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Fully Fitted Office Space To Let - 13,627 Sq Ft



Second Floor, 3200 Daresbury Park, Daresbury, Halton,  
Cheshire, WA4 4BU

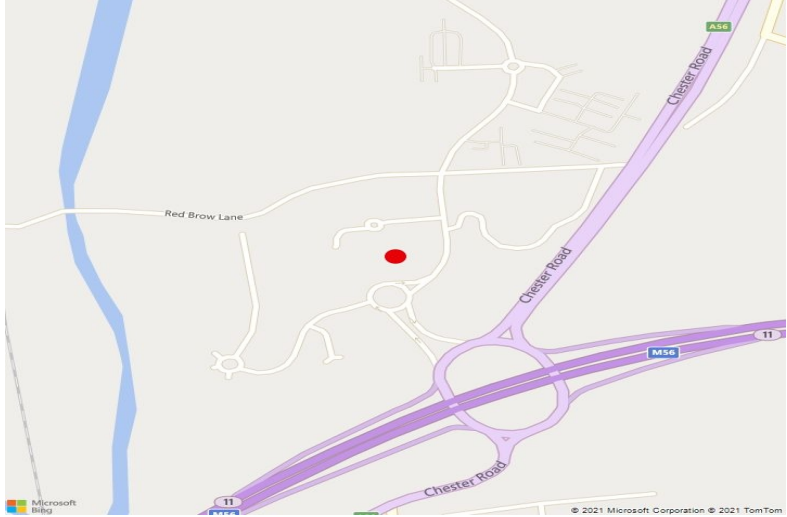
## FEATURES

- High quality fitted out offices
- Full access raised floors.
- 4-pipe fan coil air-conditioning system.
- Imposing full height reception area.
- LED lighting.

## CONTACT

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**LOCATION**

Daresbury Park stands to the south of Warrington in a high-profile position and situated to the east of Runcorn, in Halton Borough. It has direct access from Junction 11 of the M56. Manchester Airport is approximately 20 minutes by road and Liverpool Airport some 25 minutes away. Daresbury Laboratory research facility and Daresbury Hotel are located close by.

Daresbury Park lies within a corridor of economic opportunity in the North West known as the Mersey Belt "Southern Crescent". This corridor runs from Chester and Ellesmere Port through Runcorn to South Manchester and South Stockport.

**DESCRIPTION**

Building 3200 Daresbury Park is a striking 3 storey, Grade A office building, constructed in 2000. The building is set within a mature landscaped business park environment. The 2nd Floor is available to lease measuring 13,627 sq ft, and benefits the following specification:

- High quality fitted out offices
- Full access raised floors.
- 4-pipe fan coil air-conditioning system.
- Imposing full height reception area.
- LED lighting.
- Solar controlled double glazing.
- A car park allocation at a ratio of 1:227 sq ft providing 60 car parking spaces
- WC's on all floors.

**MEASUREMENTS**

The accommodation is currently fully fitted with private offices, open plan areas and meeting space. The accommodation needs to be inspected to fully appreciate this rare opportunity.

**RENT**

The property is available to rent On Application.

**SERVICE CHARGE**

There is a service charge payable of £6 per sqft to cover services, facilities and building maintenance.

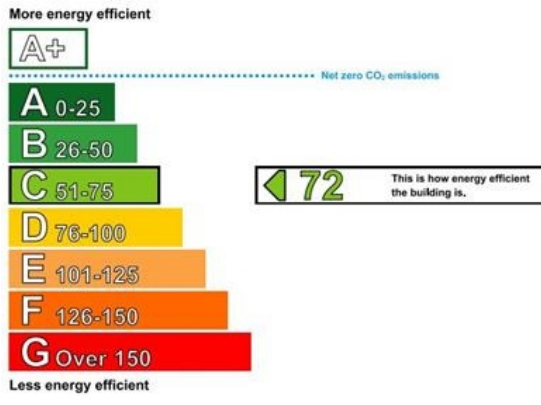
**BUSINESS RATES**

Business rates payable for the current year are expected to be around £5.96 per sqft.

**TERMS**

The accommodation is available by way of a new sub-lease on terms to be agreed.

**EPC**



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