



8,650 sq ft (804m²)

Self-contained Modern Offices
TO LET

Abbots Park, Preston Brook, Cheshire WA7 3GH





Description The 2-storey steel-framed building occupies a prominent position on this established business park, benefiting from a frontage overlooking the M56 motorway. Constructed to a superior specification with brick elevations under a pitched tiled roof, the occupationally and energy efficient offices are fitted out to a high standard providing both open plan space, directors offices, board room and training room, with a kitchen on both floors.

Specification

- ✔ Air conditioning
- ✔ Full accessed raised floors with clear 150mm void
- ✔ Suspended ceilings with LG3 lighting
- ✔ Clear floor to ceiling heights of 2.6m
- ✔ Fully IT cabled, with high speed broadband
- ✔ Standard 1.5m design grid
- ✔ Feature glazed reception
- ✔ Shower room
- ✔ 8 person passenger lift
- ✔ Intruder alarm

EPC Rating C 61.

Car Parking 32 spaces are provided.

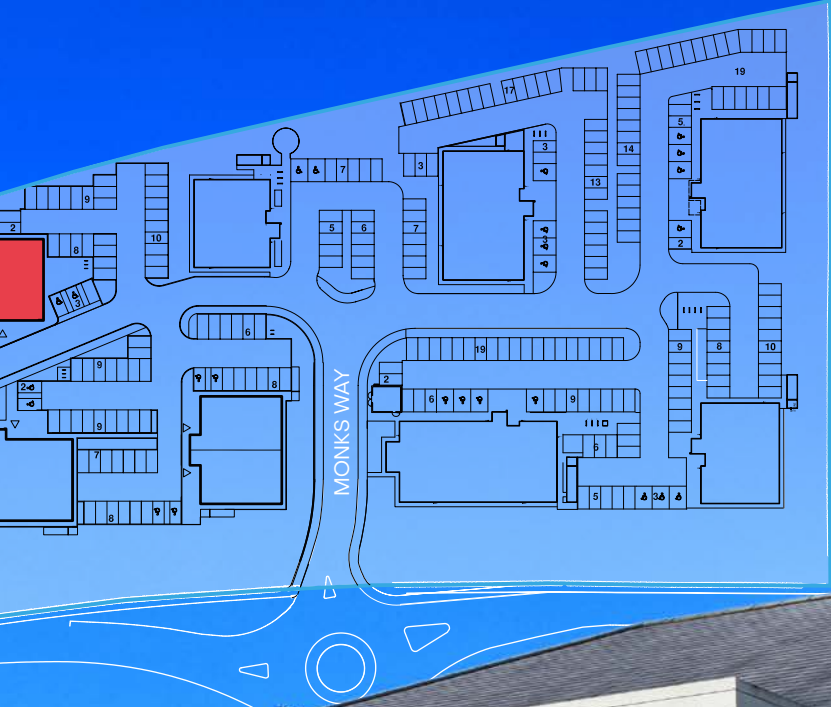
Terms The building is available by way of an assignment or sub-lease of the existing lease, or a new lease for a term of years to be agreed.



M56

6

A56 CHESTER ROAD





ALL ENQUIRIES

Location Preston Brook is situated approximately half a mile from Junction 11 of the M56 at Daresbury, in the North Cheshire 'Office Triangle' between Chester (15 miles), Manchester Airport (18 miles) and Warrington (7 miles via the A56), providing excellent access to the wider North West motorway network. Abbots Park enjoys a most attractive and mature landscaped setting that has attracted a number of major corporate occupiers

including Teva Pharmaceuticals, AD Aerospace, Cemex Concrete, Dimension Data, Watkins Jones Builders, Johnson Service Group etc.

Nearby amenities include a Premier Inn hotel and restaurant, with a Spar convenience store within walking distance.

Viewing By arrangement with either of the Joint Agents.

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