



1100
DARES BURY PARK

THE BUILDING

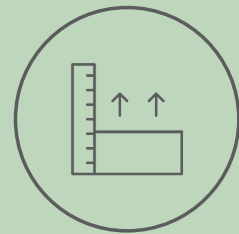
Totalling 41,500 sq ft of high quality work space, 1100 Daresbury is one of the largest offices at Daresbury Business Park, boasting three floors of premium workspace and on-site car parking, set within landscaped grounds. The flexible floor plates can be subdivided or kept as open plan workspace dependant on your business requirements. Boasting air-conditioning, raised floors and suspended ceilings, the newly refurbished floors are ideal for well-established and blue chip companies looking for their next North West base.



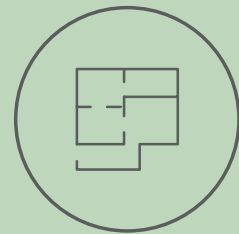
100% renewable electricity



Comfort cooling



Full access raised floor



Flexible office space



On-site parking



2 x 8 person lifts



Building manager



Landscaped grounds



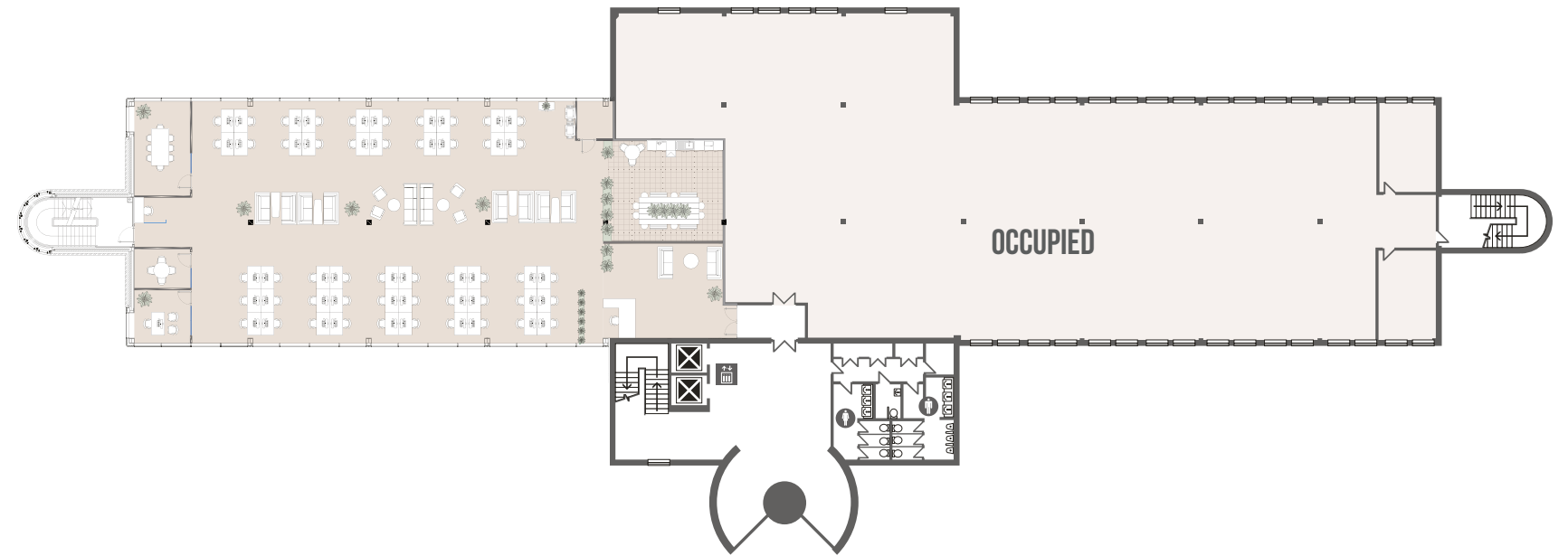


GROUND FLOOR - INDICATIVE SPACE PLANNING

- SUITE 1**
4,919 SQ.FT.
- 78 X DESKS
 - 10 PERSON MEETING ROOM
 - 4 PERSON MEETING ROOM
 - LOUNGE AREA
 - KITCHEN/BREAKOUT AREA

- SUITE 2**
2,841 SQ.FT.
- 36 X DESKS
 - 10 PERSON MEETING ROOM
 - 4 PERSON MEETING ROOM
 - LOUNGE AREA
 - KITCHEN/BREAKOUT AREA

- SUITE 3**
4,897 SQ.FT.
- 52 X DESKS
 - 1 X PRIVATE OFFICE
 - 16 PERSON MEETING ROOM
 - 2 X 10 PERSON MEETING ROOM
 - LOUNGE AREA
 - KITCHEN/BREAKOUT AREA



FIRST FLOOR - INDICATIVE SPACE PLANNING

- 5,490 SQ.FT.**
- 50 X DESKS
 - 8 PERSON MEETING ROOM
 - 4 PERSON MEETING ROOM
 - LOUNGE AREA
 - KITCHEN/BREAKOUT AREA

- 1 X PRIVATE OFFICE
- RECEPTION DESK
- 4 FLEXIBLE WORKING BOOTHS



OFFICE SPACE SOLUTION

Located 6 miles from Warrington town centre, 1100 Daresbury offers high quality office space within well-maintained landscaped grounds. With over 5 million people living in a 45 minute drive time radius of the park, the property is ideal for companies looking for a well-established North West base or a new headquarters location.

