



Daresbury Park

JUNCTION 11 M56
CHESHIRE WA4 4BB

Design & build
opportunities
from 8,000 to 500,000 sq ft

DISCOVER MORE



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Why Daresbury Park?

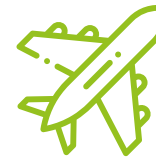
- Daresbury Park is a key strategic site for business development and growth with over 5 million people living within a 45 minute drive time of the park.
- Comprising 225 acres (91 hectares) with planning consent for approximately 1.6 million square feet
- The park provides an exceptional environment which is home to numerous international businesses who occupy over 300,000 sq ft of existing floor space
- Daresbury Park benefits from direct access onto the M56 motorway at junction 11 and is equidistant between Manchester and Liverpool airports (15 miles).
- The M6 and M62 motorways are both within a 10 minute drive.
- The park has excellent on-site amenities with Daresbury Park Hotel offering extensive conference facilities, coffee shop, restaurants and leisure facilities including a gymnasium, spa and swimming pool.
- Daresbury Park is owned by Marshall CDP, an established local developer with 100 years of experience, who have delivered over 2 million square feet of commercial space in the last 5 years alone.



5 million people
within 45 mins



Planning
for 1.6m sq ft



Airports
Manchester &
Liverpool <20 mins



Motorways
M6 & M62
<10 mins

Masterplan

DISCOVER MORE:



Daresbury Park can cater for building sizes ranging from 8,000 to 500,000 sq ft and a number of options can be presented on the site to suit an organisation's preference.

Plot sizes are indicative – bespoke design & build projects can be tailored to specific client requirements.

Contact the joint agents for details.



Design & Build Plot 1

DISCOVER MORE:



2 Storey Units	Floorplate	Car Parking
6,000 sq ft	3,000 sq ft	31 spaces
8,000 sq ft	4,000 sq ft	41 spaces
10,000 sq ft	5,000 sq ft	52 spaces
12,000 sq ft	6,000 sq ft	62 spaces

Plot sizes are indicative – bespoke design & build projects can be tailored to specific client requirements. **Contact the joint agents for details.**



Design & Build Plot 2

DISCOVER MORE:



3 Storey Units	Floorplate	Car Parking
61,500 sq ft	20,000 sq ft	450 spaces

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Design & Build Opportunities

Daresbury Park is a 91 hectare / 225 acre site with planning consent for 1.6 million sqft of office space. The intelligently planned, spacious layout offers design and build opportunities For Sale and To Let from 8,000 to 500,000 sqft across a variety of terms and tenures to suit.

Buildings can be tailor made to suit individual company requirements and are available to let or to purchase. Full turn key packages are available.

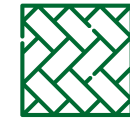
[View typical spec photography >>](#)



Target BREEAM
Outstanding



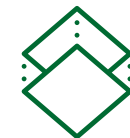
High-quality external
landscaping



High-quality floor finishes
fitted throughout



Minimum floor-to-ceiling
height of 2.8 metres in offices



Metal tiled suspended
ceilings



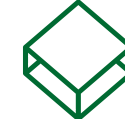
Air conditioning



Target EPC Rating A



Net Carbon Zero



Raised access floors



LED lighting



Slim-line floor-to-ceiling
WC cubicles



Car parking ratio of
1 space per 193 sq ft



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Design & build project for Phonak, Warrington Centre Park



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CGI image for illustration only



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A Perfect Location

Located directly off Junction 11 of the M56 and with the M6 just two junctions away, Daresbury Park offers exceptional accessibility for Manchester International and Liverpool John Lennon airports, both of which are within a 20 minute drive. Rail connections are also excellent, with Runcorn Station only five miles away on the West Coast Intercity line.

Daresbury Park offers a highly attractive and spacious rural environment from which to do business and yet is still within a 30 minute drive of Manchester, Liverpool and Chester.



