

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.

TO WARRINGTON

DRIVE TIMES

- MANCHESTER AIRPORT 17 miles - 20 minutes
- WARRINGTON 6 miles - 12 minutes
- CHESTER 16 miles - 25 minutes
- JOHN LENNON AIRPORT 13 miles - 23 minutes
- LIVERPOOL 20 miles - 35 minutes

DARESBURY PARK EXTENSION

CINNABAR COURT

THE DARESBURY PARK
HOTEL & SPA

ABB

TO MANCHESTER ✈️

TO LIVERPOOL ✈️

VISTORM

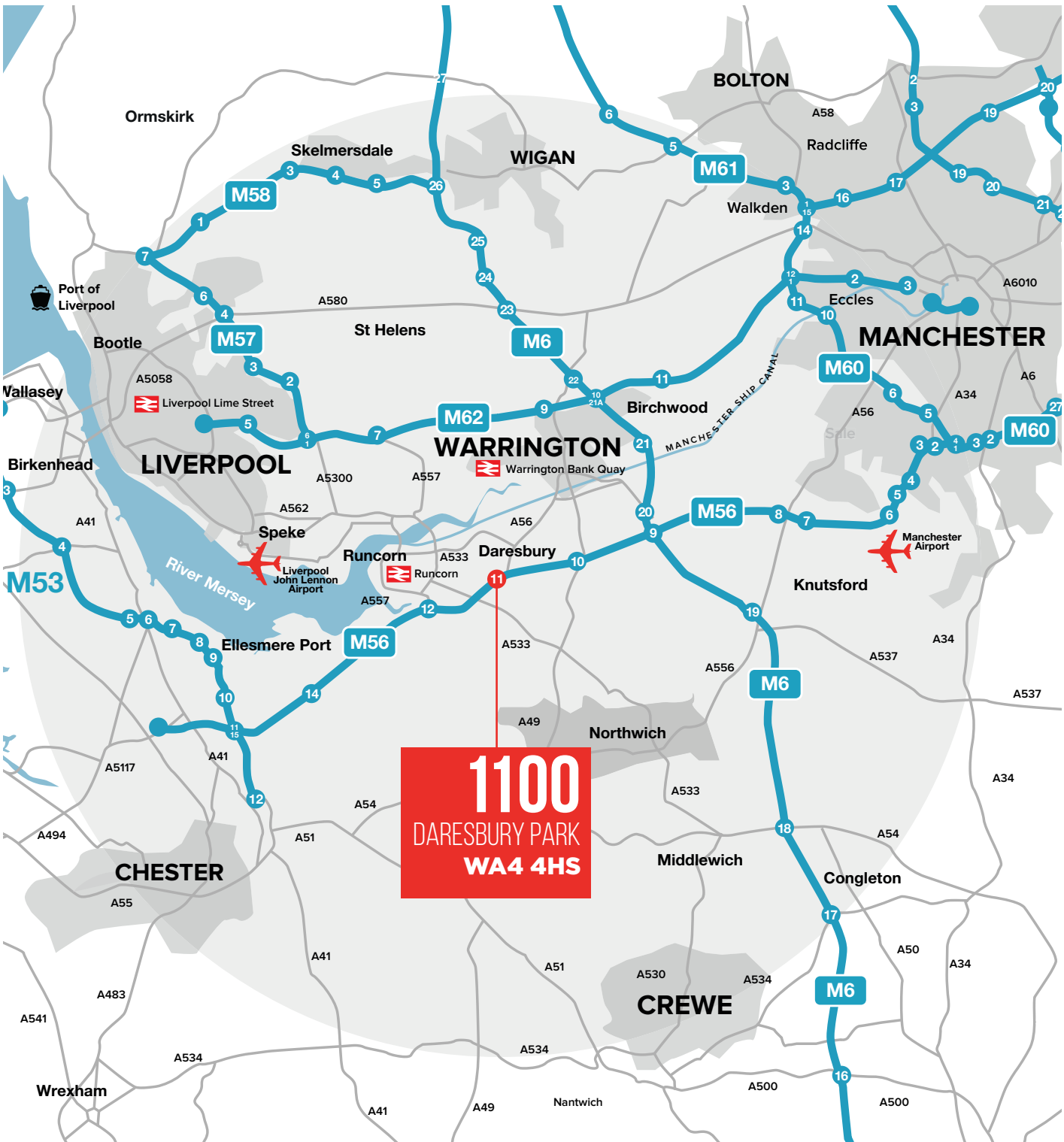
CAVENDISH NUCLEAR

APP SENSE
OMBUDSMAN SERVICE

M56
JCT 11

1100
DARESBURY PARK

TO CHESTER







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 the 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.

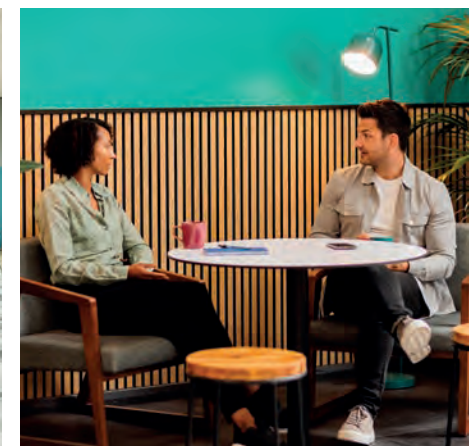
The superior business park is home to a number of highly regarded businesses including ABB, HCRG Care Group, Ministry of Justice, Redrow homes and Stannah.

