

UNIT 7 ABBOTS PARK

Preston Brook, South Warrington

OFFICE SPACE TO LET 16,775 SQFT (1,556 SQM)







Abbots Park comprises a development of 11 self-contained two and three storey office buildings originally developed by Ashall's.

DESCRIPTION

Unit 7 is located on the second phase of the development which was completed in 2006. The building enjoys a high profile to the M56 providing an occupier the opportunity to brand a self-contained building or alternatively occupy on a floor by floor basis.

The park is attractively landscaped creating an excellent working environment.

ACCOMMODATION

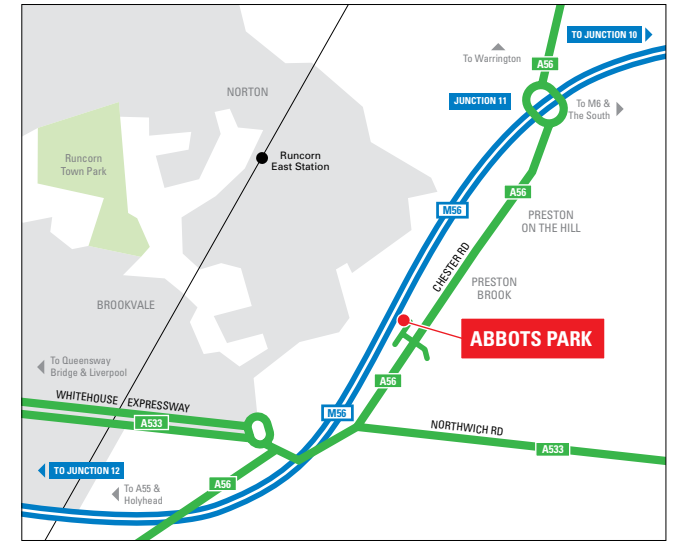
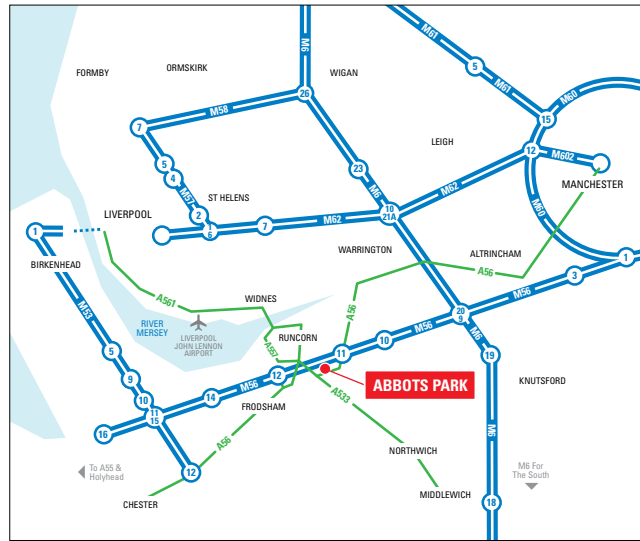
Reception	527 sqft	49 sqm
Ground Floor	5,296 sqft	492 sqm
First Floor	5,453 sqft	506.6 sqm
Second Floor	5,479 sqft	509 sqm
Total	16,775 sqft	1,556.6 sqm

SPECIFICATION

Unit 7 is designed and built to an excellent standard to include the following features:

- Air-conditioning
- Feature reception
- Full accessed raised floor with a clear void of 150mm
- Suspended ceiling with Category LG3 lighting
- Attractively landscaped environment
- Male, female and disabled toilets
- Shower facilities
- 71 car parking spaces





Abbots Park is located on the A56 within a short drive of Junction 11 of the M56 which in turn provides excellent access to the wider northwest motorway network. Runcorn East train station is within a mile of the property, whilst Liverpool and Manchester airports are both easily accessed from the park.

The property benefits from local amenities such as the Preston Brook Pub and Premier Inn, whilst a Spar shop is also located within walking distance.

DRIVE DISTANCES

- Liverpool City Centre – 20 miles
- Liverpool Airport – 13 miles
- Manchester City Centre – 25 miles
- Manchester Airport – 18 miles
- Warrington Central Station – 6 miles
- Warrington Bank Quay Station – 6 miles
- Runcorn Station – 4 miles

ACCOMMODATION

Unit 7 provides 16,775 sqft of Grade A office accommodation across three floors however consideration will be given to letting individual floors.

TERMS

Upon application.

VIEWING

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