



1200

DARESBUY PARK

DARESBUY, WARRINGTON, WA4 4HS

**RENT REDUCED  
TO £12.00 PSF**

**TO LET** HIGH QUALITY MODERN  
SELF-CONTAINED OFFICE BUILDING

**31,250 SQ FT (2,903 SQ M) FLOORS FROM 10,110 SQ FT**

## LOCATION

Daresbury Park has developed as one of the region's most attractive office locations, sitting right at J11 of the M56, ensuring superb access to Manchester International and John Lennon Airports, the regional motorway network and a high quality labour force.

Warrington lies some 5 miles to the north, whilst Manchester can be reached within 30 minutes. Extending to 225 acres (91 ha) approx, the development has attracted technology companies such as Vistorm and Appsense, as well as Virgin Care, Greensill Capital & ABB. Daresbury Park Hotel provides an on site leisure club and conference venue, whilst further development at Daresbury Park will include retail and leisure facilities, along with a creche.

[CLICK TO VIEW MAPS >](#)

[CLICK TO VIEW AERIAL >](#)



# MAPS

LOCATION

MAPS

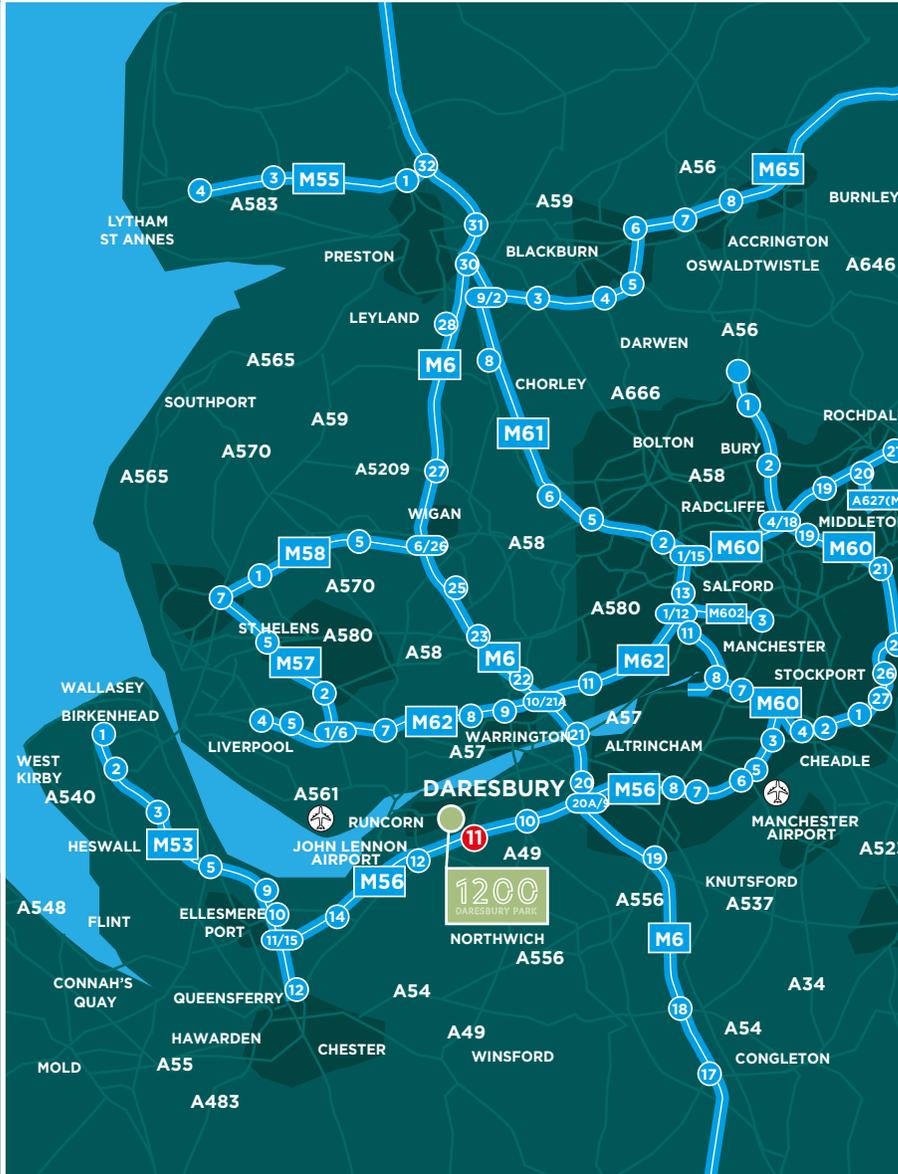
AERIAL

DESCRIPTION

ACCOMMODATION

TERMS

CONTACT



[BACK TO LOCATION >](#)

