

BUILDING 3 CLEARWATER

LINGLEY MERE BUSINESS PARK WARRINGTON WA5 3UZ

TO LET CONTEMPORARY
OFFICE BUILDING
10,817 SQ FT (1,004 SQ M)



ENTER





DESCRIPTION

Lingley Mere was originally delivered as and remains the HQ Office for United Utilities. The Park has now been master planned to provide 1.25 million sq ft of business space and related amenities. Set in a lush green environment it boasts a host of habitats for native wildlife and plant species. It is also bicycle-friendly with dedicated bicycle paths.

The park currently provides over 35,302 sq m (380,000 sq ft) of existing business space within a secure environment and extends across some 40.47ha (100 acres) of open parkland.

Lingley Mere benefits from a range of amenities including a nursery and an on-site food hall offering hot and cold food, meeting facilities with Wi-Fi.

Other Occupiers include: United Utilities, Regional Fire & Rescue Services Control Centre, MWH Water & Environmental Engineering, DCLG Department for Communities & Local Government, amongst others.



BDG 3

DESCRIPTION

SPECIFICATION

ACCOMMODATION

FLOORPLANS

LOCATION

AMENITIES

TERMS

CONTACTS



SPECIFICATION

The accommodation currently benefits from the previous occupiers bespoke fit-out to include a number of private offices, meeting rooms, boardroom, kitchen and breakout facilities, wall storage and IT networking. The building can be refurbished to suit incoming occupiers requirements.



Fully DDA compliant



Full air conditioning



Double glazing throughout



Suspended ceiling with recessed lighting



Male, female & disabled toilets on both floors



Dedicated entrance and reception area



Finished floor to ceiling height 2.75m



Fully accessible raised floor 150mm



Car parking ratio 1:223 sq ft NIA

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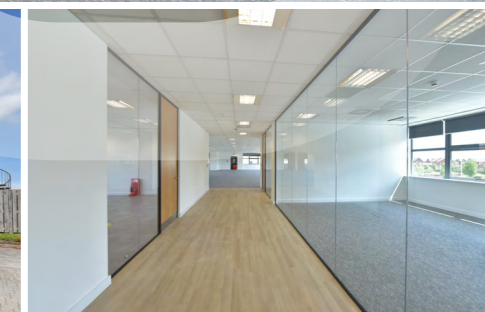
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ACCOMMODATION

Building 3 Clearwater is a contemporary two storey self-contained office building situated on Lingley Mere Business Park.

Architecturally the building design incorporates a large amount of glazing to maximise natural light and to capture the surrounding views. It features a supported cantilevered canopy.

There are 46 dedicated parking bays.

The entrance to Building 3 has a secure electronic SMART entry system, leading to a reception area, ground floor offices and stairs to the first floor.

Accommodation consists of open plan and glazed cellular offices to each floor.

There is a series of meeting areas with a glazed pod providing a meeting / conference room facility.

Male, female, DDA access toilet facilities are available on both floors.

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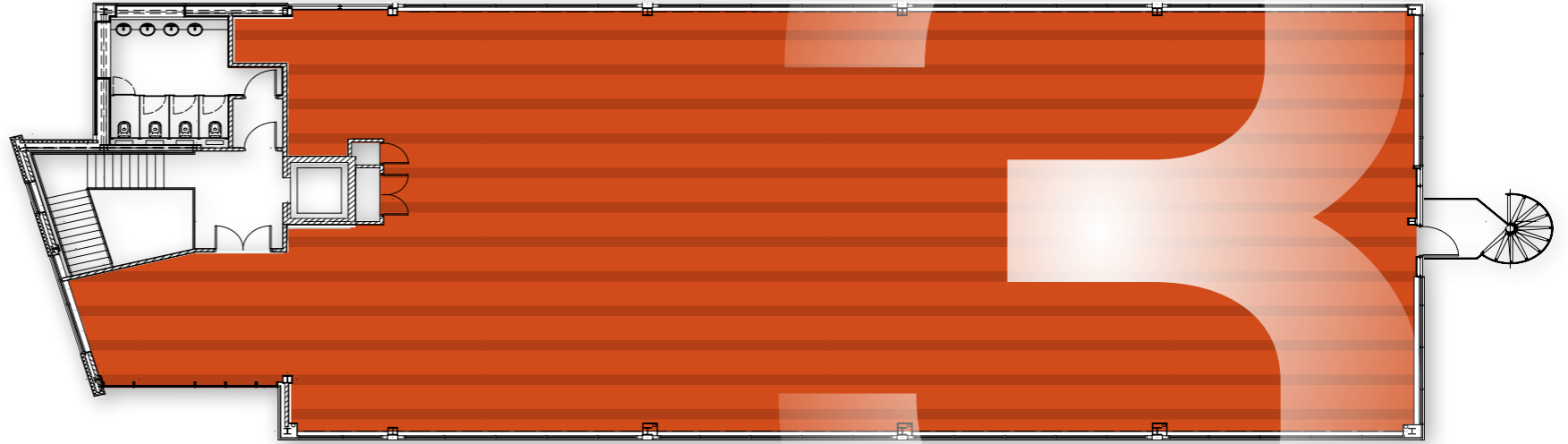
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FIRST FLOOR



AVAILABILITY

	sq ft	sq m
Ground Floor Offices	5,209	483.93
First Floor Offices	5,608	520.99
TOTAL NIA	10,817	1,004.9

GROUND FLOOR



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LOCATION

The premises are accessed by either Omega Boulevard or Lingley Green Avenue which links to the A57 Warrington Road leading to Junction 7 M62, 3.5 miles to the west. Junction 8 M62 is just 1.9 miles to the east. The M6 / M62 Interchange is approximately 5 miles to the east, and offers excellent access to the national motorway network.

Omega Business / Distribution Park comprising 1.5 million sq ft of space is adjacent.

A free shuttle bus service between Warrington town centre and Lingley Mere, taking around 18 minutes, is available for all employees on the business park. There are three services in the morning and evening peak periods, together with a lunchtime service to the Westbrook Centre and Gemini Retail Park, ensuring that park employees have easy access to local facilities.

The shuttle bus timetable has been scheduled to integrate as far as possible with important bus and rail arrival and departure times and is under constant review to ensure that it meets the needs of its users.

AMENITIES

Gemini Retail Park is 1.9 miles to the east just off Junction 8 M62. Retailers include: M&S, Ikea, Boots, Next and McDonalds.



Gemini 8 is also accessed via Junction 8 M62 located here are branches of Starbucks, Subway, Harvester, Frankie & Benny's, Skymaster and a Travelodge.



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SERVICE

An estate charge is payable to the Lingley Mere management company in respect of providing services to include landscaping, security and general maintenance of the estate. Details available upon request.

RATES

Available upon request.

EPC

The premises have a rating of B43. Further details are available upon request.

VAT

The property is registered for VAT and will be chargeable at the appropriate rate.



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For further information please contact the sole letting agent.

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