

to let

Modern Office

281.9 m² (3,034 ft²)



6800 Cinnabar Court
Daresbury Park
Warrington
WA4 4GE

- Established, Modern Business park
- Excellent Transport Links
- On Site Parking for 14 Vehicles

MORGANWILLIAMS.com

01925 414909

Location

Daresbury Park is a modern development, strategically positioned to the south of Warrington Town Centre, with direct access onto the M56 Motorway at Junction 11 and the M6 and M62 both accessible within a 10 minute drive.

The park benefits from excellent amenities, with the Daresbury Park Hotel providing conference facilities, coffee shop, restaurants and leisure facilities.

The premises occupies a prominent position within the estate, located at the entrance to Cinnabar Court.

Description

The property comprises a semi-detached, two storey modern office building.

Internally there is a core area to each floor, with male, female and accessible WCs.

To the ground floor the office is predominantly open plan, with a kitchen area and private office or meeting room formed by way of stud partitions.

The first floor provides a further open plan office space, with two meeting rooms / private offices and additional kitchen.

Externally there is parking for up to 14 vehicles.

Accommodation

Internal Area: IPMS 3—Offices.

Ground	140.95 m ²	1,517 ft ²
First	140.95 m ²	1,517ft ²
Total	281.90 m²	3,034 ft²

Services

Mains electricity, water, and drainage are connected.

There is an air-conditioning system providing heating and cooling.

Rates

Rateable Value: TBC

Business Rates Payable 2023/24: TBC

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum term of 3 years.

Rental

£53,000 per annum (£17.50 per sq ft).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

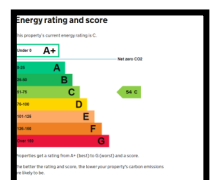
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For details of other properties, our website address is

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SUBJECT TO CONTRACT

EPC Score Band C—54



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.