

TO LET/MAY SELL

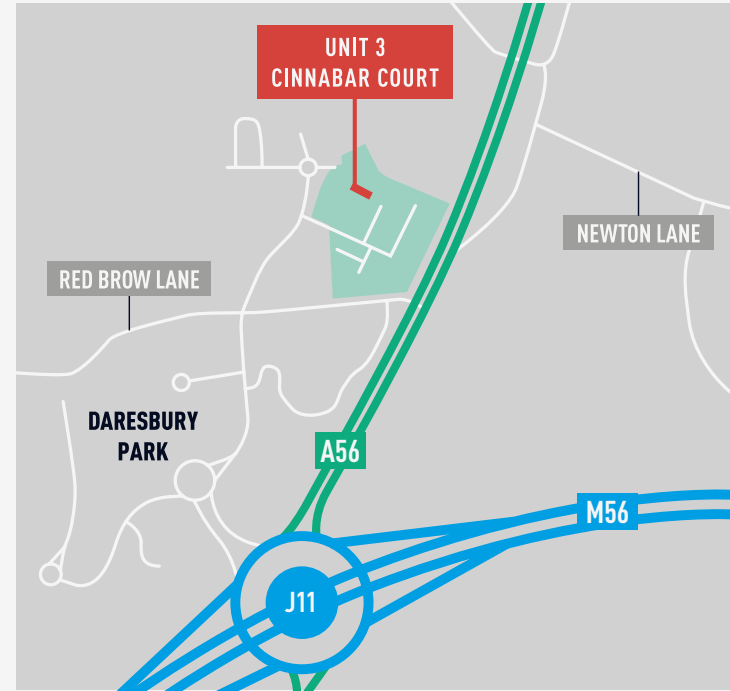
HIGH QUALITY

SELF-CONTAINED OFFICE BUILDING

6,070 SQ FT (564 SQ M)



