

TO LET

2040 ft² / 189m²

Comfort Cooled Grade A Office with 10 Parking Spaces.



Top Floor Office 1B Cinnabar Court
Daresbury Park
Warrington
WA4 4GE



Location

Cinnabar Court is located at Daresbury Park, one of the largest business parks in the Northwest extending to 225 acres. Immediately adjacent to junction 11 of the M56, within 6 miles of the M56/M6 interchange and just 15 miles west of Manchester Airport. The park is located 5 miles south of Warrington town centre.

Description

The property benefits from the following specifications:

- Two storey brick
- Comfort cooled
- Carpeted throughout
- 10 parking spaces, providing a ratio of 1:204 sq ft
- External security lighting
- Double glazed windows
- Modern suspended ceilings with recessed lighting
- Internal glazed manager's office
- Kitchen area

Availability

Available for immediate occupation.

Rateable value

£24,000.

The business rate multiplier for this financial year is 0.512 pence in the £

Tenure/Terms

The building is available at a rental of £17.50 per ft² exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