[CLICK TO VIEW AERIAL >](#)

# AERIAL

LOCATION

MAPS

AERIAL

DESCRIPTION

ACCOMMODATION

TERMS

CONTACT



CINNABAR COURT

DARESBUY PARK HOTEL & SPA

GREENSILL CAPITAL

ABB

KNOWLES LTD

APPSENSE

GREENSILL CAPITAL PM PROJEN

JUNCTION 11

[BACK TO LOCATION >](#)

[CLICK TO VIEW MAPS >](#)



## DESCRIPTION

1200 Daresbury Park is a 3-storey modern self-contained office building designed to a high specification, including:

- Full access raised flooring with 150mm void
- VRF air-conditioning / heating system
- Full-height glazed reception atrium and lift foyer
- 144 car spaces (ratio of 1:217 sq ft)
- 2 x 8-person passenger lifts
- Open plan offices with floor to ceiling glazing

Built in 2002, 1200 Daresbury Park provides 3 floors of high quality, flexible office space in the attractive setting of Daresbury Park. Each floor provides just over 10,000 sq ft (929 sq m) of accommodation, served by a central core. Externally, the site includes a landscaped car parking area with feature paving and a barrier controlled entrance.

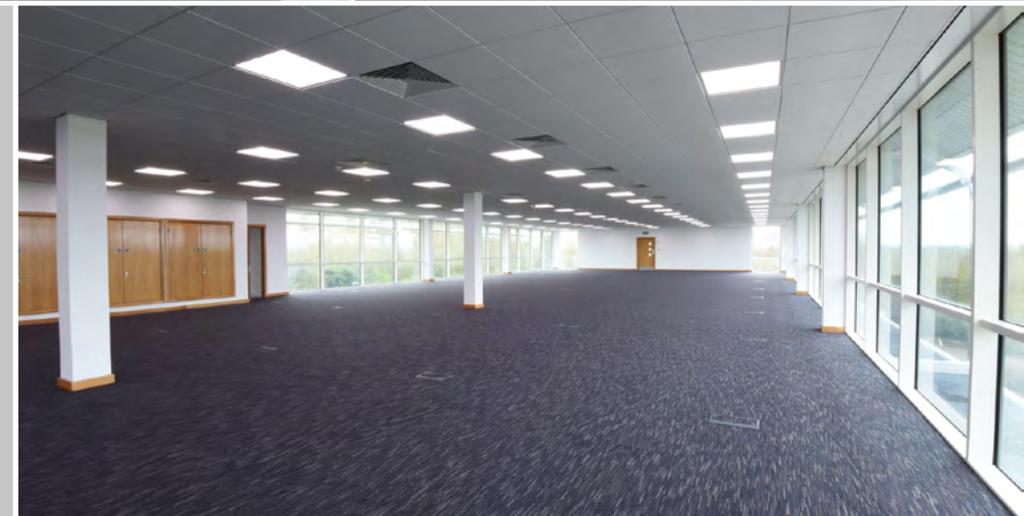
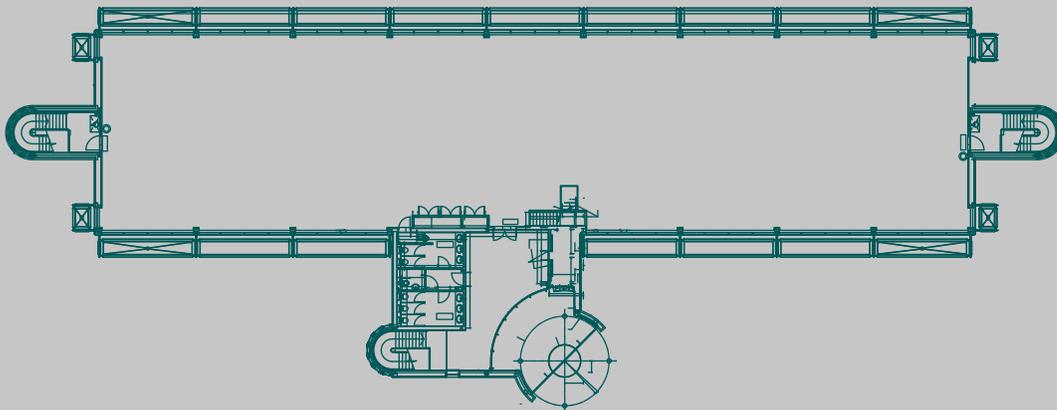
## ACCOMMODATION

The building has been measured and provides the following sizes:

	SQ FT	SQ M
GROUND FLOOR	11,015	1,023
1ST FLOOR	10,125	940
2ND FLOOR	10,110	939
TOTAL	31,250	2,903

## EPC

The EPC rating for 1200 Daresbury Park is C62.



