

CINNABARCOURT

DARESBURY PARK J11 M56 CHESHIRE

FOR SALE / TO LET

HIGH QUALITY
SELF CONTAINED
OFFICE BUILDINGS
ON A MATURE SITE

**FROM 3,090
TO 7,085 SQ FT**



DARESBURY PARK

DESCRIPTION

SPECIFICATION

ACCOMMODATION

LOCATION

CONTACTS

EPCs

CINNABAR
COURT

DARESBURY PARK J11 M56 CHESHIRE



Introducing... Daresbury Park, Junction 11, M56, Cheshire

Daresbury Park is one of the largest business parks in the north west extending to 225 acres with planning consent for 1.6 million sq ft of office accommodation. Located with direct access onto the M56 motorway at junction 11, the Park is superbly landscaped and manicured and has already attracted a host of major flagship occupiers such as Hewlett Packard, ABB Eutech, Babcock, Virgin Medical and MultiSol Limited.

As well as offering new offices at Cinnabar Court, larger buildings can be designed and built to a specific occupiers requirements on the remainder of the Park, with opportunities ranging from 10,000 – 500,000 sq ft.



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CINNABAR COURT

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Description

Cinnabar Court is the latest speculative office development at Daresbury Park providing 17 office buildings each with their own dedicated entrance, facilities and car parking.

The buildings are located adjacent to the Daresbury Park Hotel, Spa and Leisure Club.



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Specification

Designed to a high quality specification, the two-storey buildings provide the following:

- Self-contained buildings with own dedicated entrance
- Clear open floors
- Comfort cooling
- Suspended ceilings with recessed lighting
- Full access raised floors – for efficient cable management systems
- Carpeted throughout
- Dedicated male, female and disabled wc facilities
- Dedicated on-site car parking

Park Amenities

- 24 hour on-site security
- CCTV throughout
- Internet connectivity (5Mb – 1Gb) Microwave Backup



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Key

- Occupied
- Available

Site Plan

Floorplans *(Click to view)*

- Unit 3
- Unit 6
- Unit 4b
- Unit 10a
- Unit 5b

Accommodation

Unit	Sq Ft	Sq M	Car Parking Spaces
1a	Elmfield Training		
1b	Elmfield Training		
2	Elmfield Training		
3	6,070	563.9	30
4a	Virgin		
4b	5,100	473.8	27
5a	Matrix Networks		
5b	4,080	379.0	18
6	7,085	658.2	33
7	Network Defence		
8a	B8RE / Laytec		
8b	Stannah		
9	Brenntag		
10a	3,090	287.1	14
10b	Briggs & Forrester		
11a	United Business Centres		
11b	United Business Centres		
12	Gyne Health		
13	Diocese of Chester		



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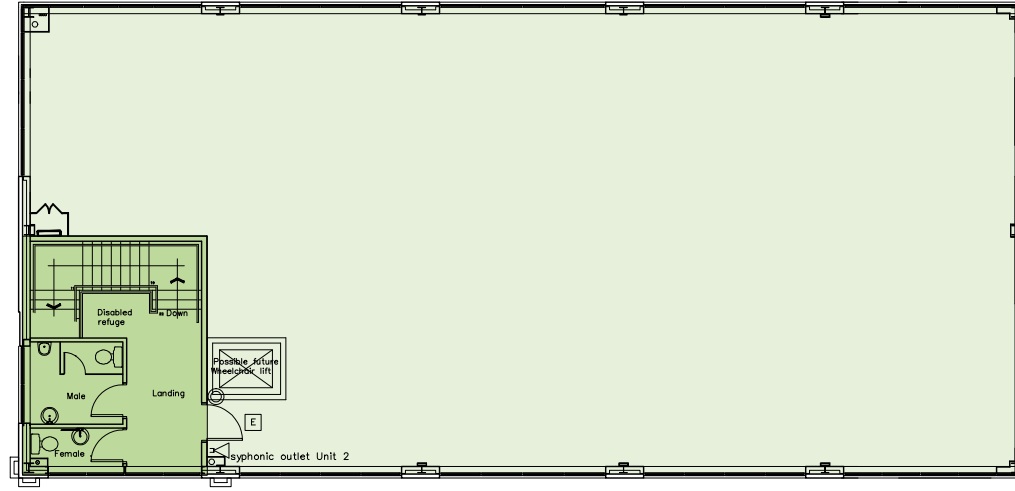
LOCATION

