9 miles south west of Warrington, 15 miles east of Liverpool, 18 miles north east of Chester and 30 miles south west of Manchester.

The town benefits from excellent transport communications with Junction 7 of the Liverpool M62 motorway approximately 6 miles via the A557, and Junction 11 of the M56 being approximately 2 miles to the south. The nearby town of Runcorn is just 2 miles away providing excellent rail links, via two railway stations, providing rail links to locations including Warrington, Manchester, Chester and North Wales and frequent services to both Liverpool and London Euston. Manchester and Liverpool John Lennon Airports are also situated within easy reach.

The nearby Mersey Gateway is a new 1.5 mile six-lane toll bridge over the River Mersey between Runcorn and Widnes. The £1.86 billion project opened in Autumn 2017 and forms the centrepiece of a new and improved link road connecting the M56 Motorway (J12) to the south with the A562 Speke Road in Widnes to the north.



EXCELLENT TRANSPORT
COMMUNICATIONS

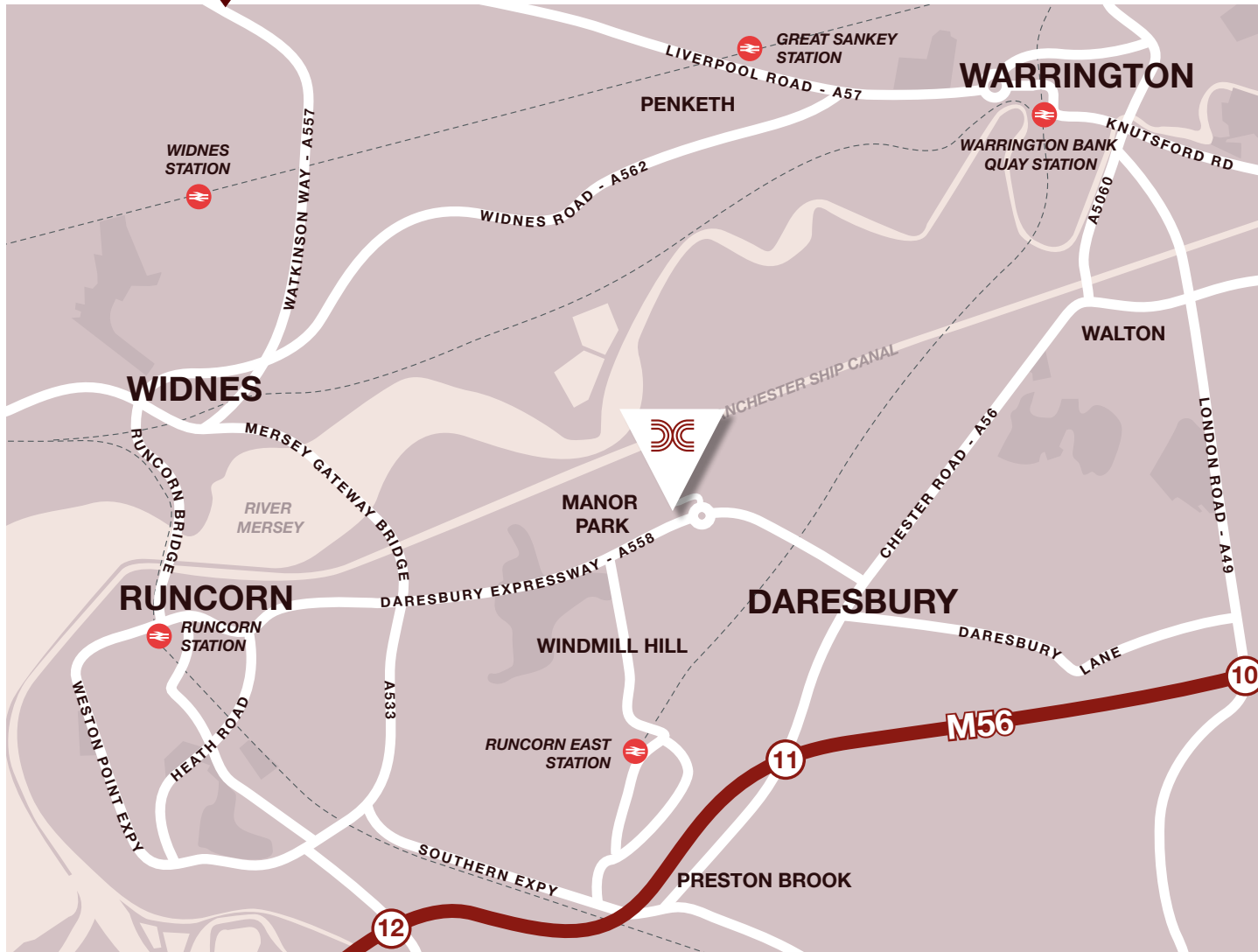


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SAT NAV: WA7 1LZ

SITUATION

Manor Park is one of the North West's premier business parks comprising approximately 300 acres. The Park is home to a number of leading companies including Eddie Stobart, Lidl, B&M, Matthew Clark, UK Mail and Atos Origin. Daresbury Court is situated on Evenwood Close, adjacent to Atos Origin and the Evenwood Arms just off Blackheath Lane.





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DESCRIPTION

Daresbury Court comprises a development of modern office units arranged around a central courtyard within an attractive landscaped setting. The specification briefly comprises;

- ▶ Attractive brick elevations and tiled roofs
- ▶ Full height glazed entrance areas
- ▶ Raised carpeted floors with integral power and communication sockets
- ▶ Suspended ceilings with recessed lighting
- ▶ Central heating via hot water radiators
- ▶ Double glazing throughout
- ▶ Male and female WCs and disabled WC facilities are provided
- ▶ Generous designated parking
- ▶ Fully DDA compliant
- ▶ Mature woodland setting





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ACCOMMODATION

From measurements taken on site we calculate that the accommodation extends to approximately;

Unit 14 GF	2,040 sq ft	189.5 sq m
Unit 14 FF	2,040 sq ft	189.5 sq m
Total	4,080 sq ft	379 sq m

Unit 15 GF	1,750 sq ft	162.6 sq m
Unit 15 FF	1,750 sq ft	162.6 sq m
Total	3,500 sq ft	325.2 sq m

Consideration will be given to letting on a floor by floor basis.

**SET WITHIN AN ATTRACTIVE
LANDSCAPED SETTING**





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TERMS

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Unit 14 - £44,880 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Unit 15 - £38,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Consideration will be given to letting on a floor by floor basis.

RATES

The current Rateable Value for Unit 14 is £36,750. The rates payable for 2022 are approx £18,339.

The current Rateable Value for Unit 15 is £31,250. The rates payable for 2022 are approx £15,594.

Prospective tenants should make enquiries of the relevant authority.

EPC

Unit 14 - C60.

Unit 15 - C59.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly through the sole agent:

Mark Coulthurst

t. 0151 242 3123

m. 07767 685 598

e. mark.coulthurst@masonowen.com

**mason
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Misrepresentation Act 1967. Unfair Contract Terms Act 1977
The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. March 2022.
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