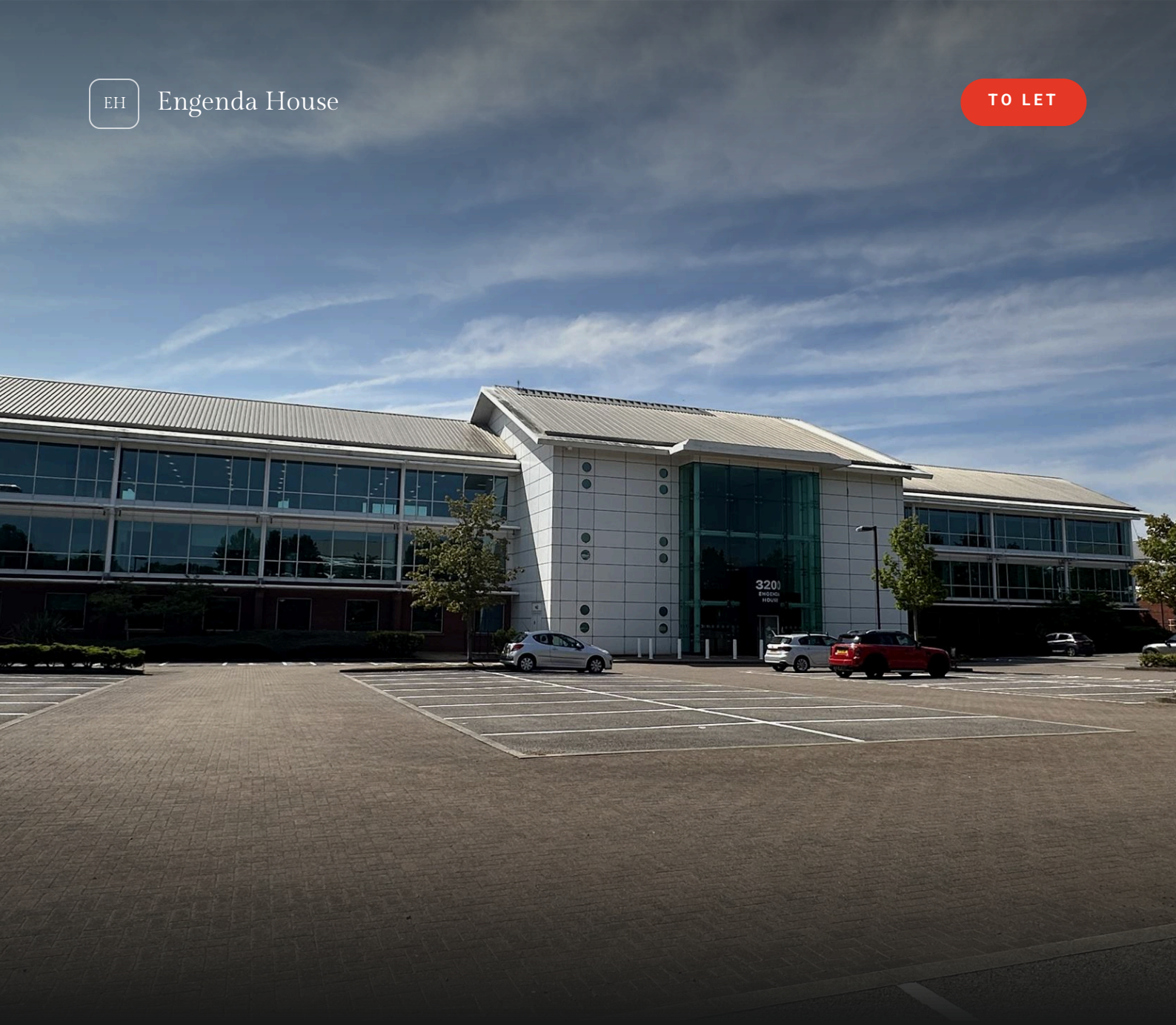
EH Engenda House

TO LET



Engenda House

Ground Floor

3200 Daresbury Park, Warrington, WA4 4BU

Marketed by Bolton Birch, commercial property consultants since 1981

13,649 sq ft	From 5,000 sq ft	Junction 11, M56
WHOLE FLOOR	PART FLOOR SUITES	ADJACENT TO THE MOTORWAY