CONTACTS

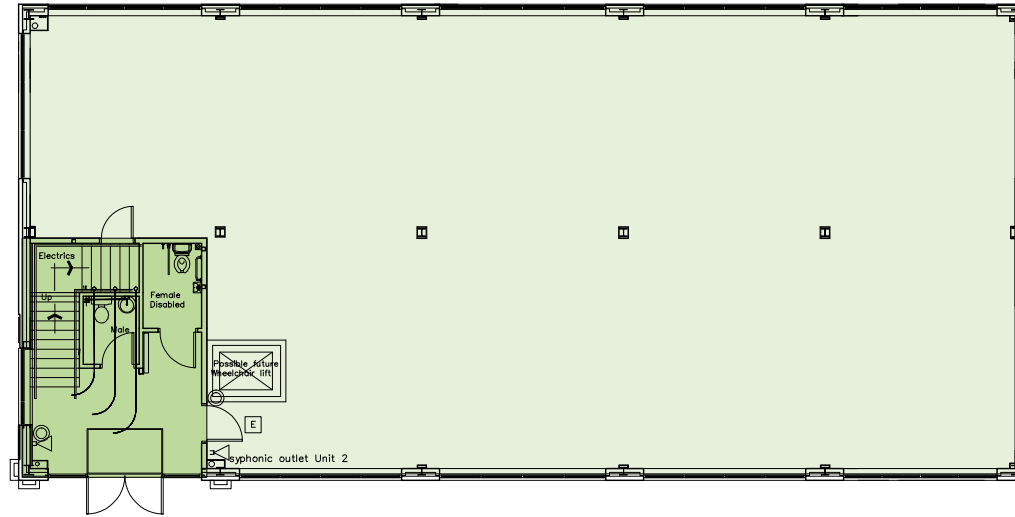
EPCs

CINNABAR COURT

DARESBURY PARK J11 M56 CHESHIRE



First Floor Plan



Ground Floor Plan

Unit 3



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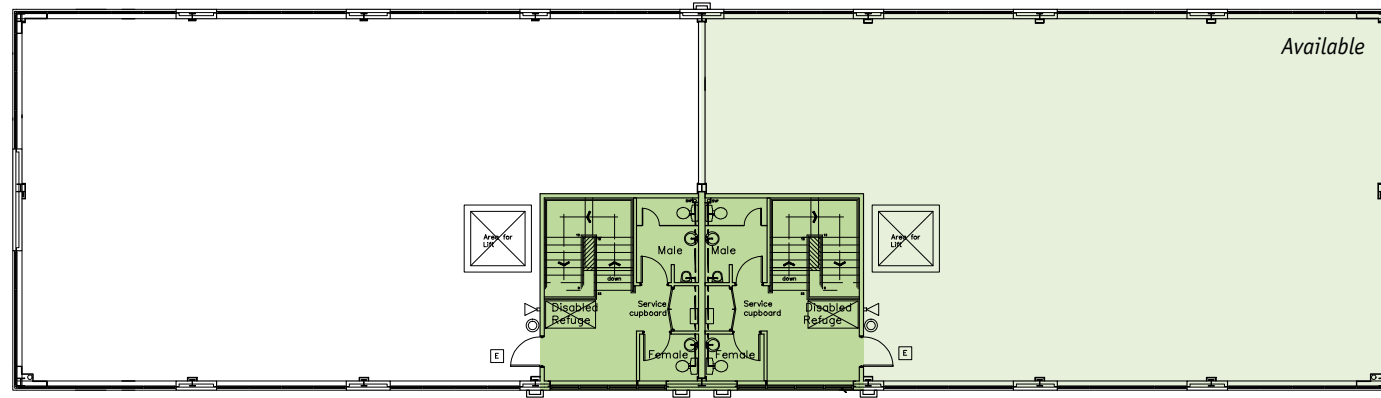
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CONTACTS

