

EPC
'A' RATED


FULLY ELECTRIC, ENERGY EFFICIENT BUILDING

TO LET/FOR SALE

5,170 TO 10,346 SQ FT

9 LAKESIDE DRIVE

CENTRE PARK, WARRINGTON WA1 1RW

A photograph of a two-story detached office building with a light-colored brick facade and large windows. The building features a prominent double-height entrance on the right side. In the foreground, there is a parking lot with a green-painted area and a red running track. The sky is clear and blue. A white geometric network pattern is overlaid on the image.

A 2-STOREY DETACHED OFFICE BUILDING,
NEWLY REFURBISHED THROUGHOUT, WITH
IMPRESSIVE DOUBLE-HEIGHT ENTRANCE
AND STATE-OF-THE-ART 3 PIPE
AIR-CONDITIONING SYSTEM.

9 LAKESIDE DRIVE



ACCOMMODATION

9 Lakeside Drive has been fully refurbished, both internally and externally, to provide high quality air conditioned space. The building is available for immediate occupation.

Description	m ²	sq ft
Ground Floor	480.31 m ²	5,170 sq ft
First Floor	480.86 m ²	5,176 sq ft
Total	961.17 m²	10,346 sq ft



9 LAKESIDE DRIVE



SPECIFICATION

- All window frames, soffit, doors, facia's professionally sprayed*
- New Mitsubishi VRF 3-pipe Air Conditioning System with ceiling grilles *
- New Mitsubishi Fresh Air Heat Exchange providing 12L p/s *
- New LED flat panel lights with PIR controls throughout *
- Fully raised access floors with data cabling and management in-situ
- DDA compliant passenger lift
- Upgraded WC's to private cubicles on each floor
- Bike & shower facilities
- PV Solar Panels (est. savings 30%)
- 2x Rapid EV Charging Points
- Net 2 Door Access Control & Intercom
- Superfast fibre connectivity
- 41 Parking Spaces

** Manufacturer's Warranty applicable*



9 LAKESIDE DRIVE

THE HALLIWELL JONES STADIUM

WARRINGTON TOWN CENTRE

GOLDEN SQUARE SHOPPING CENTRE

A57

A49

A5061

WATERSIDE

A49



WARRINGTON BANK QUAY STATION



VILLAGE HEALTH + WELLNESS CLUB

A49

ACCESS
A second entrance to the park is proposed to access the recently extended Slutchers Lane, linking Chester Road via the new bridge over the River Mersey.

PROPOSED ENTRANCE

RIVER MERSEY

A5060

9 LAKESIDE DRIVE

SPECTRA PARK WARRINGTON
513 NEW HOMES

CENTRE PARK LINK ROAD
OPENED MARCH 2021

NEW BRIDGE LINK WITH CHESTER RD

9 LAKESIDE DRIVE



9 LAKESIDE DRIVE

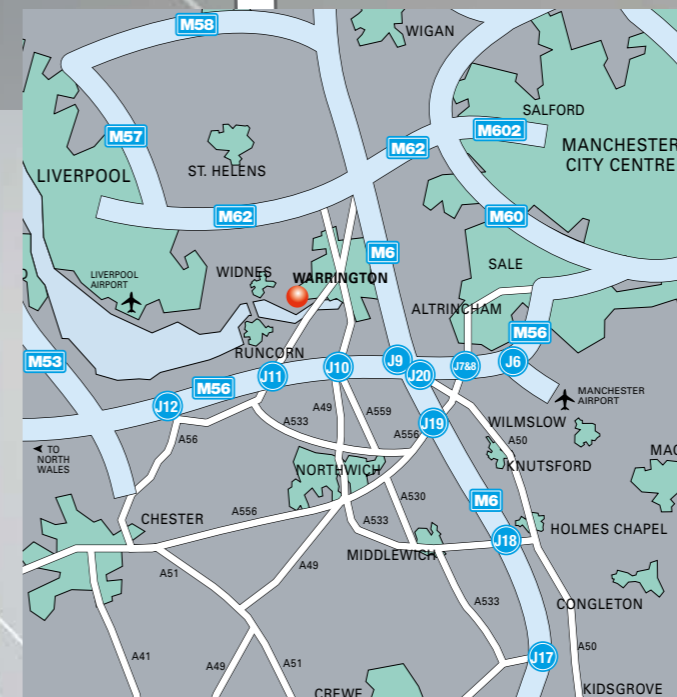
*PV Roof Panel
CGI for indicative purposes only

LOCATION

Centre Park is a well established business location close to Warrington Town Centre and Bank Quay Station, which has regular daily trains to London Euston.

A shuttle bus service operates on the park, where amenities include the Village Hotel & Leisure Club, a Starbucks coffee shop, The Waterside pub/restaurant and hotel.

Manchester Airport is 13 miles away, Liverpool John Lennon Airport 12 miles.



9 LAKESIDE DRIVE

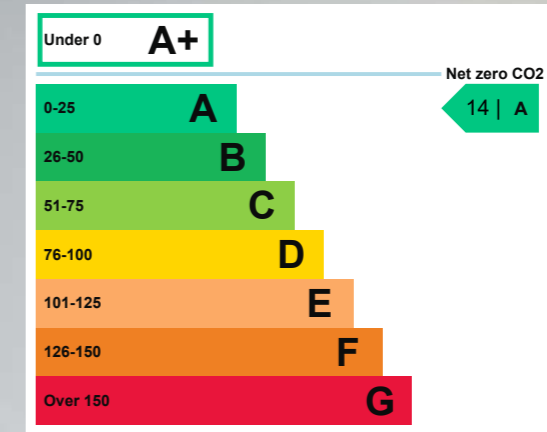


PRICE & LEASE TERMS

On application

EPC

A



VIEWING

By appointment with the joint agents

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ACQUIRED BY



PALLADIUM GROUP

9 LAKESIDE DRIVE

CENTRE PARK, WARRINGTON WA1 1RW



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