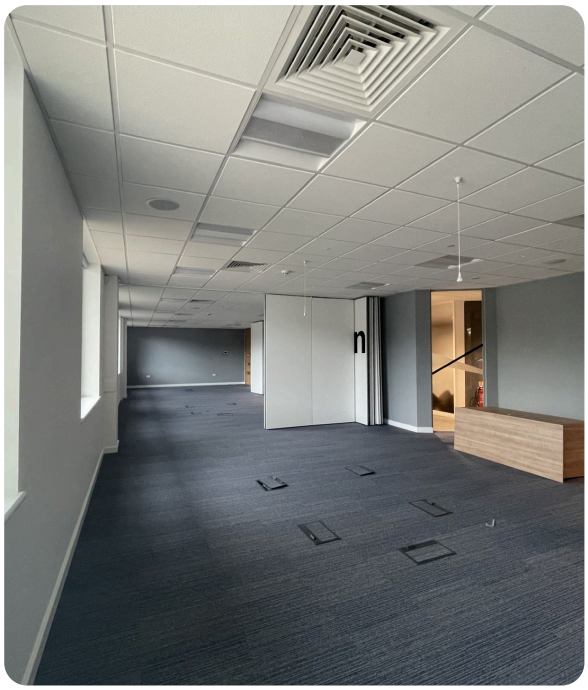
PROPERTY OVERVIEW

Flexible space at Daresbury Park

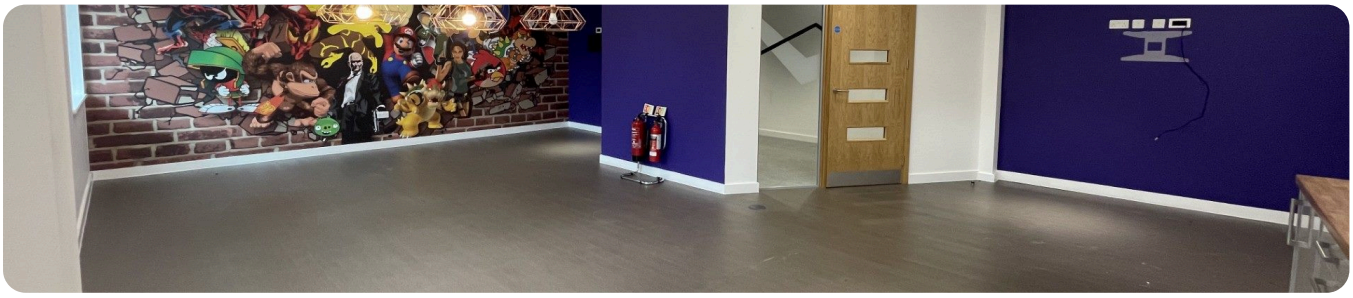
High specification offices at Junction 11 of the M56.

- Whole floor or suites
- Raised floors and air conditioning
- Open plan with private offices
- LED lighting and high levels of glazing





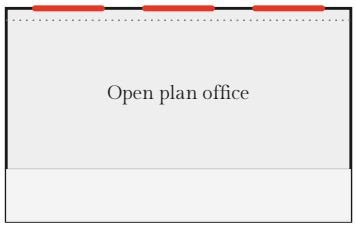
Whole floor	**13,649 sq ft (1,268 sq m)**	Suites from	**c. 5,000 sq ft (465 sq m)**
Parking	**Ample allocated + 12 visitor**	EPC rating	**B (28)**
Lifts	**2 passenger lifts**	Reception	**Newly refurbished, concierge**
Rent	**On application**	Tenure	**Available to lease**



FLEXIBLE LAYOUTS

One space, three ways to work

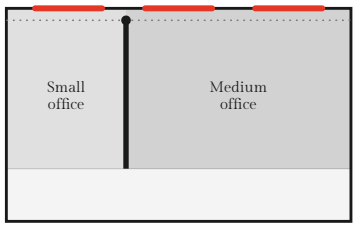
Moveable partition walls on rollers. Reshape the space in minutes.



01

One open plan office

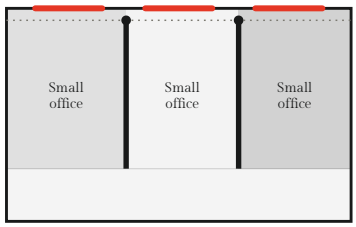
Partition walls folded away.



02

One small and one medium office

One partition wall closed.



03

Three small offices

Both partition walls closed.

Windows Partition wall on rollers

Indicative layouts, not to scale. Exact office sizes are available on request.



Partition walls folded back.



A partition wall on its track.

SPECIFICATION

High specification, ready to occupy

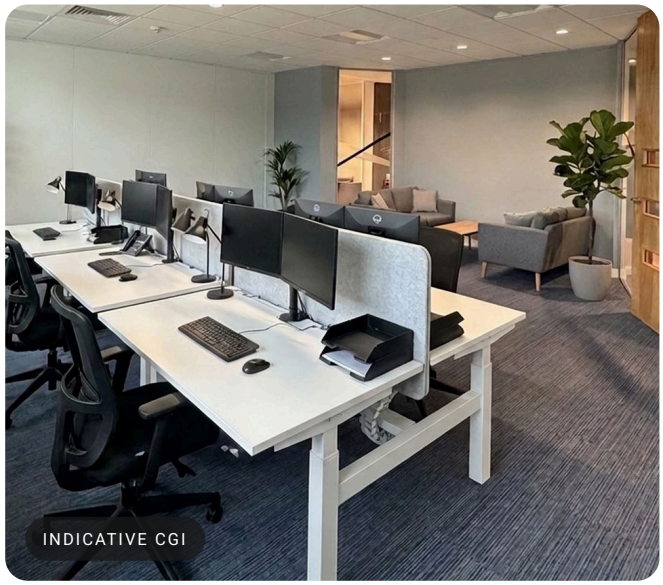
High specification throughout.

