FOR SALE / MAY LET

CAR PARK / OPEN STORAGE

0.2 ACRES (0.081 HA)

- Located in an established business park
- Adjacent to J11 M56 Motorway
- Self-contained yard
- Currently delineated for 32 car parking spaces

DAVIES HARRISON REAL ESTATE
0161 236 9999
www.daviesharrison.com



DARESBURY PARK, J11 M56, CHESHIRE, WA4 4GE

LOCATION

Located just off Junction 11 of the M56 Motorway and with the M6 within two junctions, Daresbury Park offers exceptional accessibility for Manchester International and Liverpool Airports, both of which are within a 20-minute drive.

Rail connections are also excellent, with Runcorn Station only 5 miles away on the West Coast Intercity Line.

The subject site is a corner plot located to the rear of Building 9, Cinnabar Court which backs onto the A56 Chester Road.

DRIVE TIMES

M6 Motorway	10 mins
M62 Motorway	10 mins
Manchester Airport	20 mins
Liverpool Airport	20 mins
Runcorn East Station	8 mins

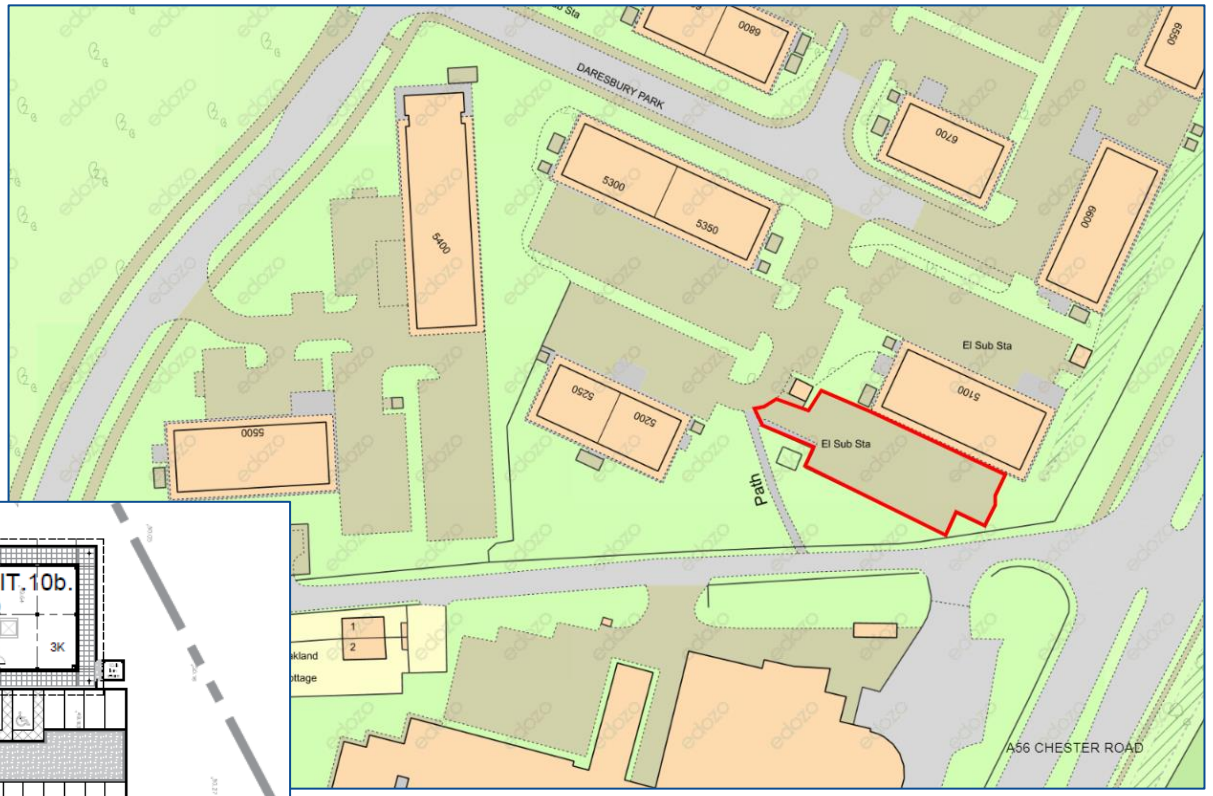


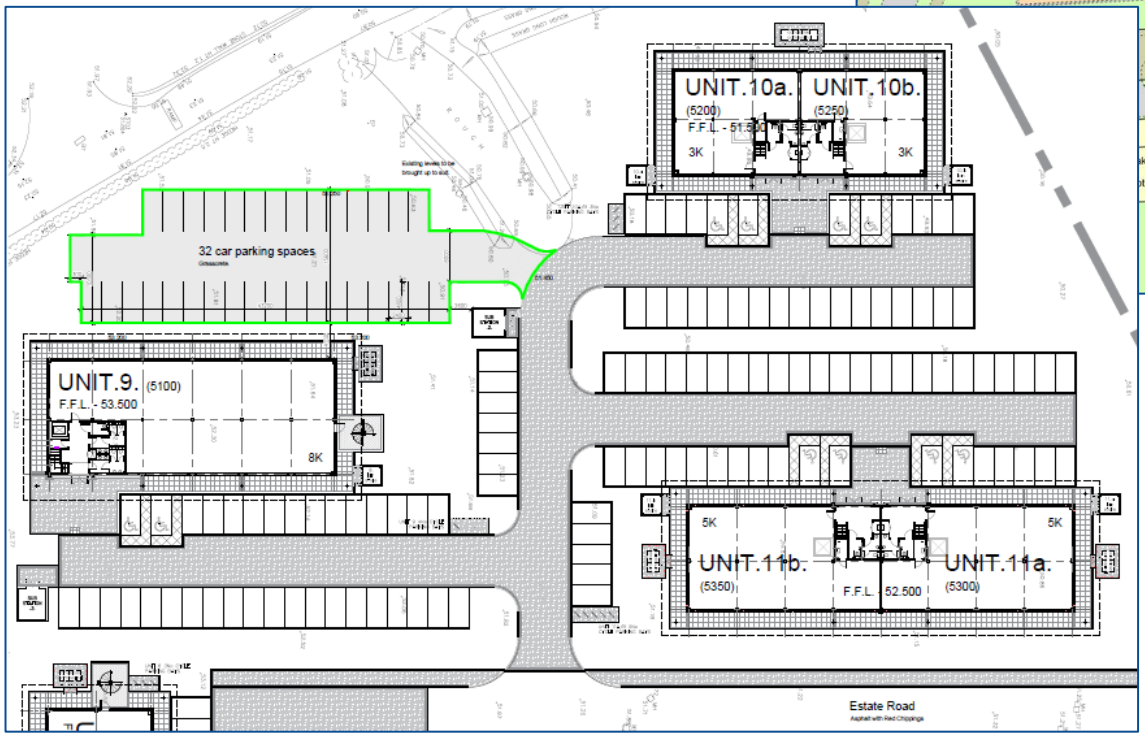
DESCRIPTION

Comprising a hardcore level site with grasscrete currently used as car parking and delineated for 32 spaces.

The site comprises a site area of 0.2 acres (0.081 hectares).

The site could be used for open storage or other uses, subject to planning.





FURTHER INFORMATION

Rateable Value

The tenant will be responsible for the payment of Business Rates during their occupation.

We advise interested parties to make their own enquiries of the Local Rating Department.

Planning

The site has recently been used as a car park. Other uses may be acceptable, subject to obtaining the appropriate planning consent.

Interested parties should make their own enquiries of the Halton Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the site.

Terms

The site is available to purchase on a freehold basis. Alternatively, a full repairing and insuring lease on terms to be agreed may be considered.

Price / Rental

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants / purchasers. Prospective tenants / purchasers will need to provide proof of identity and residence.

Further Information / Viewings

For further information, or to arrange a viewing, please contact:

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IMPORTANT NOTICE
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(1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. (4). The Directors of Davies Harrison do have an interest in this site. Aerial image provided via Google Earth.

March 2026