-  **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





100% renewable electricity



Comfort cooling



Full access raised floor



Flexible office space



On-site parking



2 x 8 person lifts



Building manager



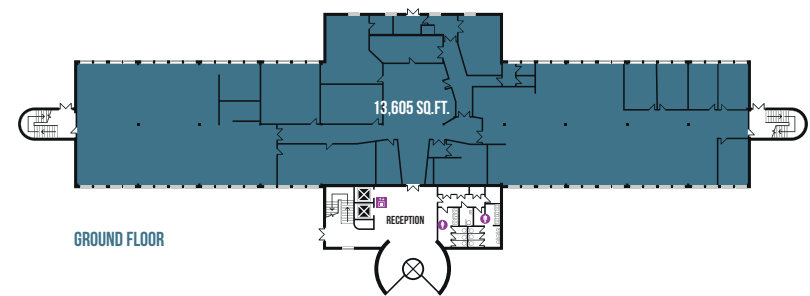
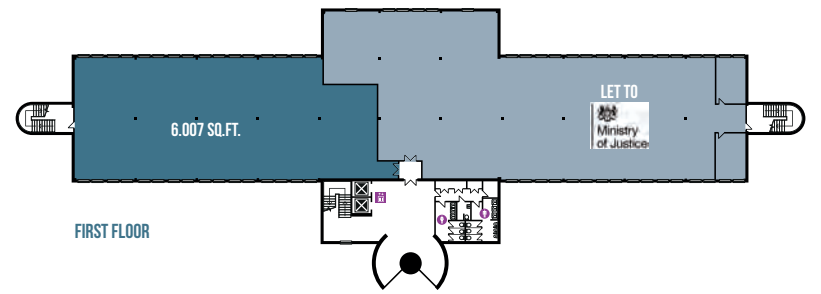
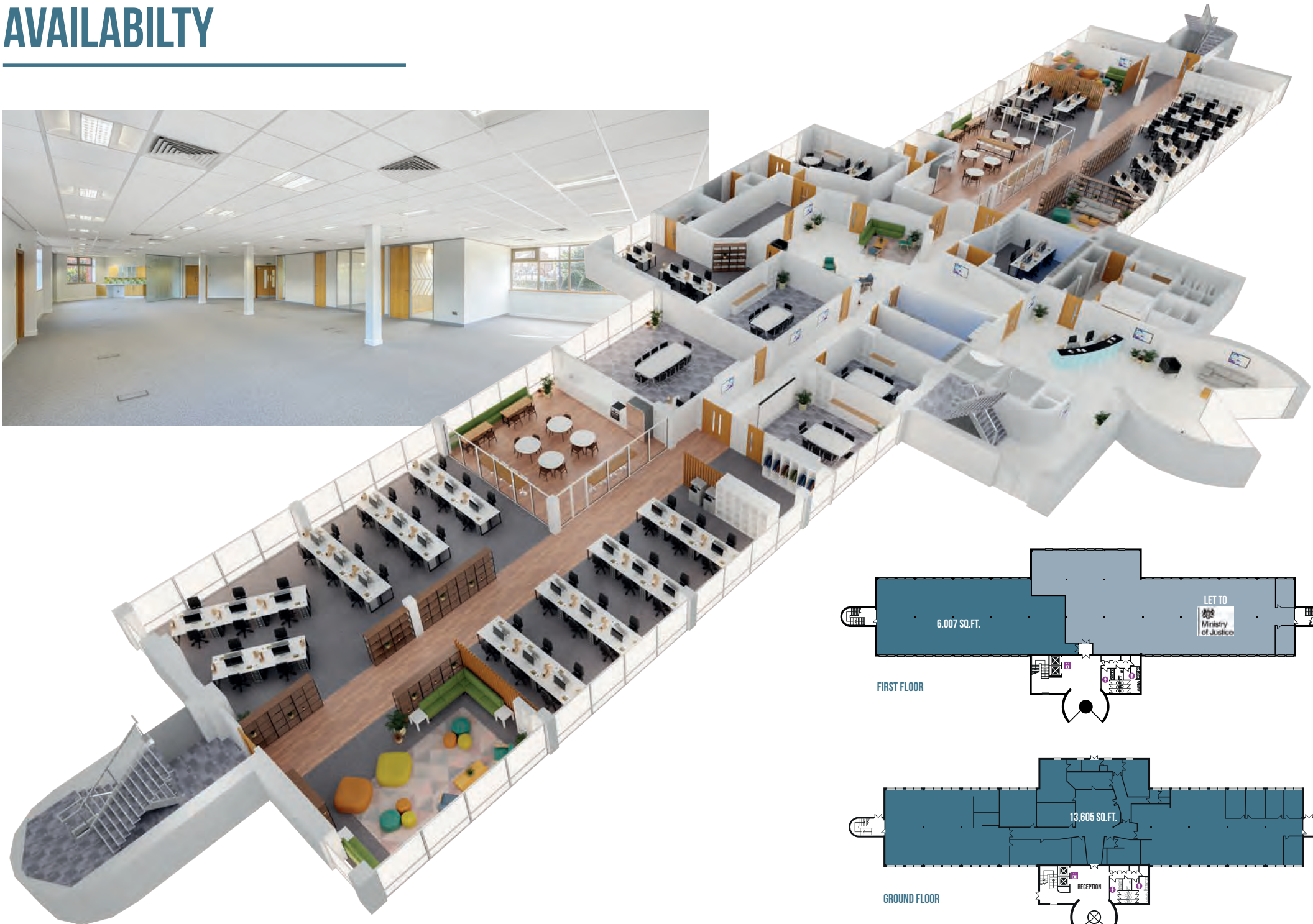
Landscaped grounds

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

AVAILABILITY



1100

DARES BURY PARK

WARRINGTON CHESHIRE **WA4 4HS**



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NWP
NORTH WEST PORTFOLIO

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