LOCATION

MAPS

AERIAL

DESCRIPTION

ACCOMMODATION

**TERMS**

CONTACT

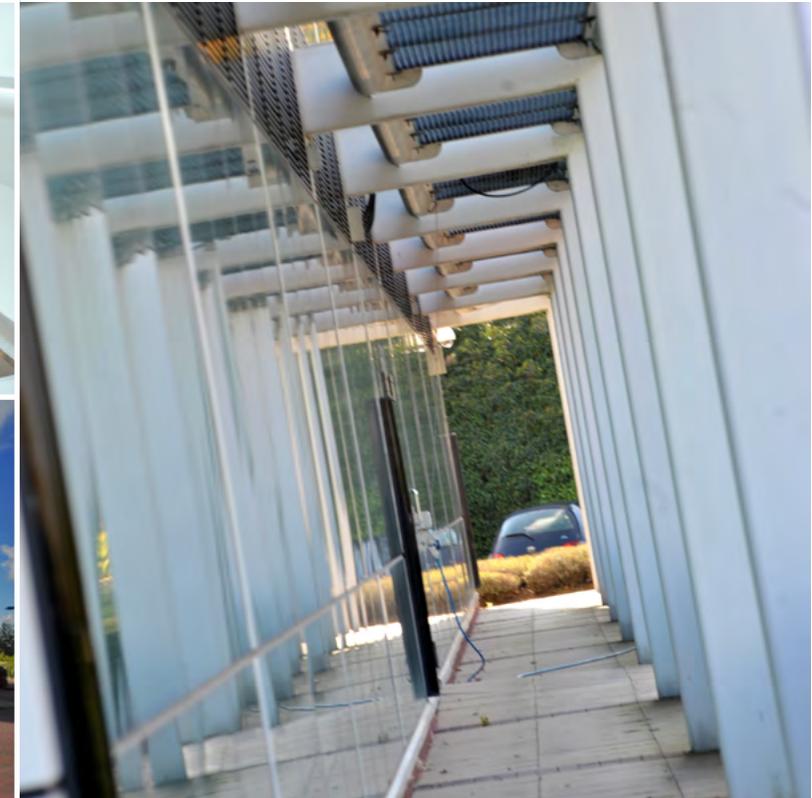


## TERMS

New full repairing and insuring lease of negotiable length incorporating 5 yearly rent reviews. Rent on application.

## RATES

The property is assessed at a rateable value of £355,000, producing payable rates of £181,760 for 2022/23, subject to any transitional arrangements. Interested parties are advised to check the figures with Halton Borough Council.



## CONTACT

By appointment with the joint agents:

**Madison  
Commercial**  
0161 877 1660

**Martin Stringer**  
[martin@madisoncommercial.co.uk](mailto:martin@madisoncommercial.co.uk)

matthews-goodman.co.uk  
**& Matthews  
Goodman**  
0161 839 5515

**David Laws**  
[dlaws@matthews-goodman.co.uk](mailto:dlaws@matthews-goodman.co.uk)  
**Steve Brittle**  
[sbrittle@matthews-goodman.co.uk](mailto:sbrittle@matthews-goodman.co.uk)

**CUSHMAN &  
WAKEFIELD**  
0161 235 8998  
cushmanwakefield.co.uk

**Toby Nield**  
[toby.nield@cushwake.com](mailto:toby.nield@cushwake.com)

Property Misdescription Act 1991 / Misrepresentation Act 1967. Madison Commercial Ltd, Matthews & Goodman and Cushman & Wakefield for themselves and the vendors / lessors of this property give notice that these particulars do not constitute the whole or any part of an offer or contract. Whilst these details are believed to be correct at the time of compilation, the accuracy of any statement contained in these particulars cannot be guaranteed and prospective purchasers / tenants must satisfy themselves as to their correctness. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building or any other consents have been obtained and these matters must be verified by an intending purchaser / tenant. Neither Madison Commercial Ltd nor anyone in their employment has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated, all prices, rents and outgoings are quoted exclusive of VAT. Updated April 2022.

**BLAZE** 0161 387 7252  
MARKETING

