



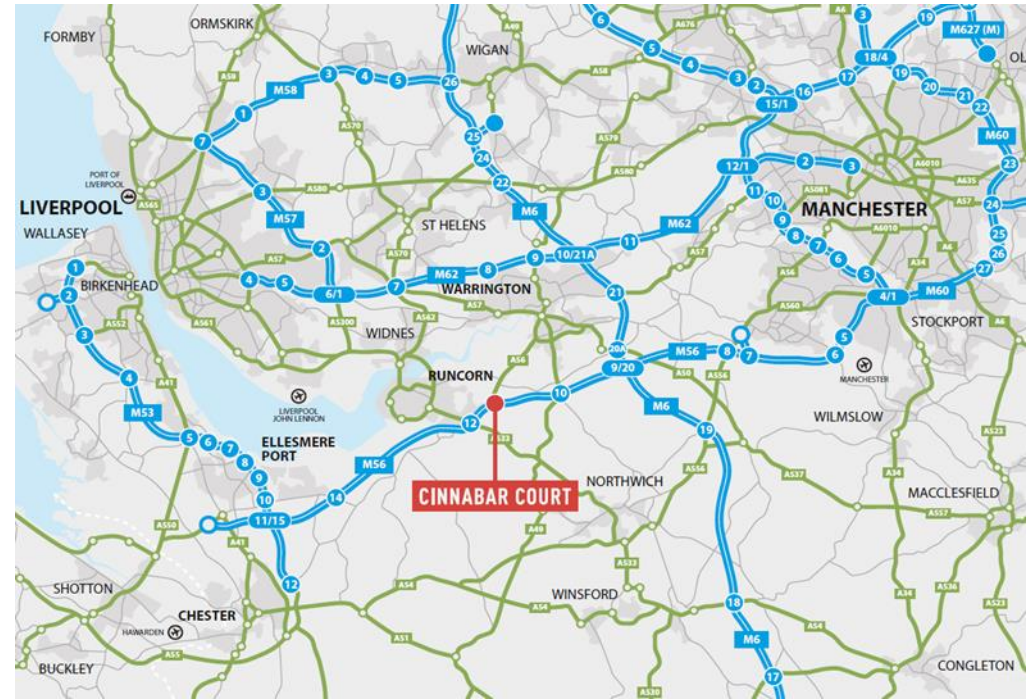
**TO LET: 8a Cinnabar Court, Daresbury Park, Warrington, WA4 4GE
3,000 sq ft, Self-Contained 2-Storey Offices**

PROPERTY SUMMARY

Unit 8a Cinnabar Court is a high-quality self-contained office building set within a landscaped business park environment off Junction 11 M56 motorway. The property totals 3,000 sq ft set over ground and first floor. The accommodation benefit from excellent natural light creating a modern and spacious working environment.

Internally the accommodation is largely open plan with 2 x meeting rooms, integrated storage and fitted kitchens across both ground and first floor. Power & data cabling is fitted throughout connected back to a comms cabinet. The building specification provides raised access flooring, air-conditioning and a suspended ceiling with integrated LED lighting.

Externally the property benefits from 15 demised car parking spaces and building branding opportunities.



Location plan

LOCATION

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 off Junction 11 of the M56 and within 6 miles of the M56/M6 interchange. Forming part of the Warrington conurbation, Cinnabar Court is located 5 miles south of Warrington town centre and 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.



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 & SPECIFICATION

Built in 2013, Unit 8a Cinnabar is a modern self-contained 2-storey office building measuring 3,000 sq ft in total. The accommodation has been refurbished throughout and benefits from the following specification:

- Glazed entrance and galleried landing
- Carpet and vinyl floor coverings throughout
- Kitchens & meeting rooms across 1st and 2nd floor
- Power & data cabling throughout
- Suspended ceiling with LED lighting
- Heating & cooling air-conditioning
- Male, female and DDA WC's
- 15 parking spaces



TERMS

The property is available by way of new FRI lease for a term to be negotiated. Headline rent £17.50 per sq ft.

The Landlord may consider a sale of the property on a freehold basis. Price on application.

ESTATE CHARGE

An estate charge is payable for the maintenance and upkeep of the business park which is running at £0.81 per sq ft.

BUSINESS RATES

We understand the business rates payable equate to £6.91 per sq ft. We recommend interested parties make their own enquiries to the local authority.



Contact



- The Energy Performance Certificate is available on request.
- All prices are exclusive but may be liable to VAT at the prevailing rate.
- Each party to be responsible for their own legal fees incurred in the transaction.

For further information, or to arrange a viewing, please contact the Knight Frank Office Agency Team:

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Date of Details: January 2024

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