Daresbury Park benefits from direct access to the M56, is equidistant between Manchester and Liverpool airports, and has both the M6 and M62 within a 10 minute drive to the site. Making 1100 Daresbury a key strategic site for business development and growth.

TRAVEL TIMES


DRIVE
From WA4 4BT

- Warrington 15 Min
- Chester 25 Min
- Liverpool 35 Min
- Manchester 35 Min
- Crewe 35 Min
- Bolton 35 Min
- Stoke-On-Trent 45 Min


TRAIN
From Warrington Bank Quay

- Chester 22 Mins
- Manchester 30 Mins
- Blackpool North 48 Mins
- Manchester Airport 55 Mins
- London Euston 1 hour 41 Mins
- Leeds 1 hour 52 Mins
- Glasgow Central 2 hour 45 Mins

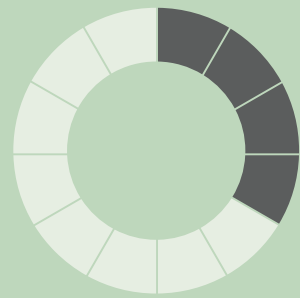


GETTING AROUND

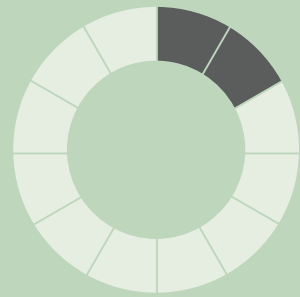
1100 Daresbury is located to the South of Warrington and centrally between Manchester and Liverpool, benefitting from fantastic road connectivity via the North West's major road links. Daresbury Park is located at the hub of Cheshire's motorway network with immediate access to junction 11 of the M56, and further access to the M6 (6 miles), M53 (12 miles) and M62 (12 miles).

Daresbury Park has benefitted from £9.5m of improvements made to the immediate area, including a dual carriageway link towards Junction 11 of the M56, which reduces traffic congestion for occupiers on the park.

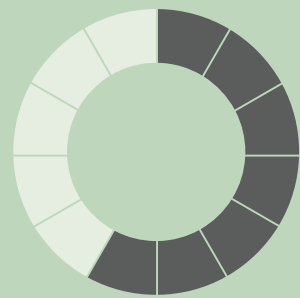
The superior business park is home to a number of highly regarded businesses including ABB, HCRG Care Group, Ministry of Justice, Redrow homes and Stannah.



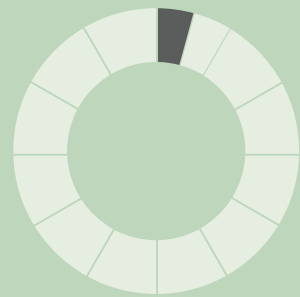
20 MINUTES
to Liverpool John Lennon Airport and Manchester Airport



