

FOR SALE / TO LET

5,282 – 10,516 SQ FT

2 KESTREL COURT

LAKESIDE DRIVE, CENTRE PARK,
WARRINGTON, WA1 1QY



SCAN FOR VIRTUAL TOUR



PRICE REDUCTION
HIGH QUALITY
SELF CONTAINED OFFICE

OBi
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2 KESTREL COURT

2 KESTREL COURT, LAKESIDE DRIVE, CENTRE PARK, WARRINGTON, WA11 1QY

PROPERTY SUMMARY

RARE OPPORTUNITY TO ACQUIRE OR TO LET A PRIME FREEHOLD OFFICE BUILDING AT A SIGNIFICANTLY DISCOUNTED LEVEL

OFFERS INVITED IN EXCESS OF £1,200,000 EQUATING TO £114 PSF.

AVAILABLE TO LET AT £163,000 P.A. FOR THE WHOLE OR £81,500 P.A. PER FLOOR, EQUATING TO £15.50 PSF

ATTRACTIVE ASSET MANAGEMENT POTENTIAL WITH MARKET RENTAL EVIDENCE AT £19.50 PSF /£205,000 P.A. +

HIGH QUALITY SELF-CONTAINED OFFICE ACCOMMODATION WITH EPC 'B' RATING

SUITABLE FOR OWNER-OCCUPIERS OR INVESTORS

PROMINENT POSITION WITHIN CENTRE PARK WITH IMMEDIATE ACCESS TO GREEN SPACE AND LOCAL AMENITIES

CLOSE PROXIMITY TO TOWN CENTRE WITH CONVENIENT ACCESS TO RAIL & MOTORWAY NETWORK

EXCELLENT PARKING RATIO OF 1:206 / 51 SPACES AVAILABLE

IDEALLY LOCATED TO CAPITALISE ON NORTHERN POWERHOUSE RAIL PROJECT WITH OVER £1 BILLION ALLOCATED FOR IMMEDIATE INVESTMENT AROUND BANK QUAY STATION

£ OFFERS IN EXCESS OF **£1,200,000**
(ONE MILLION, TWO HUNDRED THOUSAND POUNDS)













DATA ROOM AVAILABLE ON REQUEST – CONTACT AGENTS FOR VIEWING DATES

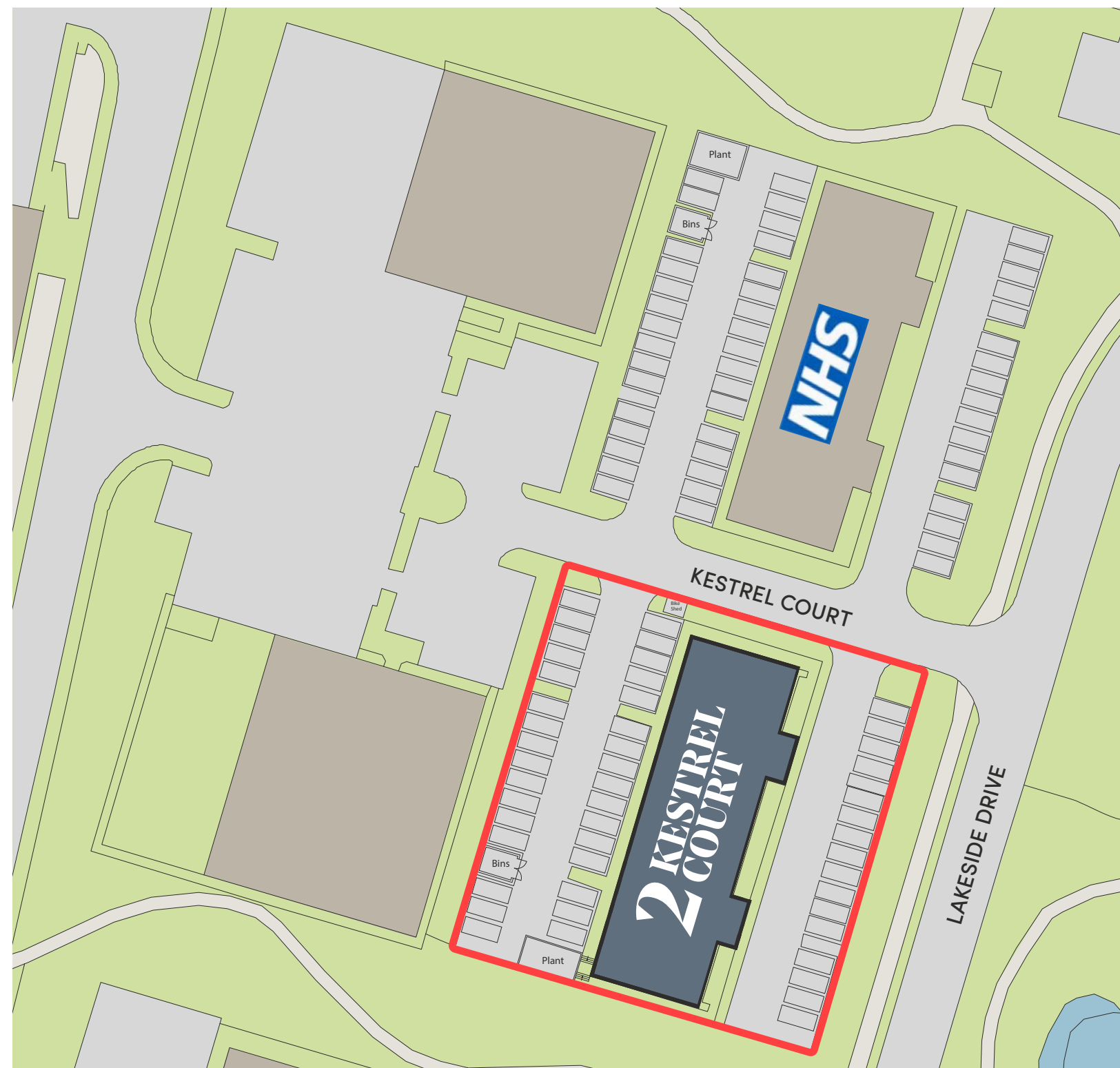
2 KESTREL COURT, LAKESIDE DRIVE, CENTRE PARK, WARRINGTON, WA11 1QY

ACCOMMODATION

2 Kestrel Court presents a rare opportunity to acquire or let a modern, freehold office building within one of Warrington's most established business parks. The property is offered at a significantly reduced pricing level and provides immediate asset management and occupational flexibility.