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Over the last 12 months, Daresbury Park has welcomed a number of new occupiers including:

33,000 sq ft

LET TO



**Mast
Group**

10,200 sq ft

LET TO

FOX | GROUP

7,000 sq ft

LET TO

its.

Connectivity

Daresbury Park benefits from being within close proximity to a variety of local amenities, ranging from public houses, superstores and gyms / fitness centres. Warrington town centre is within 7 miles offering the Golden Square and Cockhedge shopping centres, whilst the historic City of Chester is less than 16 miles away providing a range of household retail and leisure facilities.



Rail

Daresbury Park is well served with Warrington Bank Quay and Runcorn stations nearby. A journey time to London Euston is approximately 1 hour 50 minutes.

Warrington Bank Quay	Travel Time
London	1hr 50mins
Birmingham	1hr 20mins
Edinburgh	3hr 30mins
Liverpool	40mins
Leeds	1hr 10mins



Public Transport

The park is served by a shuttle bus throughout the day connecting to Warrington and Runcorn. A separate bus service is available to Chester and Warrington from a stop on Chester Road alongside the Leisure club entrance.



Air

Manchester International and Liverpool John Lennon airport's are both within a 20 minute drivetime – giving easy access to over 310 destinations throughout the world.

Manchester International	Flights/day	Liverpool John Lennon	Flights/day
New York	4	Paris	5
Abu Dhabi	4	Madrid	3
Dubai	6	Berlin	2
Berlin	2	Geneva	3
Signapore	2	Faro	3
Amsterdam	18	Barcelona	4
Moscow	4	Dublin	3
Frankfurt	17		
Madrid	2		
Faro	4		
Paris	7		



Park Amenities

The Britannia Daresbury Park Hotel & Spa offers a number of business, leisure and entertainment opportunities. The 189-bedroom hotel provides 350 car parking spaces, conference/event facilities and the Steam, Bake & Grill Restaurant.



Fully-equipped gym



Swimming pool



Steam room



Squash courts



Spa



Steam, Bake & Grill
Restaurant



Be In Great Company

Current occupiers of Daresbury Park include:



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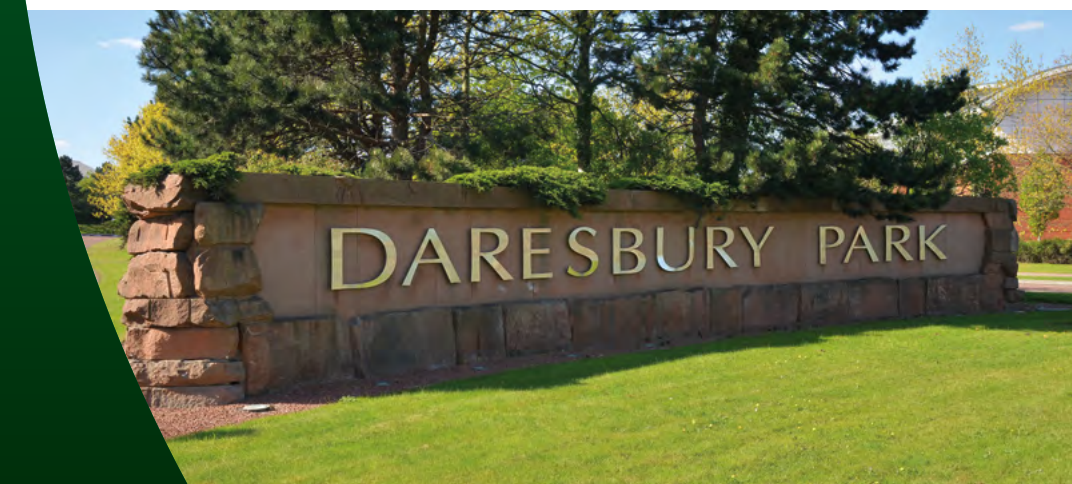
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