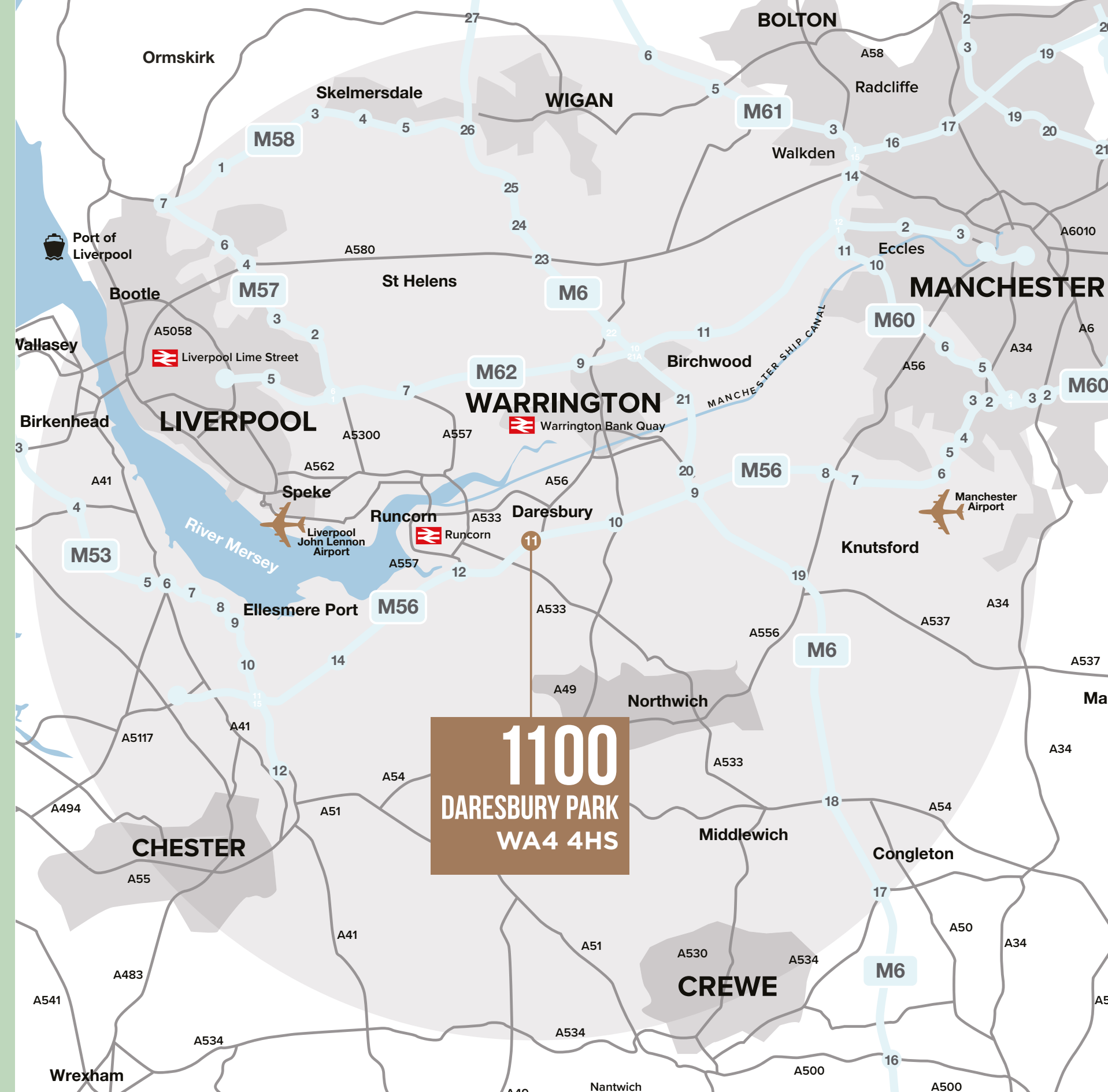
10 MINUTES
to Runcorn and Warrington Bank Quay Train station



<35 MINUTES
to Chester, Liverpool and Manchester City Centres'



2 MINUTES
to M56 Junction 11 with quick access to the M6, M53, M60 and M62



WARRINGTON

1100 Daresbury is located to the South of Warrington and centrally between Manchester and Liverpool, benefitting from fantastic road connectivity via the North West's major road links. Daresbury Park is located at the hub of Cheshire's motorway network with immediate access to junction 11 of the M56, and further access to the M6 (6 miles), M53 (12 miles) and M62 (12 miles).



CASUAL BITES TO FINE DINING

- Stockton Heath - A diverse dining destination with eateries like Teppanyaki, Ego, Olive Tree Brasserie, Yara, Juniper, Bavette Steakhouse, and Rudy's Pizza Napoletana.
- Old Market Square - Located just outside Golden Square Shopping Centre, featuring Nando's, Ask Italian, Rio's, White Lace, Dorado Lounge, and Barley Mow.
- Time Square - A vibrant spot for dining and socialising, home to The Botanist, Costello's Bar, Yum Cha, Gravity Social, and Blossom Café Bar.



LEISURE AND ENTERTAINMENT

- Recreation Activities - Watch films at Cineworld or Odeon Luxe, play laser tag or bowling at Superbowl UK, go trampolining at Gravity, families can visit Gulliver's World, while PureGym and David Lloyd offer top-tier facilities for fitness enthusiasts.
- Natural Beauty Spots - Stroll Walton Hall & Gardens and discover the mini-zoo within, take in the tranquil beauty of Lymm Dam, visit the idyllic Grappenhall Heys Walled Garden's, or cycle the Trans Pennine Trail.
- Arts & Entertainment - Enjoy live shows at Pyramid & Parr Hall, explore Warrington Museum, watch Warrington Wolves, or visit Warrington Market events.



MAJOR RETAIL DESTINATIONS

- Golden Square - Featuring 130 stores, including Primark, Waterstones, and Lush.
- Gemini Retail Park - Home to popular brands such as IKEA, M&S, Next, plus more.
- Warrington Market - A vibrant space with over 50 stalls offering street food and artisan goods.
- Junction 9 Retail Park - Shopping made easy with high street favourites like Dunelm, Hobbycraft, Currys, Smyths, and Pets at Home.



1100

DARESBURY PARK

WARRINGTON CHESHIRE **WA4 4HS**



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Developments

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