The building benefits from:

-  Mitsubishi VRF Air Conditioning System including heating and cooling
-  LED flat panel low energy lighting
-  Fully accessible raised floors
-  DDA compliant passenger lift
-  WCs on each floor plus shower facility on ground floor
-  Cycle shelter and storage
-  Superfast fibre connectivity
-  51 on-site secure parking spaces
-  24 hour access and business park security
-  Automated electric barrier access system with intercom
-  Dual vehicular access to Lakeside Drive & Slutchers Lane
-  Facilities and property management services available



2 KESTREL COURT, LAKESIDE DRIVE, CENTRE PARK, WARRINGTON, WA11QY

ASSET MANAGEMENT OPPORTUNITIES

Immediate opportunity to re-let whole building - rents in the immediate area achieving £19.50 Psf (see comparables table)

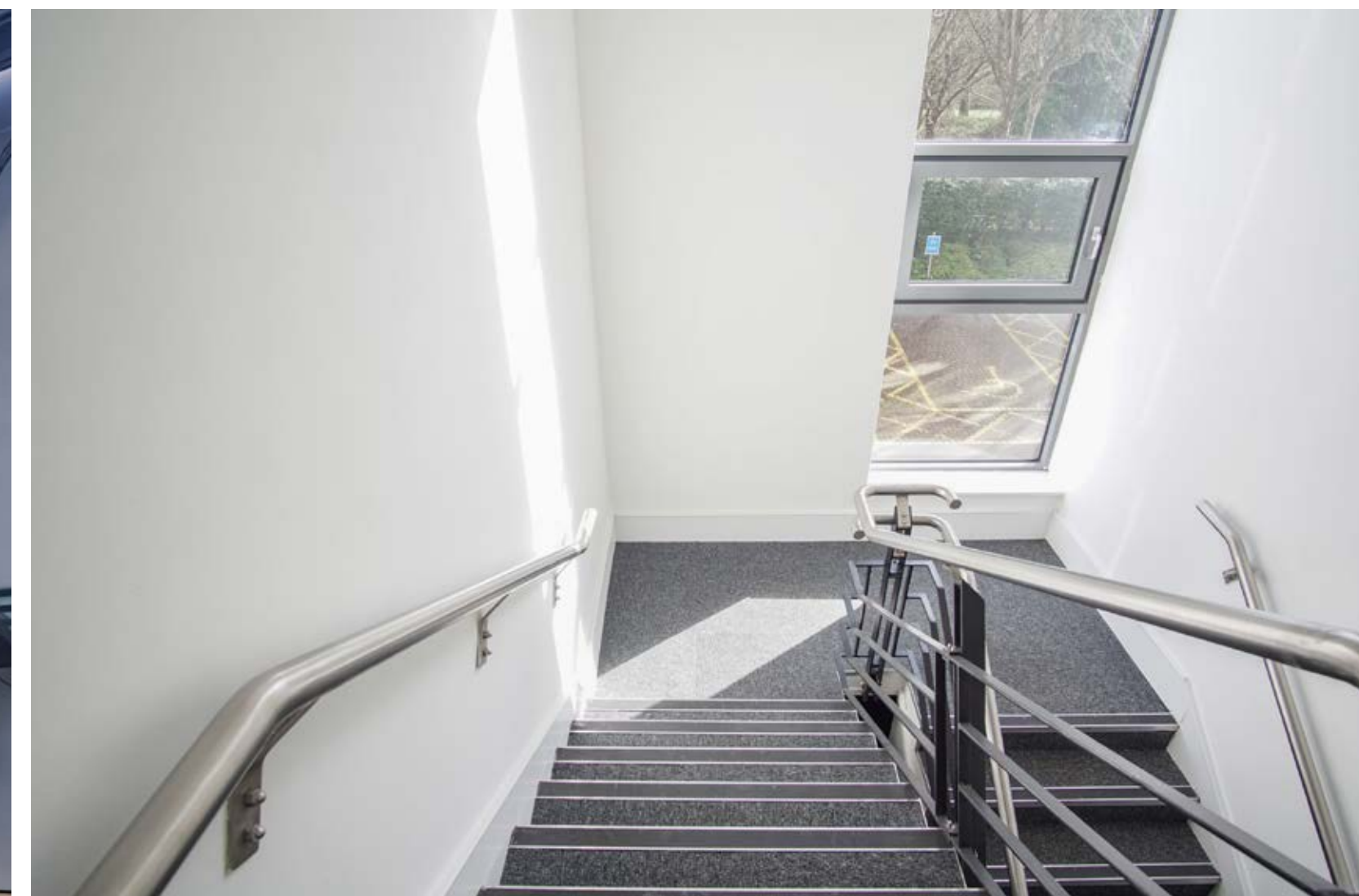
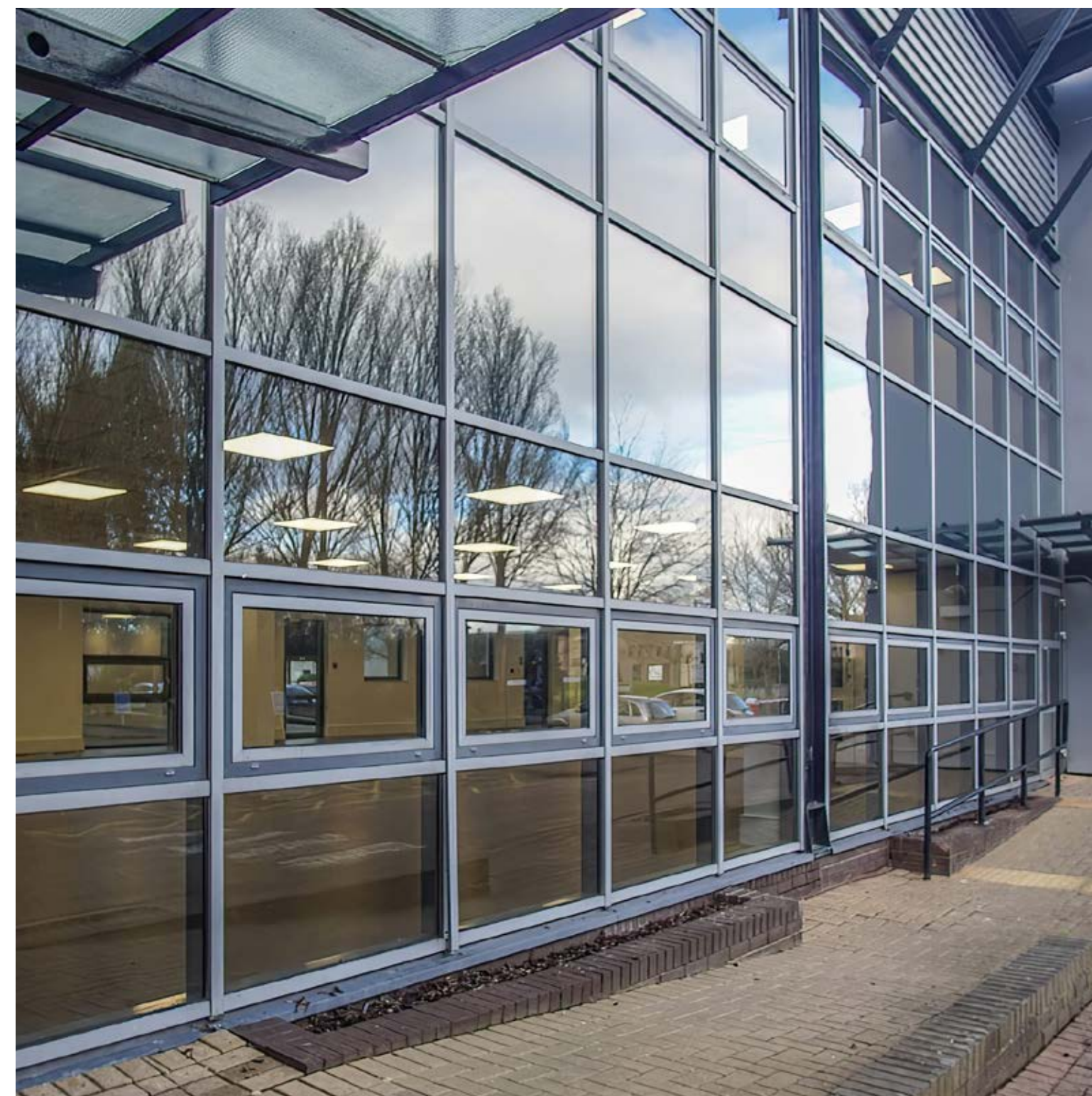
Opportunity to reconfigure into smaller self-contained studios or suites of circa 2,600 sq ft