- Suites from approximately 5,000 sq ft
- Air conditioning
- High levels of glazing
- 2 passenger lifts
- Concierge on site
- Ample allocated parking plus 12 visitor spaces
- Full access raised floors
- LED lighting
- Open plan with private offices
- Newly refurbished reception
- Quality finishes and landscaping
- EPC B (28) rated







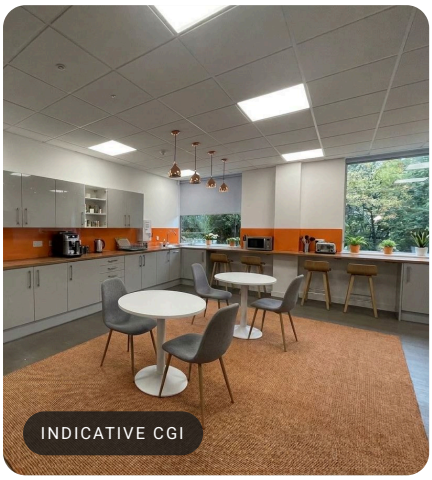


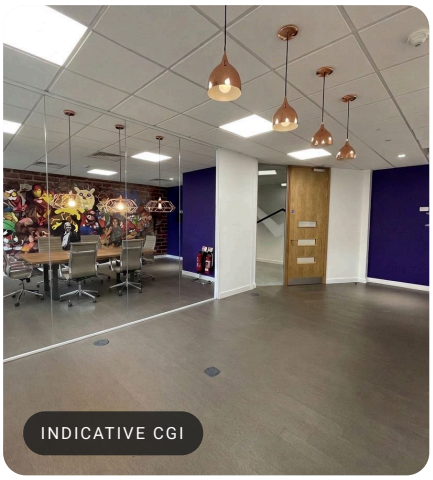
Furnished layouts are indicative CGI.

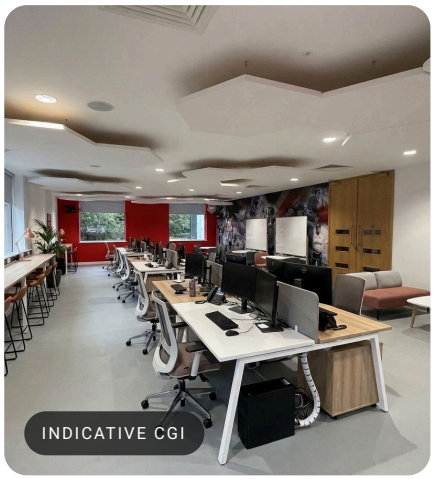
GALLERY

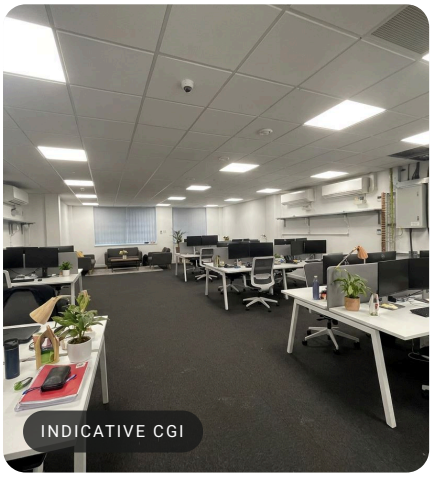
The ground floor, in detail

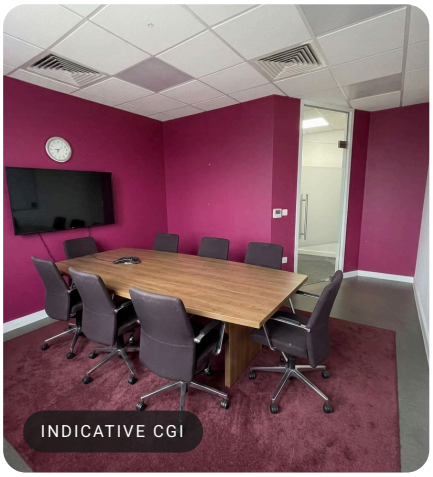
Photographed on site, with indicative CGI.