UNIT 3 6300 CINNABAR COURT • DARESBUY PARK • CHESHIRE • WA4 4GE



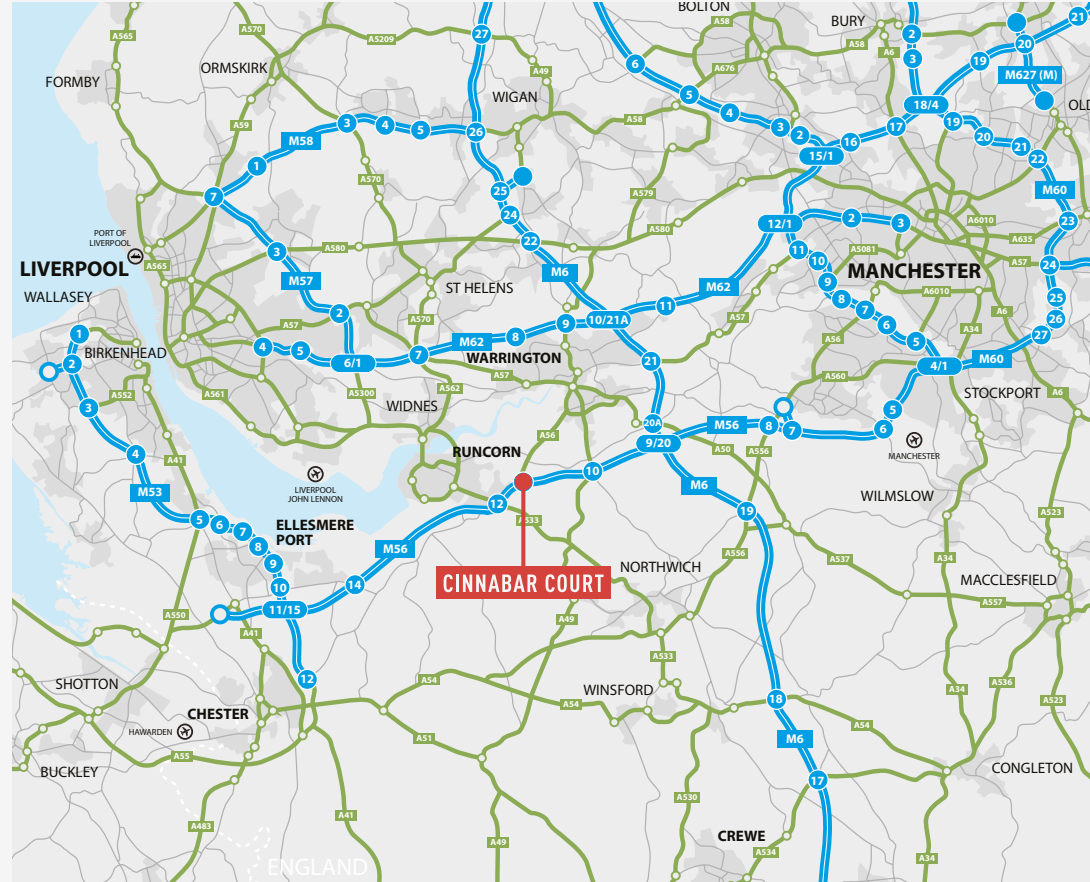
LOCATION AND SITUATION

Daresbury Park is a strategically located business park extending to over 91 hectares (225 acres) and is situated in the heart of the Cheshire countryside. It is positioned immediately adjacent to Junction 11 of the M56, within 6 miles of the M56/M6 interchange and just 15 miles west of Manchester Airport. Forming part of the Warrington conurbation, the Park is located 5 miles south of Warrington town centre.

The Park is situated equidistant between Manchester and Liverpool, which is approximately 25 miles to the east and west respectively. Both Manchester Airport and John Lennon Airport are within a 20 mile drive time.

In addition, the Park has an excellent infrastructure with DeVere's flagship hotel (The Daresbury) located on site, providing high quality conferencing, dining and leisure facilities.

DRIVE TIMES	M56	0.5 miles	2 mins
	M6	6.5 miles	8 mins
	Warrington	5 miles	11 mins
	Chester	16 miles	24 mins
	Liverpool Airport	13 miles	20 mins
	Manchester Airport	17 miles	20 mins



DESCRIPTION

Unit 3 Cinnabar Court provides a high quality self-contained office building totalling 6,070 sq ft (564 sq m) set over 2 floors.

The offices benefit from excellent natural light creating a modern and spacious working environment.

Internally the accommodation is largely open plan with a number of glazed private offices / meeting rooms, a fully fitted kitchen on the ground floor and tea point on the first floor. Power & data cabling is fitted throughout and a single shower has been installed. The building specification provides raised access flooring, air-conditioning and a suspended ceiling with integrated LED lighting.

Externally the property benefits from 30 demised car parking spaces within a secured site. A large landscaped area is included to the side and rear of the property providing outdoor breakout seating area for employees.



SPECIFICATION

The building benefits from the following specification:



Raised floors



Self-contained



LED lighting



Excellent natural light



Demised wc facilities



Storage space



Suspended ceilings



Fitted kitchen



New carpet



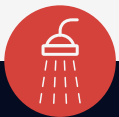
Key fob security system



24 hour access



Open plan workspace



Shower



Power & data cabling



Air conditioning



ACCOMMODATION

The current configuration provides the following areas:

Ground Floor	3,035 sq ft	281.95 sq m
First Floor	3,035 sq ft	281.95 sq m
Total	6,070 sq ft	564 sq m