Ground floor fully open-plan. First-floor suitable for flexible or serviced workspace with existing meeting rooms

May also suit hybrid office / alternative commercial uses (subject to planning)

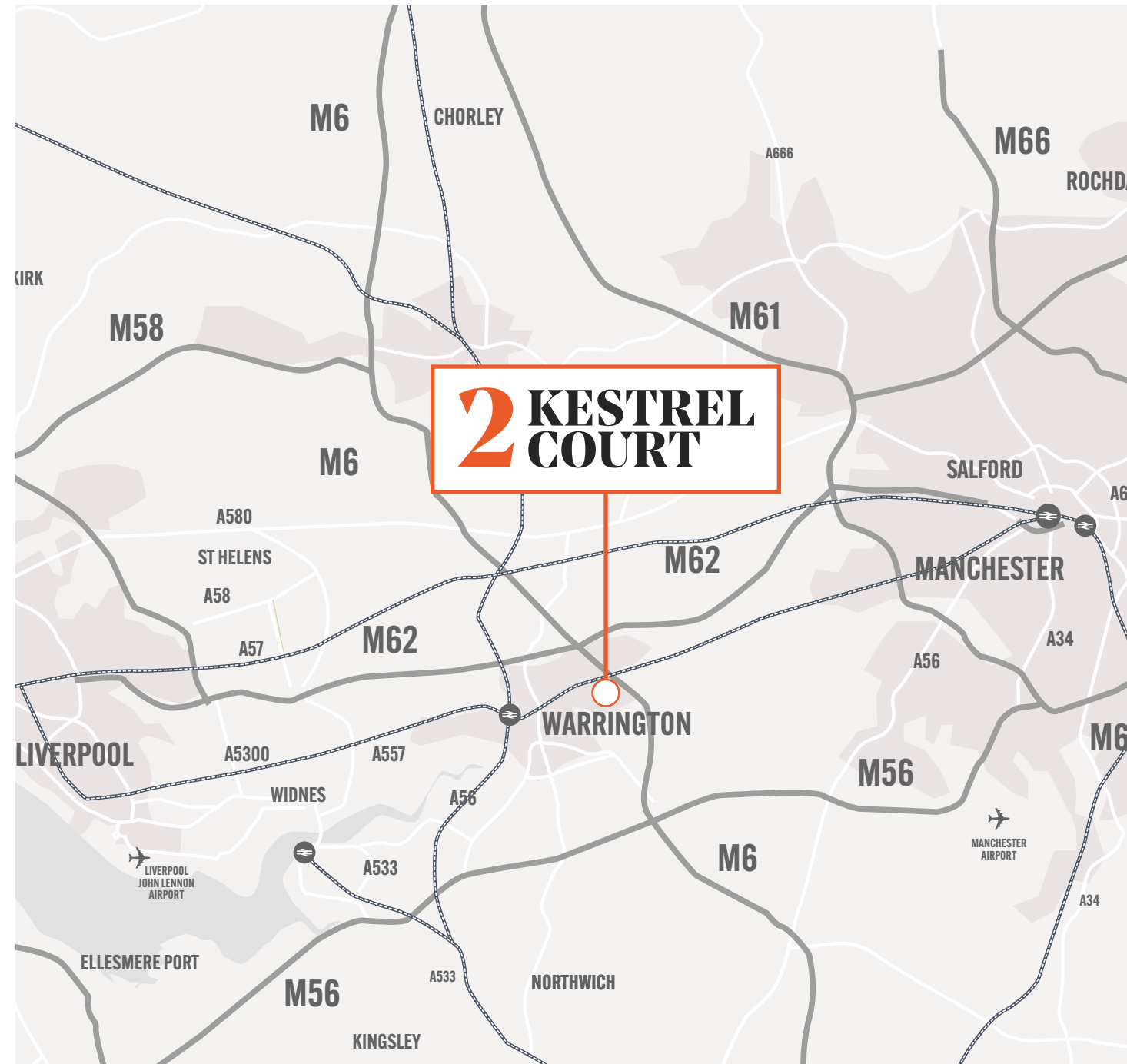
2 KERSTREL COURT	SQ FT	SQM
Ground Floor	5,282	490.71
First Floor	5,234	486.26
TOTAL	10,516	979.9

**2 KESTREL
COURT**



2 KESTREL COURT, LAKESIDE DRIVE, CENTRE PARK, WARRINGTON, WA11 1QY

LOCATION



WARRINGTON BANK QUAY
MAJOR NORTHERN POWERHOUSE
RAIL HUB INVESTMENT AND UPGRADE

2 KESTREL COURT



WARRINGTON BANK QUAY

Warrington is set to become a major hub on the Northern Powerhouse Rail (NPR) network, with the UK government confirming a new low-level station at Warrington Bank Quay (0.4 miles from the property) as part of a £45 billion investment plan announced in January 2026. This development aims to deliver 4–6 trains per hour between Liverpool and Manchester Airport, slashing journey times.