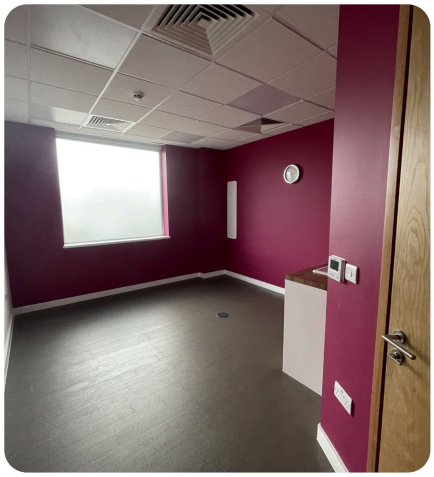




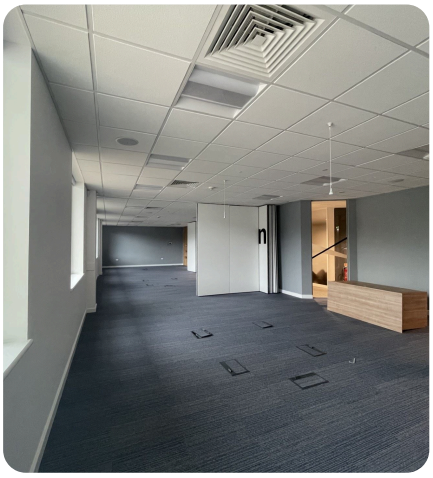


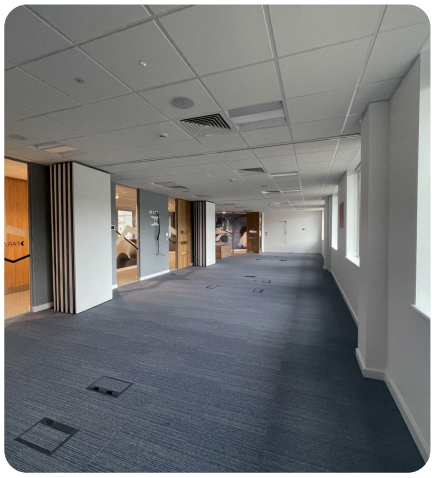










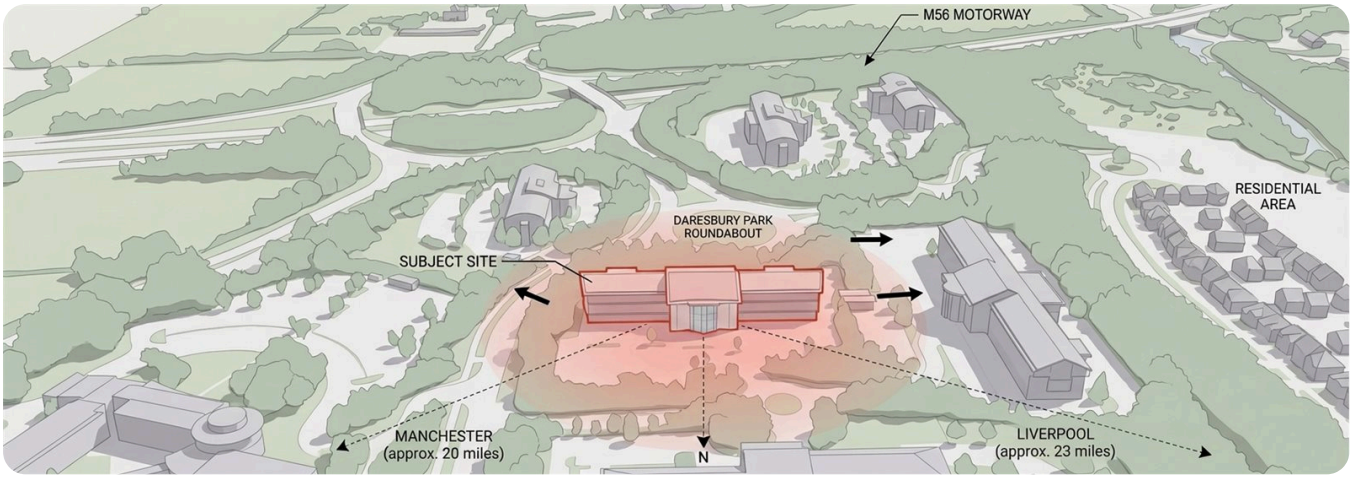


Images marked as CGI are indicative only.

LOCATION

At the centre of the North West

Manchester 20 miles east. Liverpool 23 miles west.



Adj.	Junction 11, M56 Direct access from the park	5 mi	Junction 9/20, M6 and M56 5 miles west
5 mi	Junction 10, M62 and M6 5 miles east	5 mi	Runcorn Station 5 miles
20 min	Manchester International Airport 20 minute drive	20 min	Liverpool John Lennon Airport 20 minute drive
30 min	Chester, Liverpool and Manchester Runcorn, