

01925 822112

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To Let - Fully-Fitted, Plug & Play Office - 3,044 to 6,088 sqft



7450 Daresbury Park, Daresbury, Runcorn, Cheshire, WA4 4BS

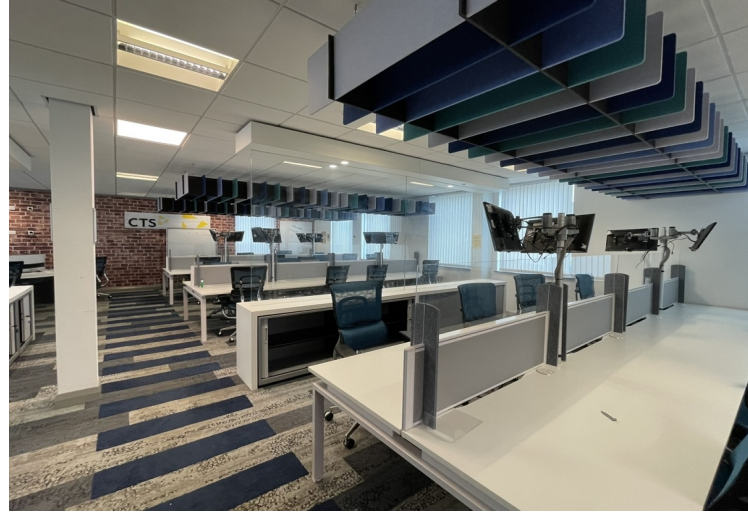
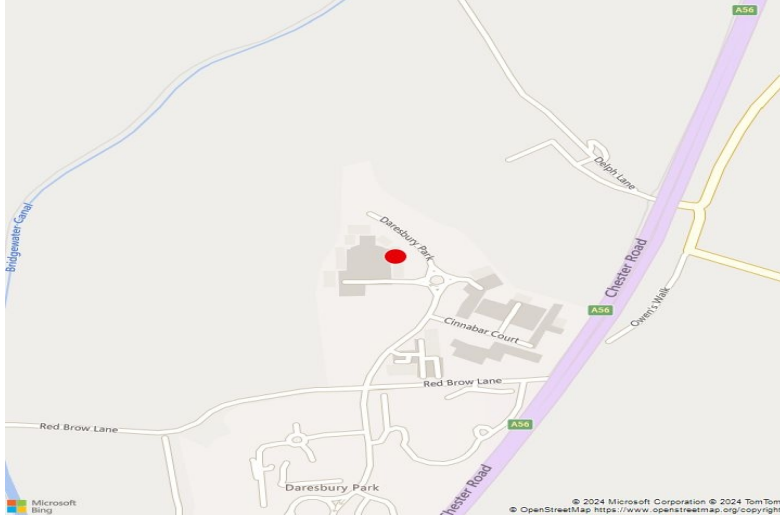
## FEATURES

- Fully-fitted, plug & play
- Meeting rooms and private offices
- Large break-out area
- LED lighting and full-access raised floors
- Air-conditioning system

## 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.

The business park has direct access from Junction 11 of the M56 motorway. Manchester Airport is approximately 20 minutes by road and Liverpool John Lennon Airport some 25 minutes away. Daresbury Laboratory research facility and Daresbury Hotel are also 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 to South Manchester/Stockport.

## DESCRIPTION

7450 Daresbury Park presents the rare opportunity to occupy a fully-fitted, "plug-and-play" office on one of the region's most notable business parks.

The building comprises a modern, two-storey detached office building within a landscaped setting. Located on the established, popular Daresbury Park, the building sits close to Junction 11 of the M56 motorway which in turn provides access to Liverpool, Manchester and wider regional area.

- The building benefits the following specification:
- Fully-fitted office including all furniture, monitors and cabling, so you can "plug-and-play"
  - Large Reception atrium area with passenger lift
  - Ground floor fitted to high-specification, including large kitchen/breakout, meeting room and open plan office
  - First floor comprising large kitchen/breakout, board room and open plan office
  - 25 allocated on-site parking spaces (1:244 sq ft)

## MEASUREMENTS

Modern two storey detached office premises. Open plan office space with a number of small meeting rooms and breakout areas on the ground floor, and further open plan accommodation with kitchen and boardroom on the first floor.

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

- Ground Floor - 3044 sqft
- First Floor - 3044 sqft.

The property can be rented on a floor by floor basis or as a whole.

## RENT

The property is available to rent at £17.50 Per Sq Ft.

## BUSINESS RATES

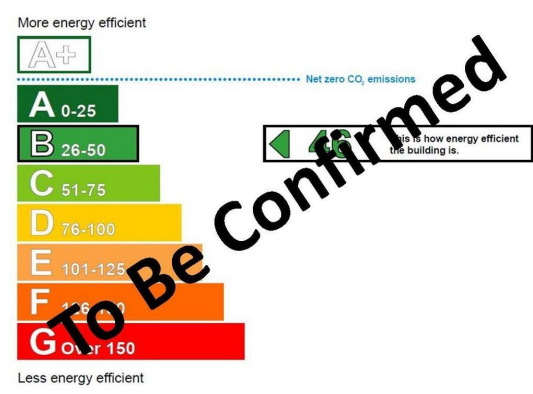
The property currently has a rateable value of £72,500.

Business rates payable for 2023/24 are expected to be around £39585.00 (£6.50 per sqft).

## TERMS

The premises are immediately available by way of an internal repairing lease.

## EPC



## AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are

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