KEY INVESTMENT DETAILS (2026-2030):

- **New Infrastructure:** A new low-level station at Bank Quay will connect the West Coast Main Line, Chester, North Wales, and major cities.
- **Faster Journeys:** Projections include 8-minute travel to Manchester Airport, 15 minutes to Liverpool or Manchester Piccadilly, and 45 minutes to Leeds.
- **Economic Impact:** The project is expected to trigger 30 years of regeneration around Bank Quay, creating 10,000 jobs

**POPULATION OF 1.4 MILLION PEOPLE
WITHIN A 12 MILE RADIUS**

DRIVE TIMES	MILES	TIME
Warrington Bank Quay Station	0.4	2 mins
Warrington Town Centre	1	3 mins
Warrington Central Station	1.5	8 mins
J9 M62	3	10 mins
J21 M6	4	12 mins
J10 M56	4	12 mins
Manchester	19	28 mins
Liverpool	20	35 mins

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SITUATION

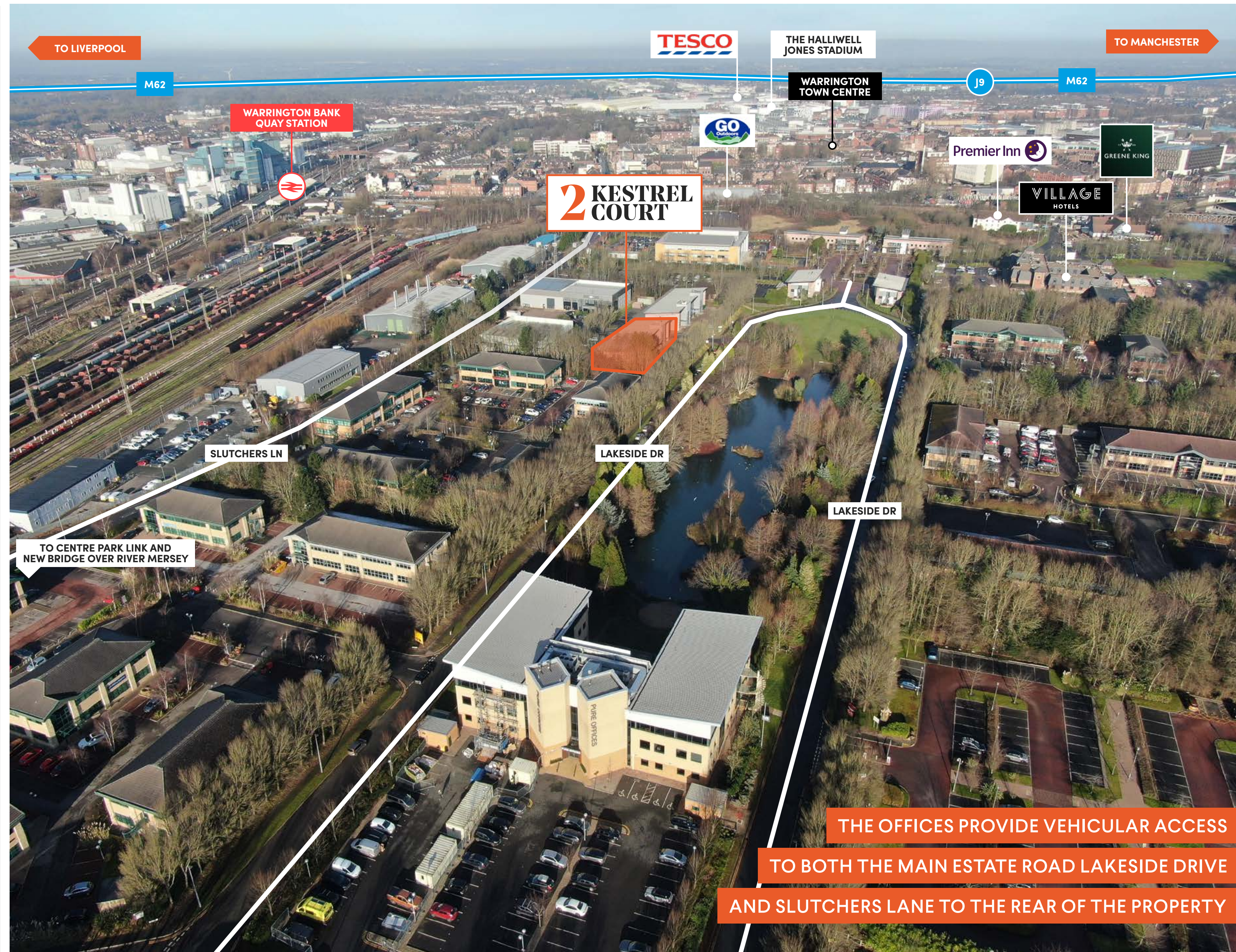
Centre Park is situated in a stunning and peaceful location surrounding a large, well maintained lake. It is a significant commercial district, home to a diverse range of businesses, including NHS, OFCOM, USDAW, Brookson Financial, BGEN, & Sonova.

Kestrel Court is located directly facing the central park and lake, towards the entrance of the business park. The Lake in front of the offices offers an attractive and tranquil place for staff to visit during the working day.

There are a large array of local amenities within walking distance including the Premier Inn, Waterside Beefeater Restaurant, and Starbucks in addition to all that Warrington Town Centre and the nearby picturesque Stockton Heath Village has to offer. The Village Hotel on the office park offers business and leisure amenities including an indoor pool, gym, tennis and squash facilities plus 89 bedrooms.

There is a Shuttle Bus which calls at both Bank Quay and Warrington Central stations, as well as the bus station, Centre Park and Warrington Market, run by Warrington Borough Transport, setting off from Bank Quay every 20 minutes from 7:35am. The park is within walking distance of both Warrington Bank Quay and Warrington Central railway stations and Warrington interchange bus terminal. It has excellent links to the national motorway network with access to J9 M 62 (3 miles north of A49), J21 M6 (4 miles east on A57 Manchester Road) and J10 M56 (4 miles south on A49).

Riverside Retail Park, the £107 Million Bridge Street Retail & Leisure Quarter, Golden Square Shopping Centre and Cockhedge Shopping Park are all within a c.10 minute walk, providing unrivalled surrounding amenities to any other alternative office districts in the town. Cockhedge Shopping Centre is a short distance from Time Square and a major regeneration project. Totalling c.15 acres and anchored by a 75,000 sq ft Asda foodstore, it is masterplanned with planning granted in part, to deliver: New Enhanced public realm retail offer, Up to 900 homes 215,000 sq ft E Class space, 11,000 sq ft leisure, retail, food or healthcare space.



