

6550

CINNABAR COURT

TO LET

**HIGH QUALITY FULLY FITTED GROUND FLOOR SUITE
2,001 SQ FT (185.86 SQ M)**

DARESURY PARK
WARRINGTON • **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.

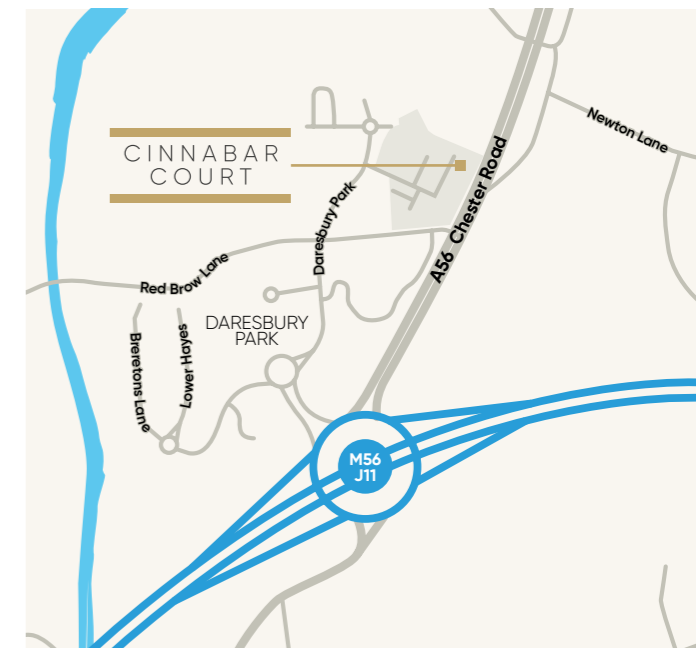
The Park is situated equidistant between Manchester and Liverpool, which is approximately 25 miles to the east and west respectively. Both Manchester Airport and John Lennon Airport are within a 20 mile drive time.

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

6550 Cinnabar Court provides a high quality self-contained office suite totalling 2,001 sq ft (185.86 sq m) on the ground floor.

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

Internally the accommodation is largely open plan offices with a large boardroom and fully fitted kitchen with breakout area. 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 LG7 lighting.

Externally the property benefits from 8 car parking spaces within a secured site.





SPECIFICATION

The building benefits from the following specification:



RAISED FLOORS



EXCELLENT NATURAL LIGHT



SUSPENDED CEILINGS



KEY FOB SECURITY SYSTEM



SHOWER



SELF-CONTAINED



DEMISED WC FACILITIES



FITTED KITCHEN



24 HOUR ACCESS



POWER & DATA CABLING



FULLY FITTED



STORAGE SPACE



NEW CARPET



OPEN PLAN WORKSPACE



AIR CONDITIONING

AN ESTABLISHED BUSINESS PARK

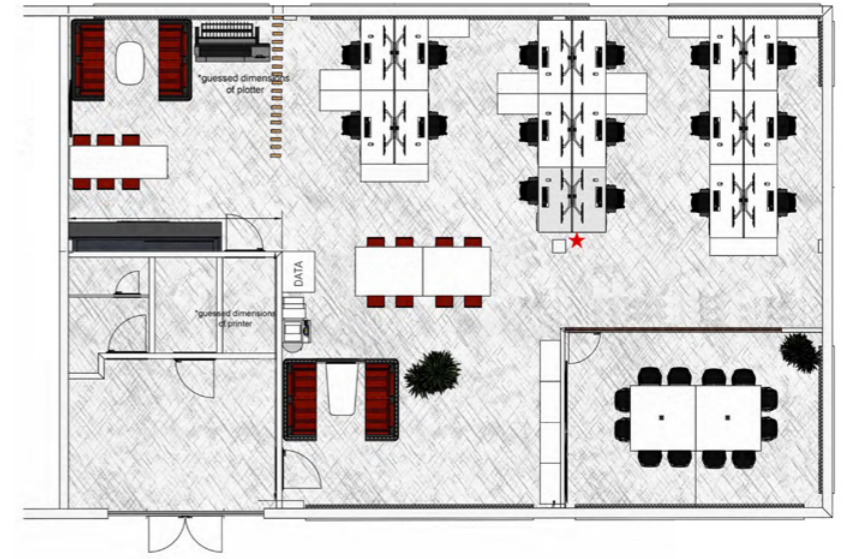


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Major occupiers on Daresbury Park include; Virgin Care Limited, Redrow, Stannah Lifts, APJ Solicitors, Utility Connections (UK), Matrix Networks, Cloud Co Co Plc, Dow Schofield Watts, ABB Limited Ivanti and the Ombudsman Services.





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FURTHER INFORMATION

TERMS

The suite is available by way of a sublease/assignment to expire November 2028. Alternatively the suite may be available by way of a new lease for a term of years to be agreed.

RENT

On application.

EPC

An Energy Performance certificate is available on request.

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.



CONTACT

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