



8a Cinnabar Court, 6800 Daresbury Park, Daresbury, Warrington, WA4 4GE

High Quality Office Building

Summary

Tenure	For Sale
Available Size	3,090 sq ft / 287.07 sq m
Price	Offers in the region of £500,000
Rates Payable	£25,391.25 per annum
Rateable Value	£45,750
EPC Rating	Upon enquiry

Key Points

- Self-Contained
- Furniture Included
- Freehold
- 15 Parking Spaces
- Excellent Fitout
- 500m From M56
- Vacant Possession
- Established Business Park

Location

The office is located within Daresbury park set within a dense countryside environment.

This space is excellently positioned being close to Junction 11 of the M56, providing fluid transport to both Manchester and Liverpool, both major cities approximately 20 miles from the location strategically placed for nationwide business.

Cinnabar Court is located 5 miles south of Warrington Town Centre accessible via the A56 Chester Road, neighbouring businesses include The Daresbury Hotel, Redrow - North West Head Office and B8 Real Estate.

Description

We are delighted to bring to the sale market, this high specification, self-contained office building set on one of Warrington's premier business parks.

Accommodating 15 spaces directly opposite the property, with further overflow parking available directly adjacent to the side and rear on the neighbouring streets.

Internally the accommodation is an arrangement of open plan offices with board rooms and multiple staff break out facilities. The central core contains ground floor reception area, male and female toilets with internal staircase leading to the first floor.

The property is constructed to a high specification incorporating suspended ceilings, air conditioning throughout, raised floors with power and data connections, LED lighting, double glazed windows and heating from ceiling points in all office spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,545	143.54
1st	1,545	143.54
Total	3,090	287.08

Asking Price

Offers in the region of £500,000.

Tenure

Freehold.

VAT

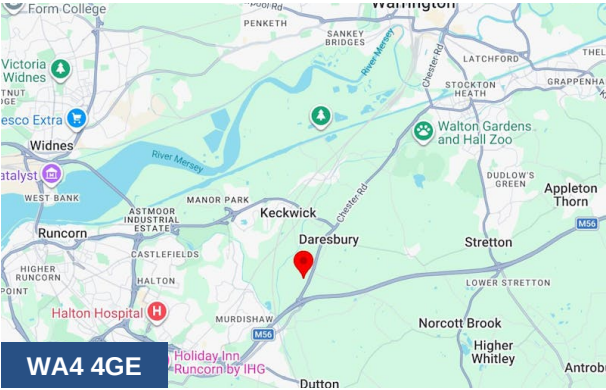
All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.

Services

Mains electricity, water and drainage are connected.

Status

Vacant possession.



Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/08/2026