GROUND FLOOR OFFICE SPACE

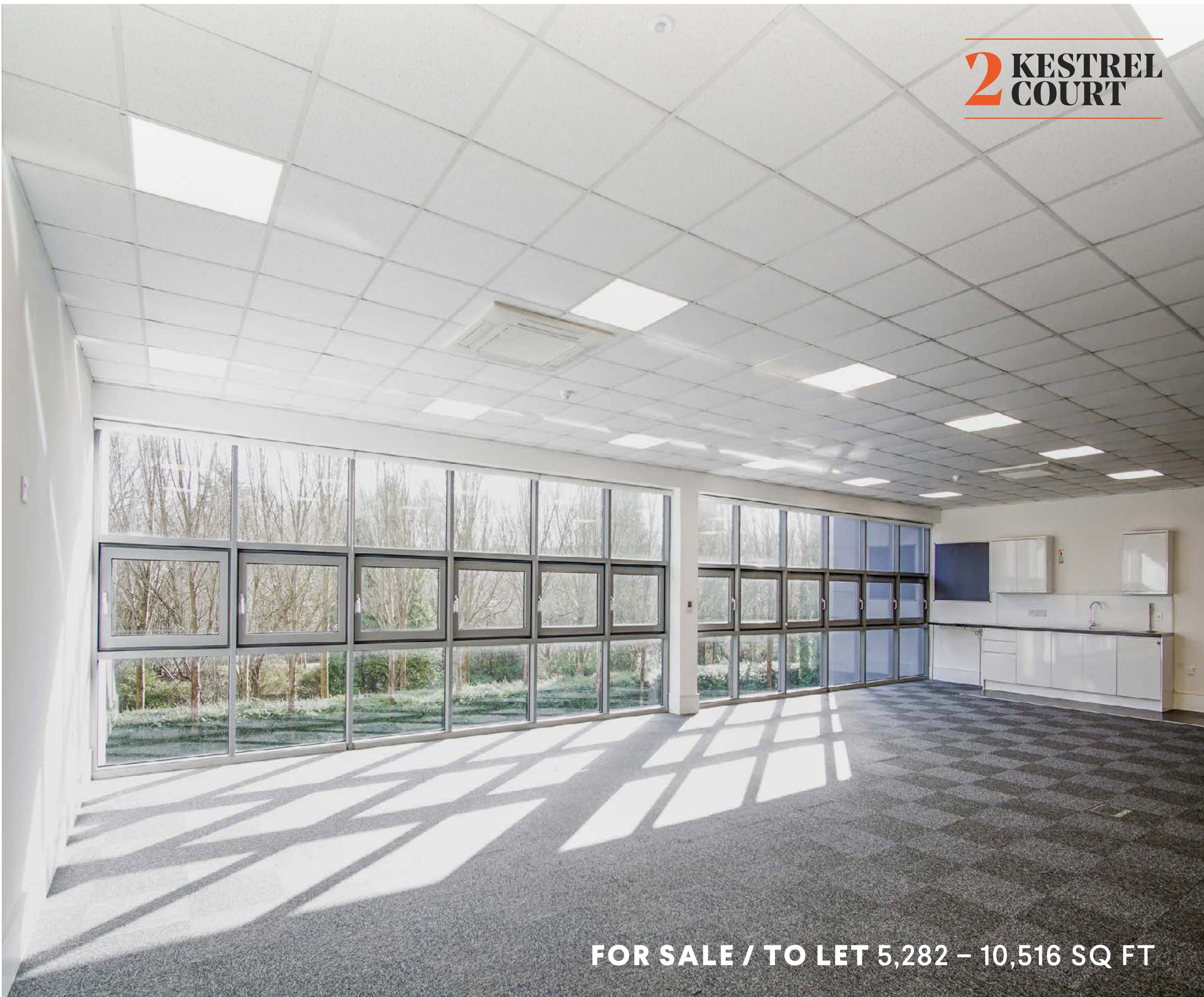
2 KESTREL
COURT



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**FIRST FLOOR
OFFICE SPACE**