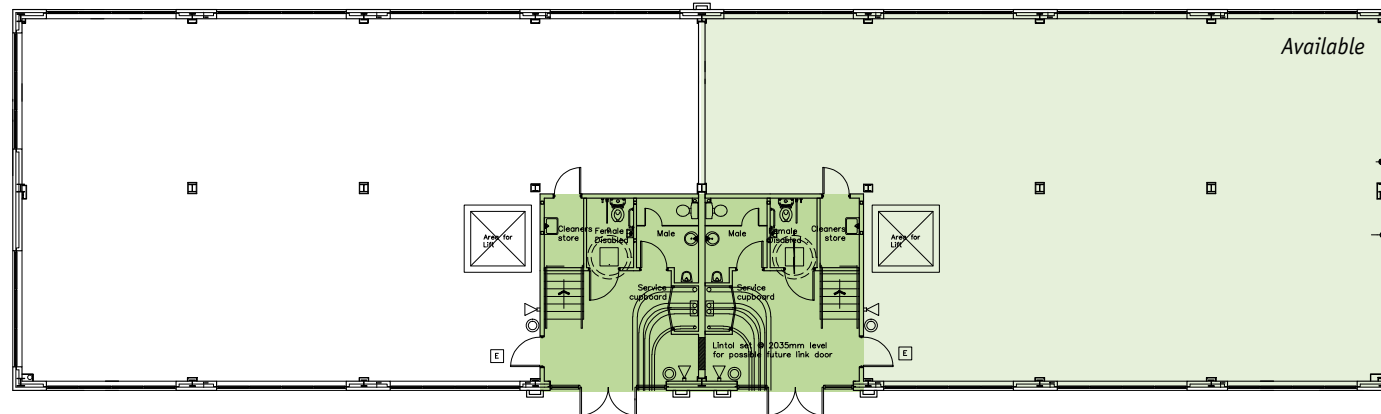
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CINNABAR COURT

DARESBURY PARK J11 M56 CHESHIRE



First Floor Plan



Ground Floor Plan

Unit 4b



DARESBURY PARK

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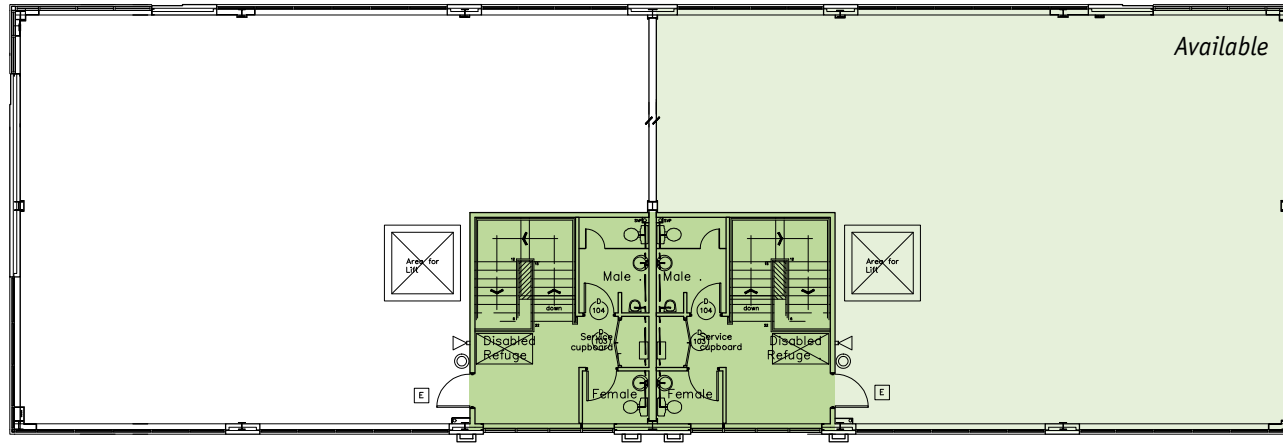
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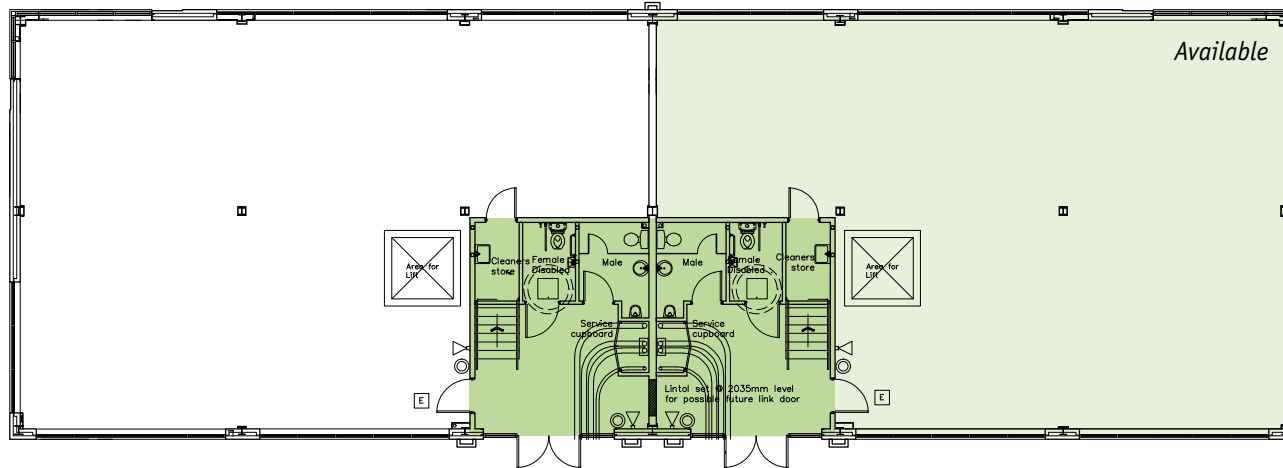
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CINNABAR COURT

