

lucerne court

Lingley Mere business park



Computer Generated Image and below right



Lucerne Court

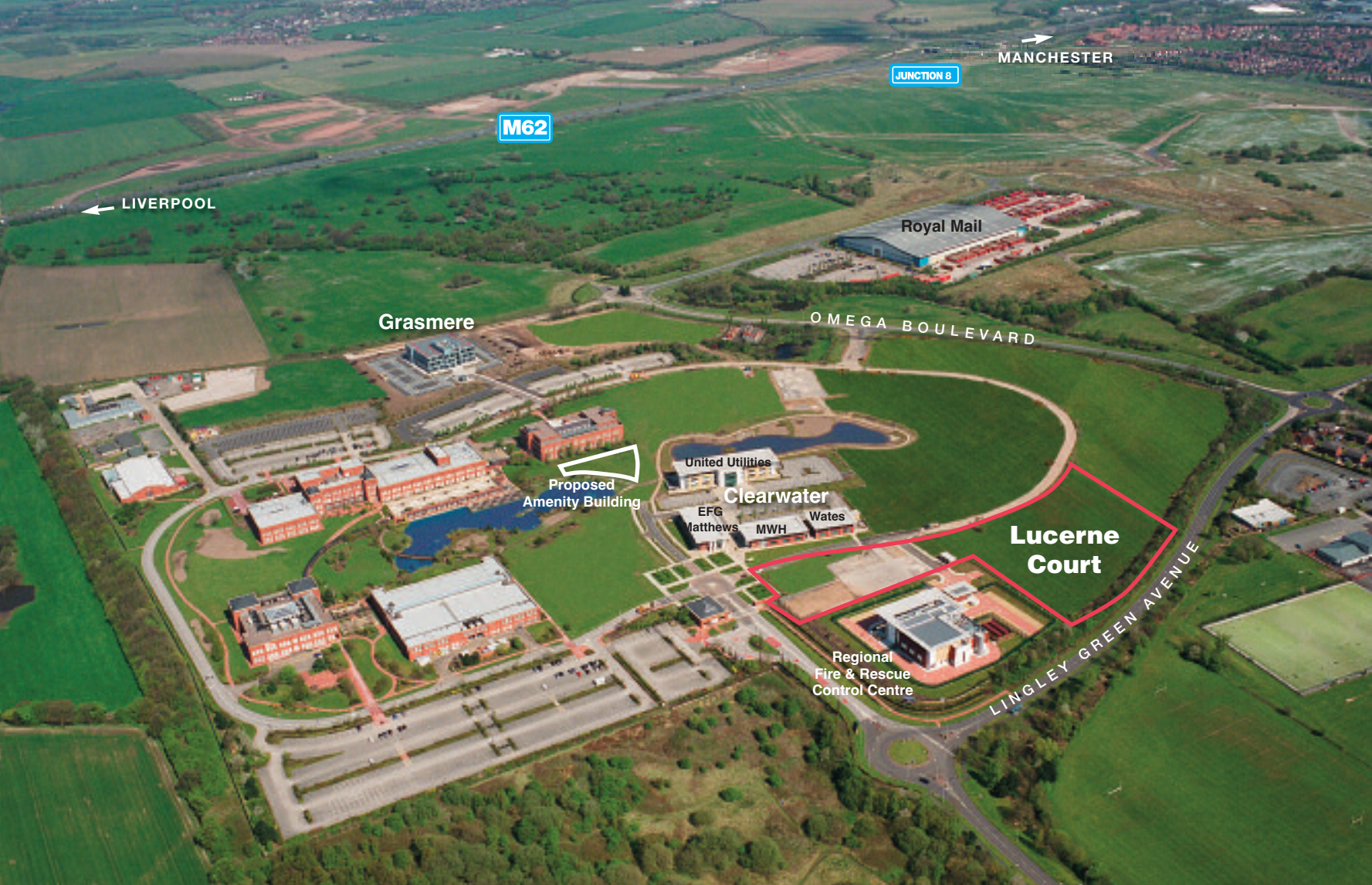
four new office buildings
from 9,000 sq ft (836m²) to 20,000 sq ft (1,858m²)
for sale or to let



Blue water Green heart

Junction 8, M62, Warrington

www.lingleymere.com



buildings

Following the completion of the highly successful Clearwater phase, Lucerne Court will comprise four new stand alone office buildings, prominently positioned close to the main entrance to the park and benefiting further from frontage to Lingley Green Avenue.