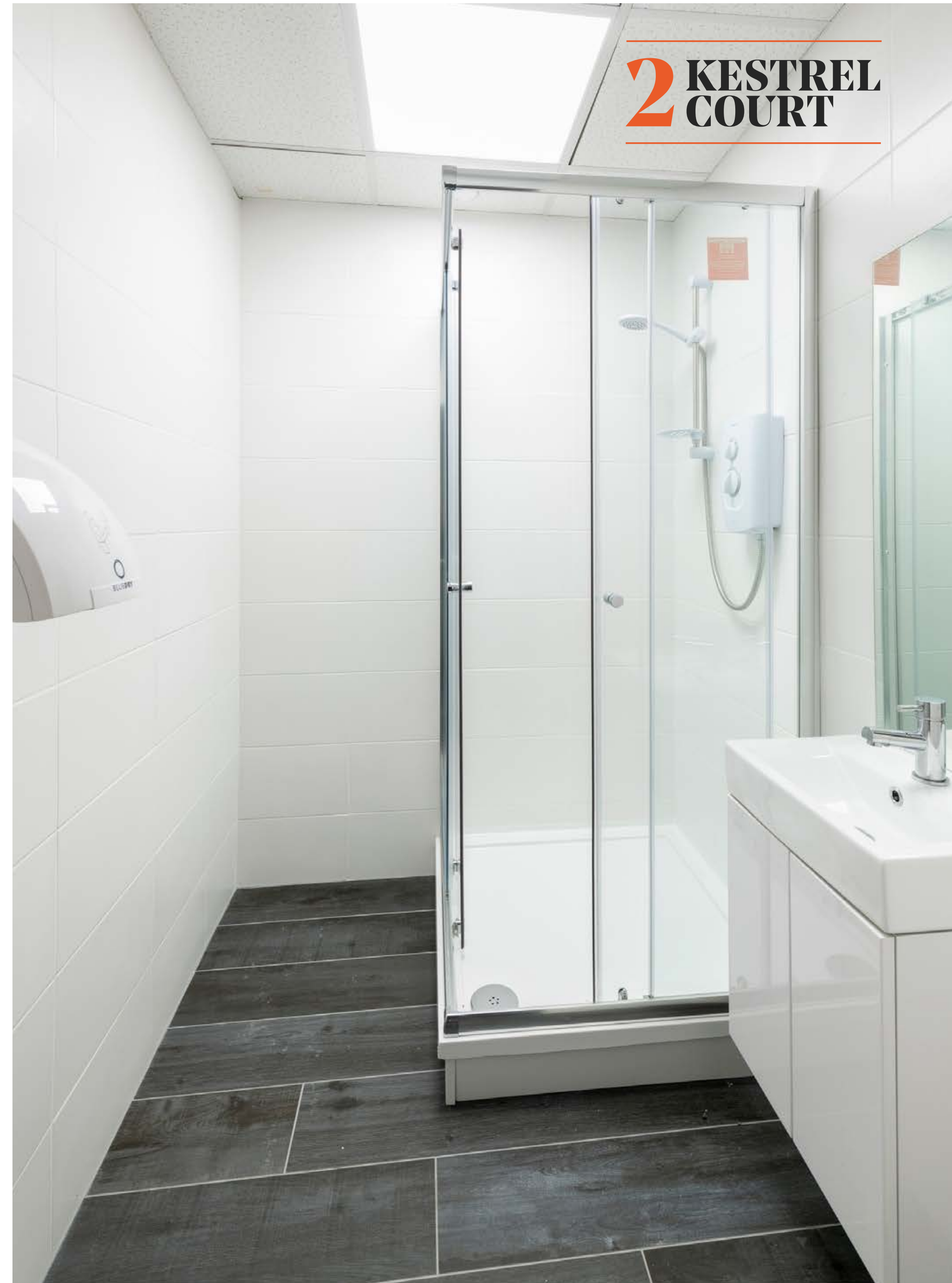
**2 KESTREL
COURT**



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FACILITIES

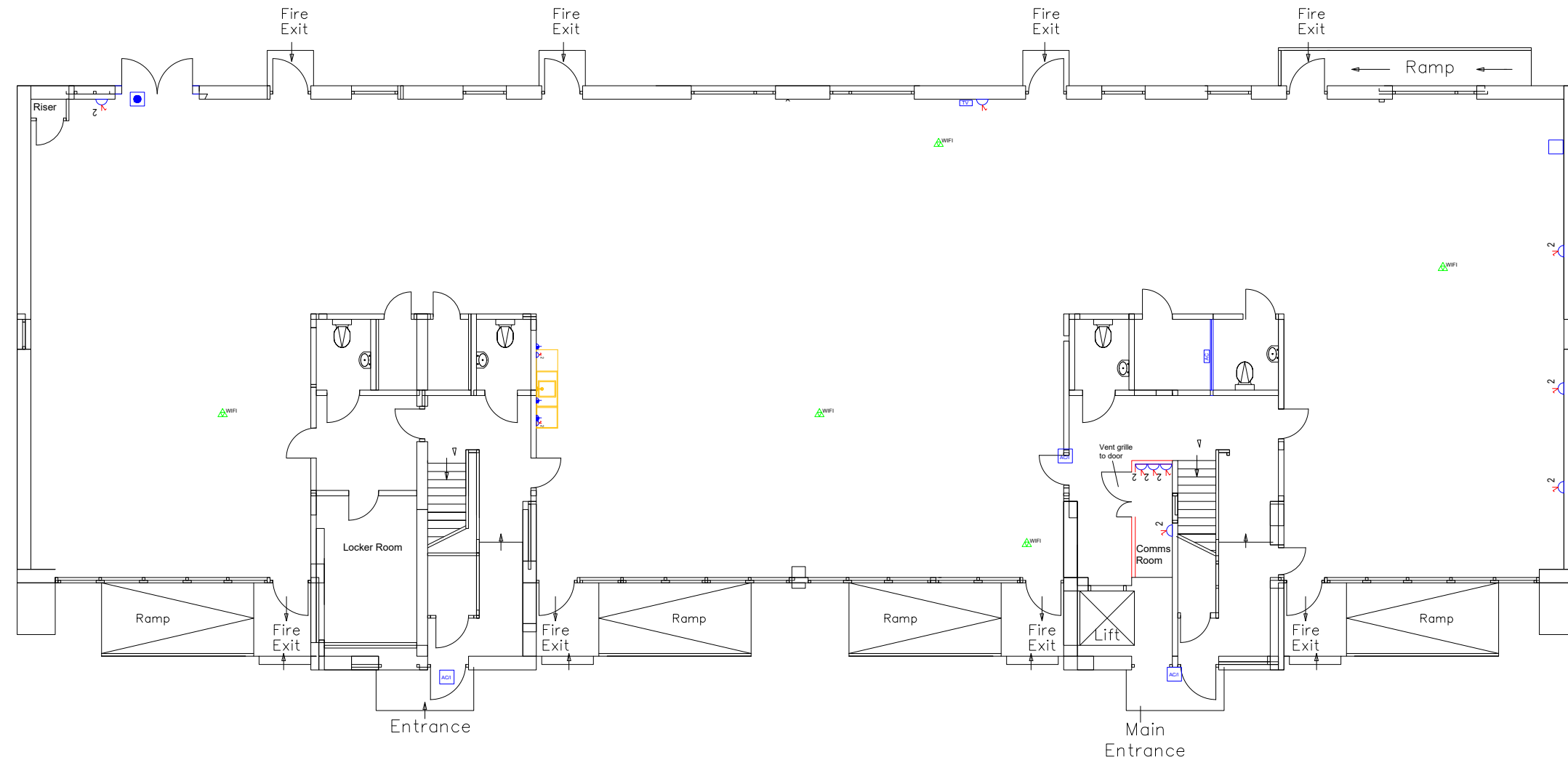
