



**TO LET | 2 SUPERIOR HIGH SPECIFICATION OFFICE BUILDINGS | 2,125 up to 10,250 sq ft (197 up to 952 sq m)**

**7600 & 7650**

# **DARESBURY PARK**

**J11 M56 CHESHIRE WA4 4BS**



## Welcome to Daresbury Park

Welcome to Daresbury Park – one of the most accessible business parks in Cheshire and strategically positioned centrally between Warrington, South Manchester and Chester. The scheme is designated a Key Strategic Site by the North West Development Agency and has already attracted a host of blue chip occupiers.

Occupiers on Daresbury Park will feel the difference... spacious masterplanning, quality design, semi-rural surroundings and hotel and leisure facilities on their doorstep. This is a place where people feel inspired which in turn benefits business.

## Buildings 7600 & 7650

These two self contained buildings form part of the latest speculative phase of smaller office buildings. Their specification comprises:

- Two storey
- Brick and glazed elevations
- Pitched tiled roof
- Corner entrance receptions
- Clear uninterrupted floor plates
- Raised access floors
- Opening windows
- Carpeted throughout
- 43 on-site car parking spaces providing an excellent car parking ratio of 1 space per 238 sq ft
- High quality fitted boardroom facilities

Daresbury Park is a fully managed park incorporating on-site 24 hour security, maintenance and management by the park owners in accordance with a management statement and design guidelines.

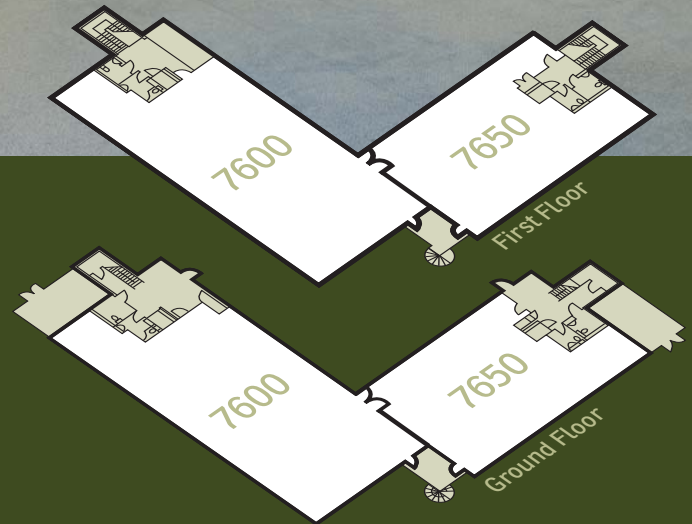


# DARESBRURY PARK





# FLEXIBILITY & SPACE



## Accommodation

Building 7600	sq ft	sq m
Ground Floor	3,000	278.7
First Floor	3,000	278.7
<b>Total</b>	<b>6,000</b>	<b>557.4</b>

Accompanied by 25 private allocated car parking spaces

Building 7650	sq ft	sq m
Ground Floor	2,125	197.4
First Floor	2,125	197.4
<b>Total</b>	<b>4,250</b>	<b>394.8</b>

Accompanied by 18 private allocated car parking spaces

<b>Total</b>	<b>10,250</b>	<b>952</b>
<b>Total Parking</b>	<b>43 car spaces</b>	

Please note: Both buildings interconnect on ground and first floor levels. The accommodation is available to let in its entirety, as two separate buildings or on a floor by floor or a combination of floors basis. Flexible options for occupation from 2,125 sq ft (197 sq m).

## Terms

For lease terms please contact the joint agents.

# 7600 & 7650 DARESBUARY PARK



## Location

Daresbury Park being located on Junction 11 of the M56 and with the M6 just two junctions away is easily accessible. Manchester International and Liverpool John Lennon Airports are within 20 minutes drive and rail connections are good with Runcorn station only 5 miles away on the west coast intercity line.

The Park has already attracted occupiers from locations such as South Manchester, Warrington and Chester due to its central positioning and ease of access. Within the Park itself Daresbury Park Hotel provides recently refurbished leisure club as well as dining and bar facilities.

## The Leisure Club provides:

- 15 metre indoor swimming pool
- Spa pool
- Squash court
- Steam room
- Gym
- Health & beauty salon

Further afield the immediate area offers excellent housing, shopping and leisure opportunities with Cheshire Oaks, the largest designer outlet village with 140 stores being close by.

## Drive Times

Junction 11 M56	0.1 mile
Liverpool Airport	15 miles
Manchester Airport	15 miles
Manchester City Centre	16 miles
Liverpool City Centre	22 miles

## Viewing

For further information please contact:



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Birch**  
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01244 311681

**CANNING  
O'NEILL**  
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