



FOR SALE / TO LET
**8 CINNABAR COURT
DARESBURY PARK
WARRINGTON**

Self-contained Offices

3,090 sq ft

Your partners in property



8 CINNABAR COURT

Property Summary

Unit 8a Cinnabar Court is a high-quality self-contained office building set within a landscaped business park environment off Junction 11 M56 motorway. The property totals 3,000 sq ft set over ground and first floors. The accommodation benefits from excellent natural light creating a modern and spacious working environment.

Internally the accommodation is largely open plan with 2 x meeting rooms, integral storage and fitted kitchens and both floors. The building specification includes:

- Raised floors;
- Air conditioning
- Suspended ceilings
- LED lighting
- Separate male and female WC's.

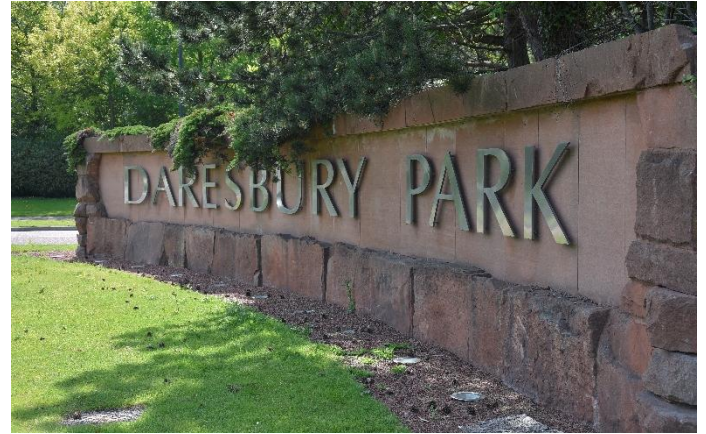
There are **15** car parking spaces included externally.

Location

Daresbury Park extends to over 91 hectares (225 acres) in the heart of the Cheshire countryside. It is strategically positioned off Junction 11 of the M56 motorway within 6 miles from the M56/M6 interchange. Cinnabar Court is located 5 miles south of Warrington town centre and is equidistant between Manchester and Liverpool. Both Manchester and Liverpool John Lennon Airports are within 20 minutes drive.

DRIVE TIMES	M56	0.5 miles	2 mins
	M6	6.5 miles	8 mins
	Warrington	5 miles	11 mins
	Chester	16 miles	24 mins
	Liverpool Airport	13 miles	20 mins
	Manchester Airport	17 miles	20 mins







Strategically located at Junction 11 of the M56 motorway, 5 miles south of Warrington town centre.

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Terms

The property is offered on a For Sale or To Let basis.

Rent/Price

On application with the Sole agent.

VAT

All prices/outgoings are quoted exclusive of but may be liable to VAT at the prevailing rate.

Business Rates

Interested parties should make their own enquiries with the local billing authority.

EPC

Available upon request.

Estate Charge

An Estate Charge will be payable by the occupier for the maintenance and upkeep of the business park.

Money Laundering

Money laundering checks will be undertaken on any incoming occupier/purchaser.

Viewings

Via the Sole agents.



For further information or to arrange a viewing please contact:

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