2 KESTREL COURT



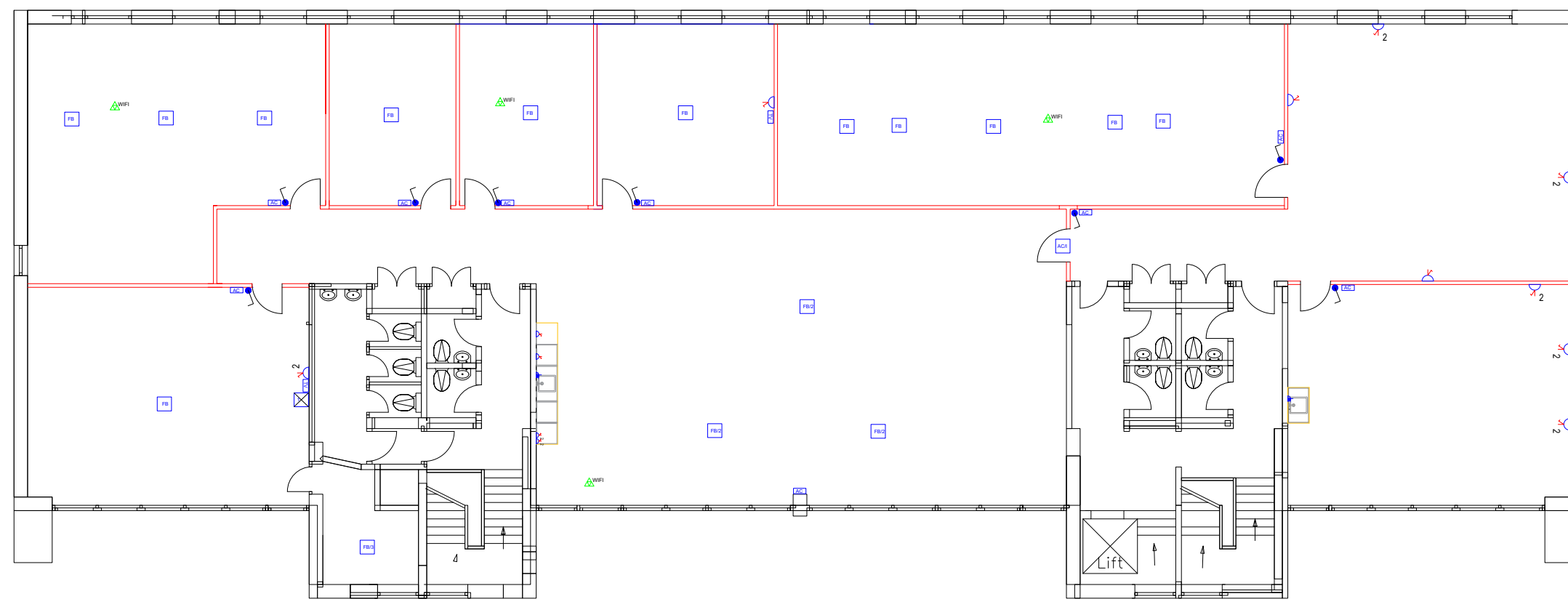
FLOOR PLANS

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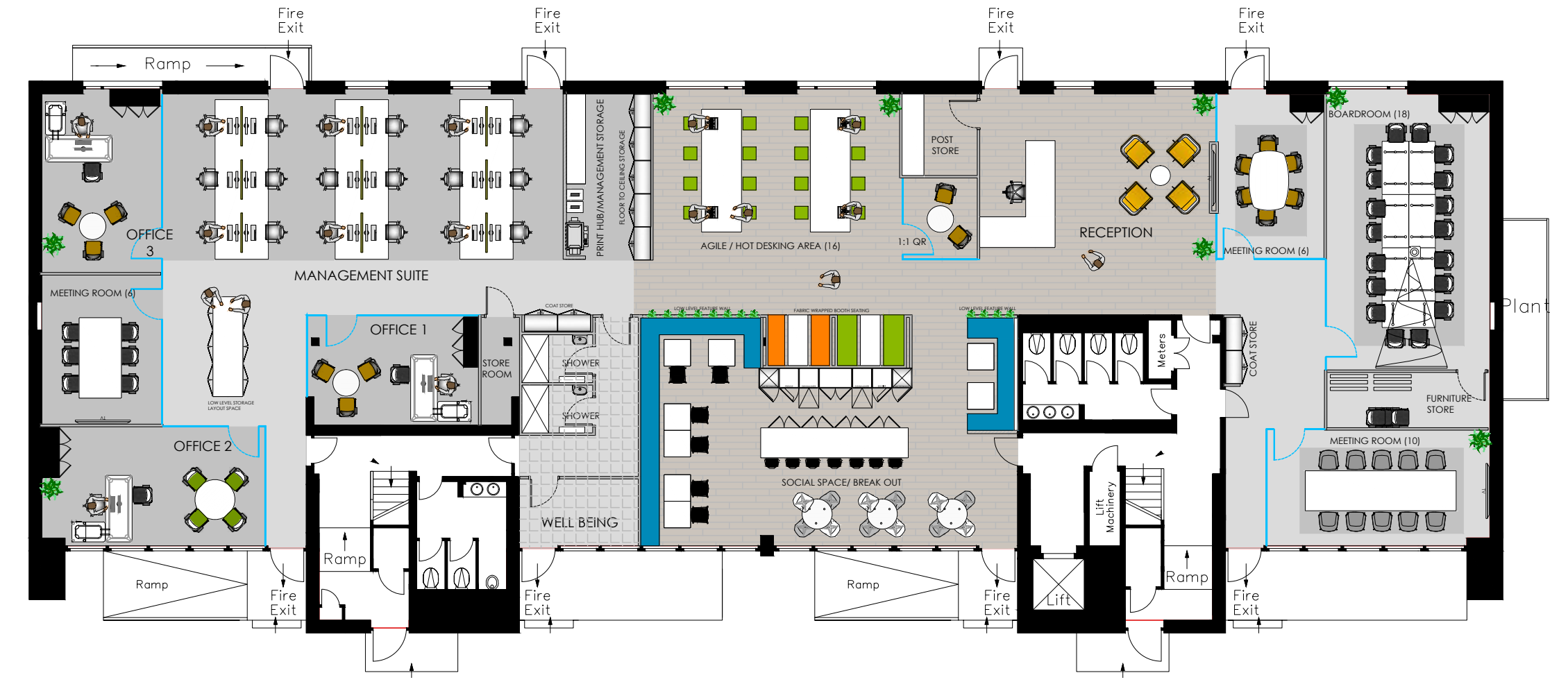
GROUND FLOOR