DARESBURY PARK J11 M56 CHESHIRE



First Floor Plan



Ground Floor Plan

Unit 5b



DARESBURY PARK

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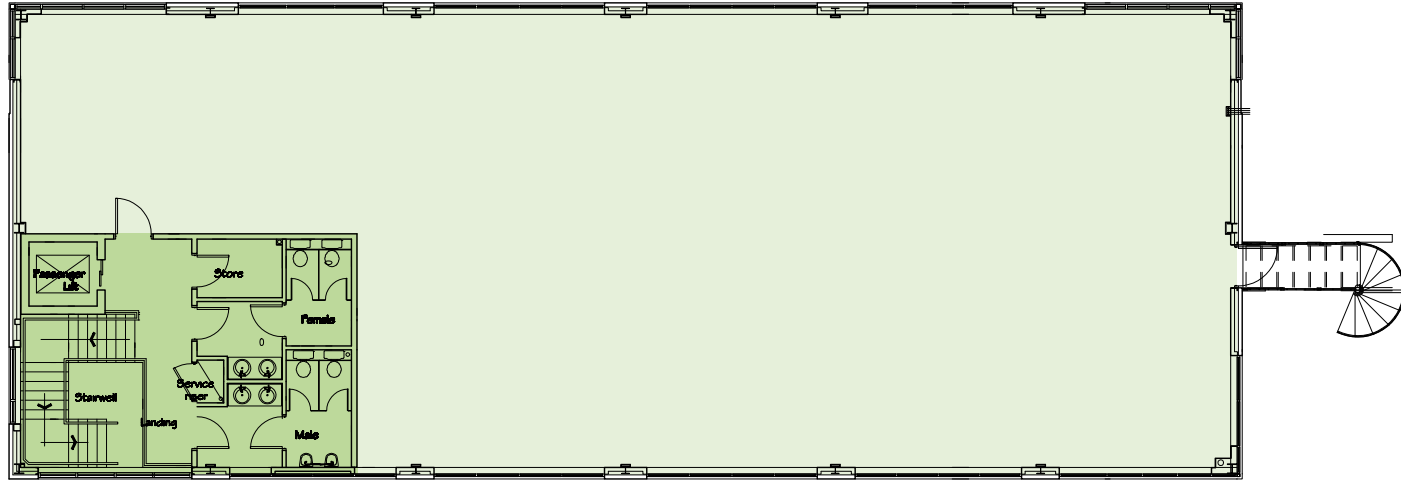
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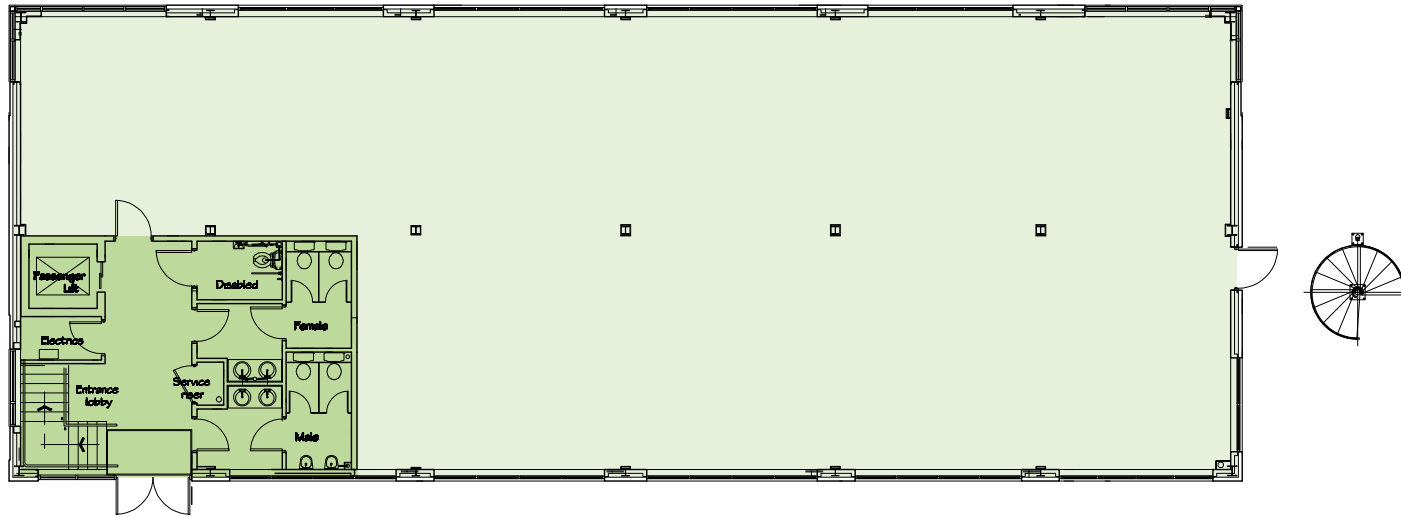
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DARESBURY PARK J11 M56 CHESHIRE



