

TO LET

HIGH QUALITY OFFICE SPACE
IN STRATEGIC LOCATION

3100

DARESBURY PARK

WARRINGTON CHESHIRE **WA4 4BT**





Example office fit-out suite

OFFICE SPACE SOLUTION

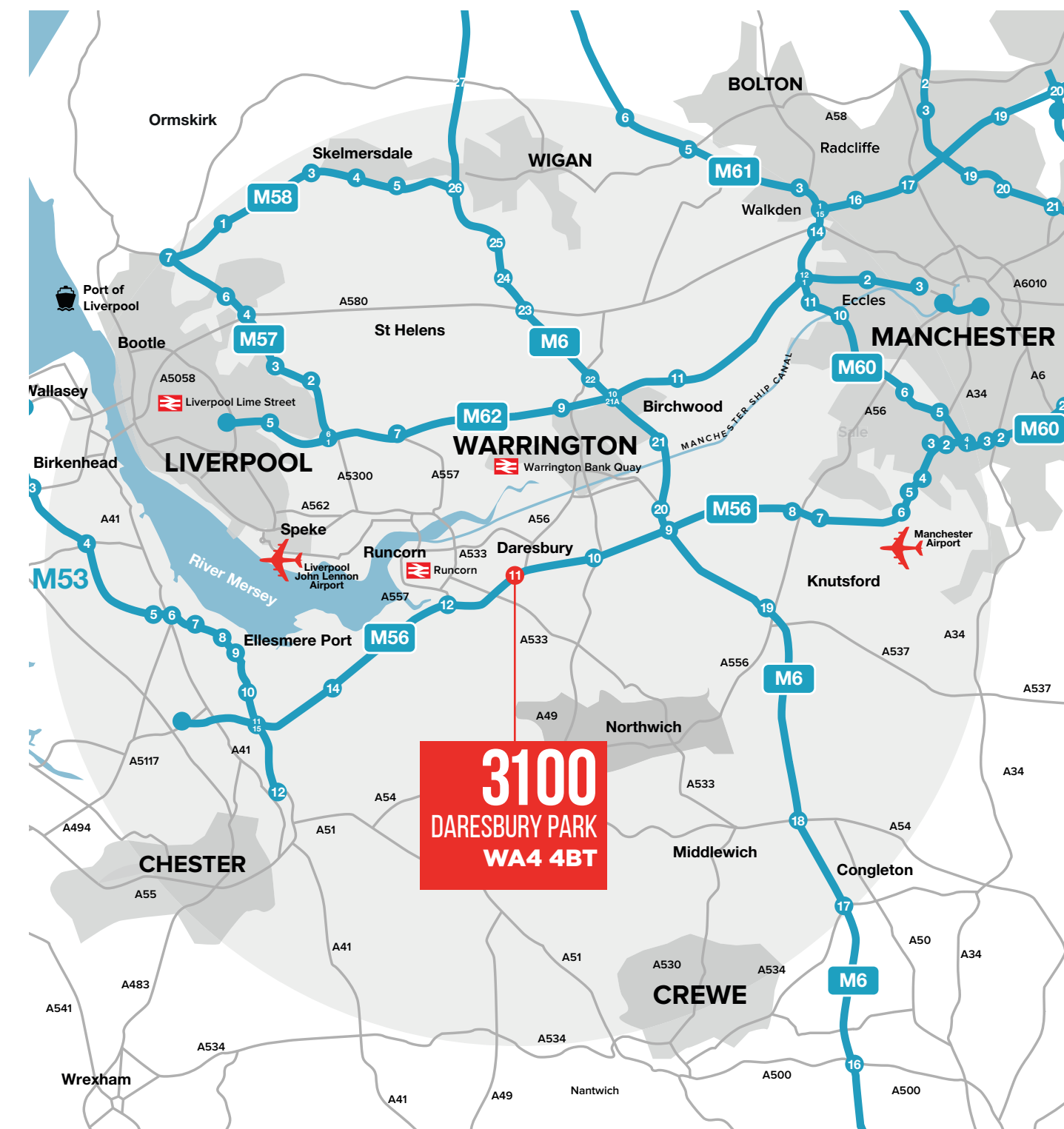
Located 6 miles from Warrington town centre, 3100 Daresbury offers high quality office space within well-maintained landscaped grounds. With over 5 million people living in a 45 minute drive time radius of the park, the property is ideal for companies looking for well-established North West base or a new headquarters location.

Daresbury Park benefits from direct access to the M56, is equidistant between Manchester and Liverpool airports, and has both the M6 and M62 within a 10 minute drive to the site. Making 3100 Daresbury a key strategic site for business development and growth.



BUILDING 3100 DARESBUY PARK WA4 4BT









TACTICAL LOCATION

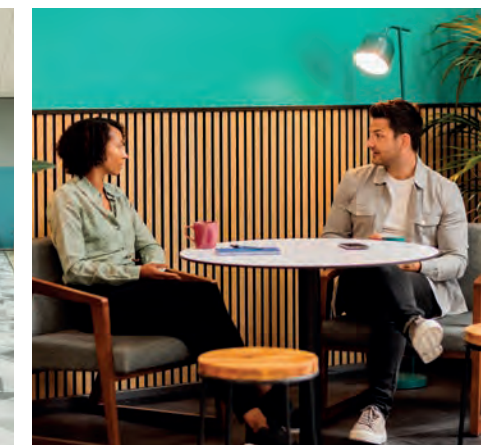
3100 Daresbury is located to the South of Warrington and centrally between Manchester and Liverpool, benefitting from fantastic road connectivity via the North West's major road links. Daresbury Park is located at the hub of Cheshire's motorway network with immediate access to junction 11 of the M56, 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: CUSTOMERS CAFE AT 1100 DARESBUY



THE BUILDING

3100 Daresbury benefits from a full height glazed atrium with access to all floors via 2 lifts and stairs. Internally the offices are finished to a high specification that provide the perfect blank canvas for your future office fit-out.



100% renewable electricity



Comfort cooling



Full access raised floor



Flexible office space



Over 240 car parking spaces



2 x 8 person lifts



Building manager



Landscaped grounds



Example office fit-out suite



AVAILABILITY



AVAILABILITY

	Sq Ft	Sq M
Ground Floor	LET TO ABB	
First Floor	LET TO ABB	
Second Floor	13,100	1,217
Total Availability	13,100	1,217

3100

DARESBUY PARK

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