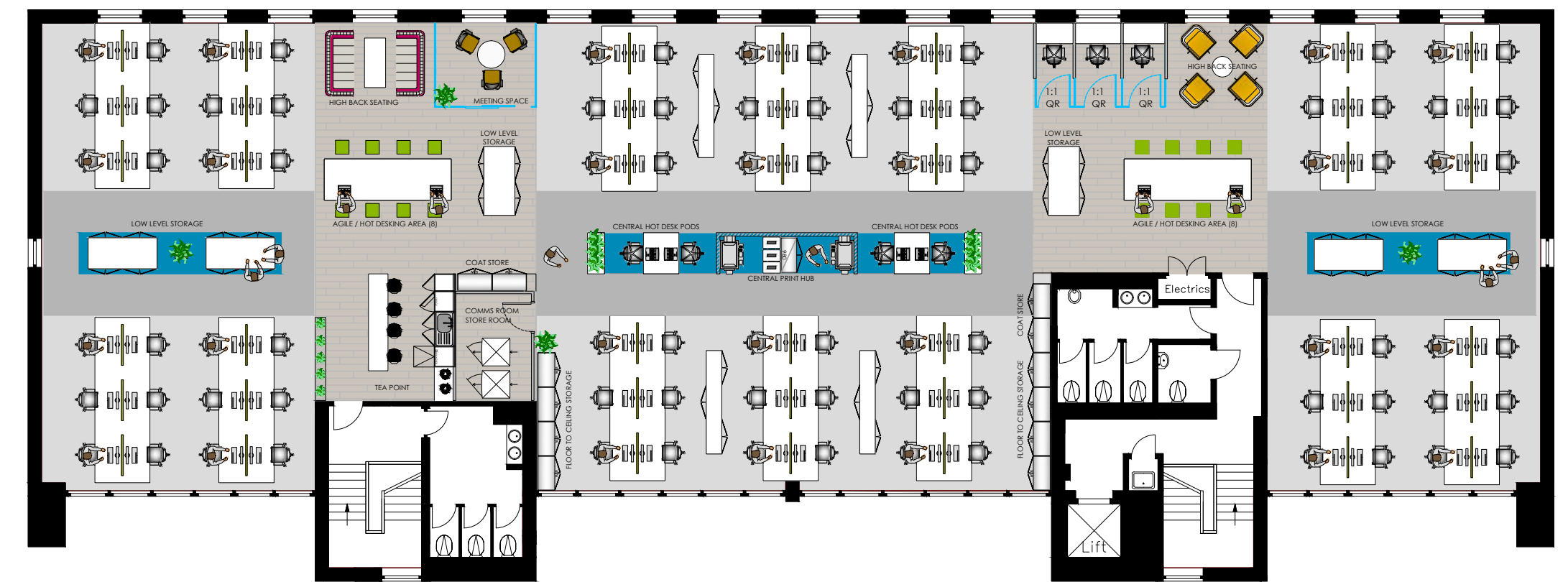
FIRST FLOOR



GROUND FLOOR - EXAMPLE OFFICE LAYOUT



FIRST FLOOR - EXAMPLE OFFICE LAYOUT



OFFICES CAN BE EASILY CONFIGURED TO SUIT INDIVIDUAL REQUIREMENTS.



COMPARABLE LETTING EVIDENCE:

PROPERTY	DATE	SQ FT	TENANT	LEASE	RENT
330 Firecrest Court, Centre Park, Warrington, WA1 1RG	Q3/4 2026	10,689 sq ft	Quay Primary Healthcare CI	New 25 year lease from completion LL works, no breaks (Fully Fitted)	£32.75 PSF
340 Firecrest Court, Centre Park, Warrington, WA1 1RG	Q1 2026	6,141 sq ft	OFCOM	New 10 year lease lease with a 5 year break option (Fully Fitted)	£23.00 PSF
120 Centre Park Square, Centre Park, Warrington, WA1 1QA	Q3 2025	4,904 sq ft	Resulting IT	New 5 year lease, with a 3 year break option	£18.00 PSF
700 Mandarin Court, Centre Park, Warrington, WA1 1GG	Q1/2 2025	9,543 sq ft	NHS (Alder Hey Hospital Foundation Trust)	New 10 year lease with a 5 year break option	£19.50 PSF
340 Firecrest Court, Centre Park, Warrington, WA1 1RG	Q1 2025	3,159 sq ft	BGEN	New 5 year lease, with a 3 year break option	£18.50 PSF
*1 Kestrel Court, Lakeside Drive, Centre Park, Warrington WA1 1QY	Q1 2025	11,365 sq ft	NHS (Cheshire & Merseyside Integrated Care Board)	10 year lease, with a 5 year break option (lease renewal)	£17.00 PSF

**** NEIGHBOURING OFFICE BUILDING – 1 KESTREL COURT - SOLD Q4 2024 AT CAP VAL £182.50 PSF / £2,075,000 ****

FURTHER INFORMATION

£ OFFERS IN EXCESS OF £1,200,000
(ONE MILLION, TWO HUNDRED THOUSAND POUNDS)
(SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT).

A purchase at this level reflects an attractive low capital value of £114 PSF, which is substantially below replacement cost.

The Property is available TO LET at £163,000 P.A. for the whole/ £81,500 P.A. per floor, equating to a significantly reduced rate of £15.50 PSF.

VIEWING:

Contact joint agents to arrange immediate viewing

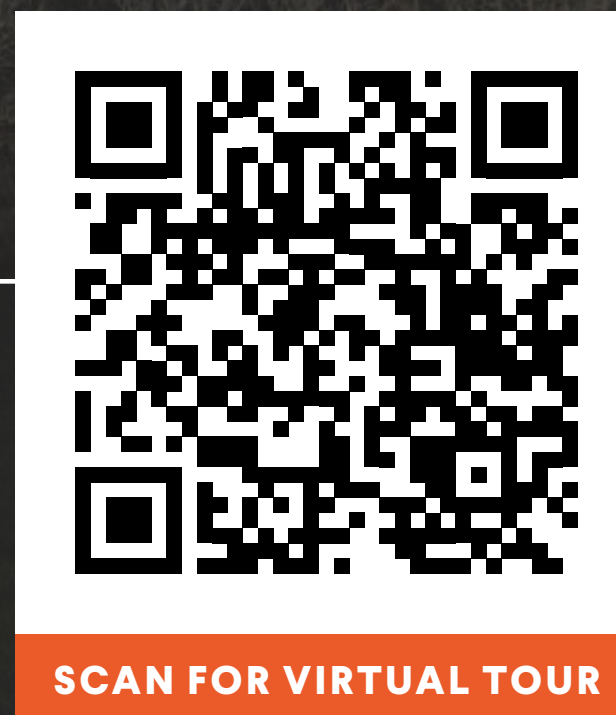


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2 KESTREL COURT

DATA ROOM

Available on request.

BUSINESS RATES

The tenant will be directly responsible for Uniform Business Rates. The Rateable Value for the property for 2024/2025 is £116,000. Please contact the local authority for further information.

EPC

The building has an EPC rating of B. Available on request.

CAPITAL ALLOWANCES

No Capital Allowances are available for transfer.

VAT

The Property is elected for VAT, which will therefore be payable on the purchase price.

SERVICE CHARGE

The Property is subject to a business park estate service charge equating to £6,186 per annum plus VAT/ £0.59 PSF.

Should the building be let on a floor by floor basis the letting will be subject to an additional service charge to cover maintenance and cleaning of communal areas.

TENURE

The Property is held Freehold under title number CH549173.

Anti-Money Laundering Regulations - In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.