First Floor Plan



Ground Floor Plan

Unit 6



DARESBURY PARK

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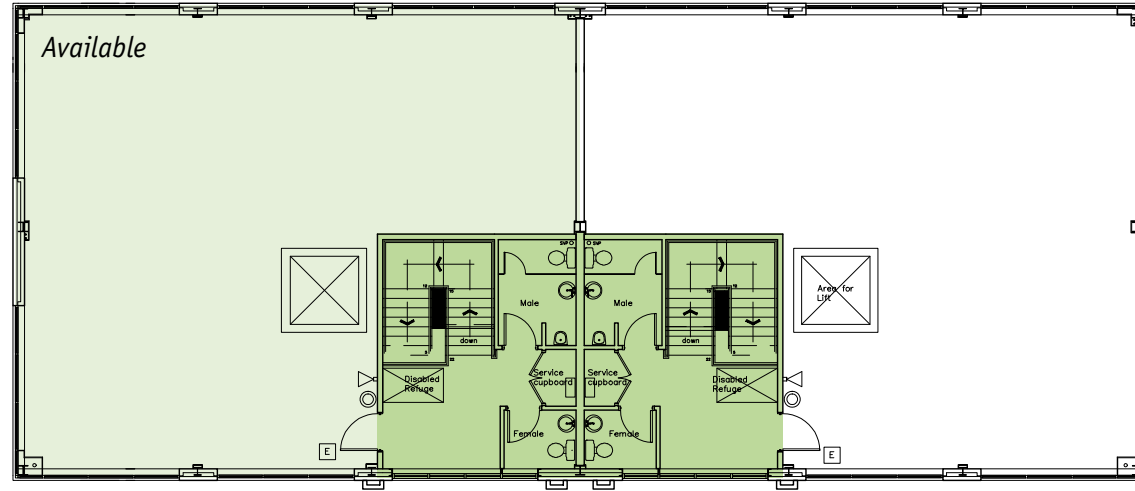
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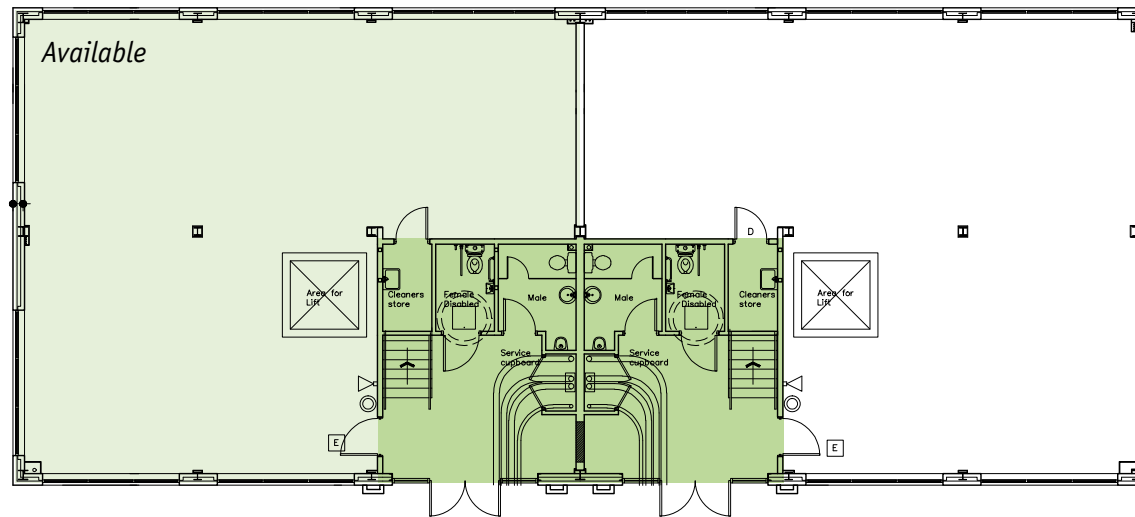
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CINNABAR COURT