Unit 3
6300 Cinnabar
Court
6,070 sq ft

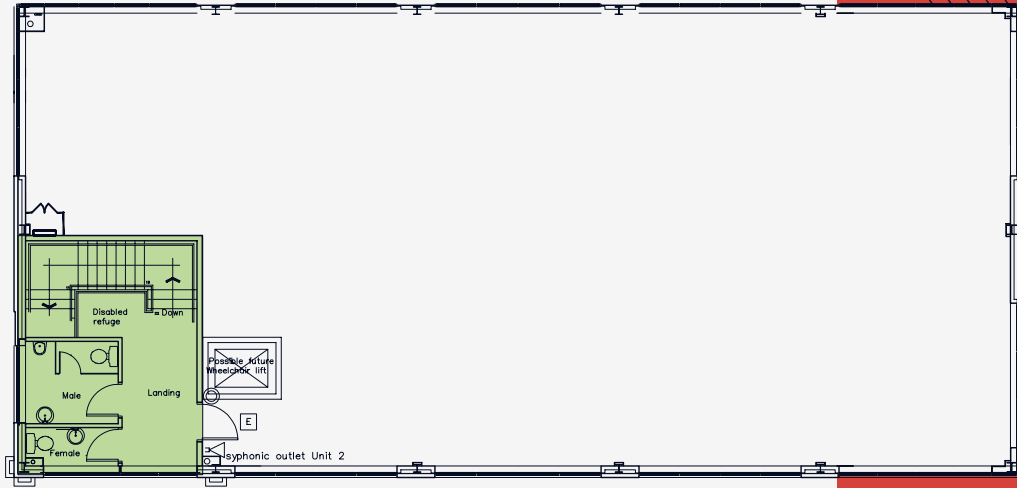


ESTABLISHED BUSINESS PARK

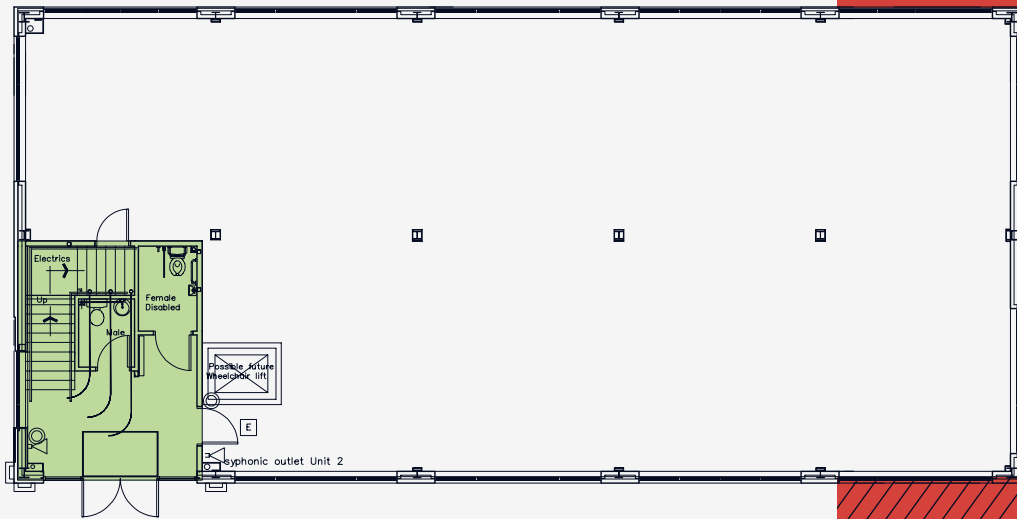
Major occupiers on Daresbury Park include; Virgin Care Limited, Redrow, Stannah Lifts, APJ Solicitors, Utility Connections (UK), Matrix Networks, Cloud Co Co Plc, Dow Schofield Watts, ABB Limited Ivanti and the Ombudsman Services.

SEE UNIT 3
 FLOOR PLANS >

FLOOR PLANS



First Floor Plan



Ground Floor Plan





6300

FURTHER INFORMATION

TERMS

The building is available to lease on a Full Repairing and Insuring basis for a term to be agreed.

RENT/PRICE

On application.

EPC

The building as an Energy Performance Rating of – C.

VAT

All rents quoted are exclusive of, but may be liable to VAT.

BUSINESS RATES

All interested parties should make their own enquiries directly to Halton Borough Council in relation to Business Rates.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2021. RB&Co 0161 833 0555. www.richardbarber.co.uk



CONTACT

For further information or to arrange a viewing, please contact:



Matthew Shufflebottom

matt.shufflebottom@knightfrank.com

0161 833 0023