The mix of two and three storey buildings will be built to a particularly high quality of finish and specification and provide individuality in their style and design.

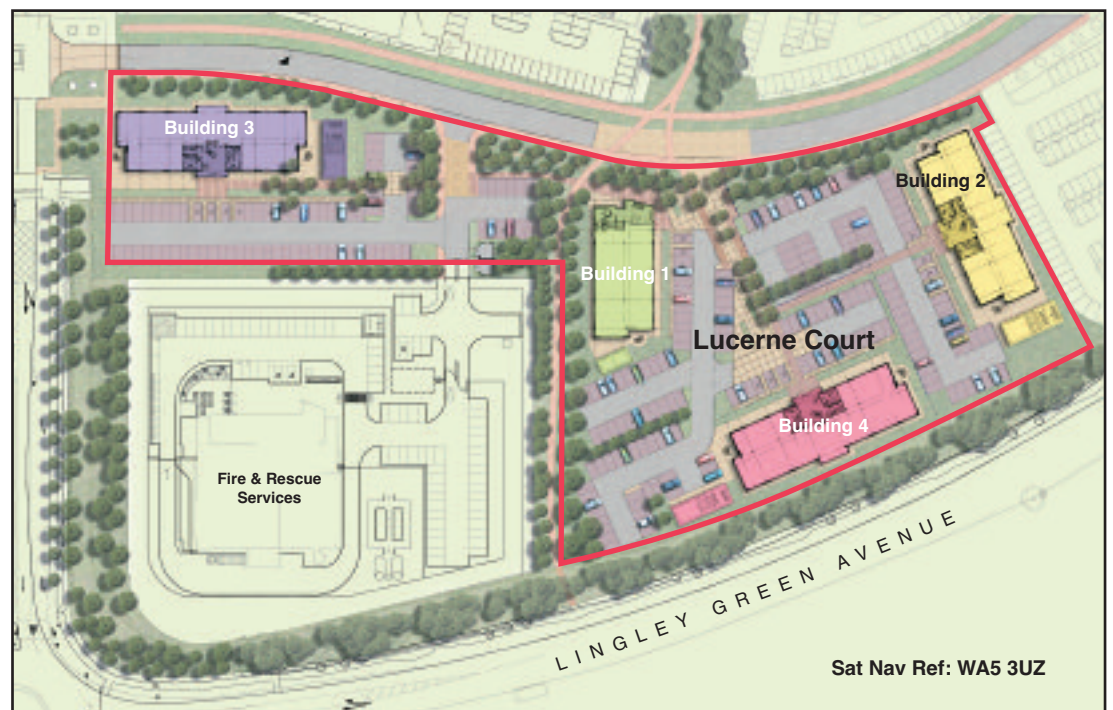
proposed specification

- Fully DDA compliant
- Air conditioning
- External works will incorporate surface car parking dedicated to each individual office building, and access roads set within soft landscaping
- Buildings will have their own entrance and reception area
- Finished floor to ceiling height in other areas, generally 2.400m
- Fully accessible raised floor 150mm overall (nominal)
- Floor plate depths – structural grid to be 7.5m centre to centre generally
- Efficient and flexibly planned office floor plates and circulation areas
- Car parking ratio 1:223 sq ft NIA

schedule of floor areas

	Sq Ft	M ²	Storeys	Cars
Building 1	8,999 sq ft	836m ²	2	41
Building 2	13,154 sq ft	1,222m ²	2	59
Building 3	20,000 sq ft	1,858m ²	3	89
Building 4	18,256 sq ft	1,696m ²	3	82
Total	60,409 sq ft	5,612m²		271

Proposed Amenity Building (CGI)



warringtonuk.com

United Utilities

muse DEVELOPMENTS

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 Please Note: The photography used in this leaflet has been taken from Phase 1 (Clearwater) of the development.

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