DARESBURY PARK J11 M56 CHESHIRE



First Floor Plan



Ground Floor Plan

Unit 10a



CINNABAR COURT

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Location

The Park is located on junction 11, M56 with the M6 motorway just two junctions to the east. Manchester International and Liverpool John Lennon Airports are both equidistant from the Park at 20 mins drive, with rail communications provided via Runcorn Railway Station, 10 mins away or Warrington Bank Quay 15 mins, both of which provide direct access to the West Coast Mainline with a direct service to London Euston with a journey time of 1 hour 50 mins.

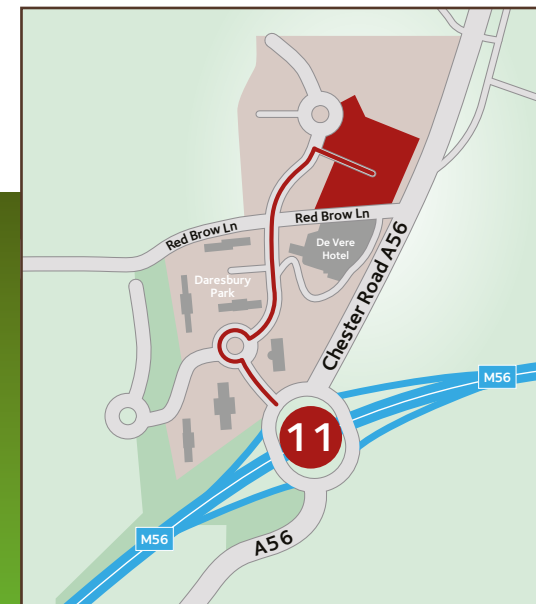
The Park itself also benefits from a public bus service which runs through the Park linking Runcorn centre and Warrington town centre and their respective bus stations.

Daresbury Park Hotel, Spa & Leisure Club provides 189 bedrooms, 300 seat capacity conference centre and individual meeting rooms, 3 restaurant / café / bistro facilities providing excellent amenities for the Park.



Travel Times

Junction 11 M56	0.1 mile
Liverpool Airport	15 miles
Manchester Airport	15 miles
Manchester City Centre	16 miles
Liverpool City Centre	22 miles



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Further Information

Viewings are strictly by appointment with the joint agents Knight Frank on 0161 833 0023 or Jones Lang LaSalle on 0161 828 6440.

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ANOTHER DEVELOPMENT BY:

MARSHALL

WWW.MARSHALLCDP.COM



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Energy Performance Certificates (Vacant Units)

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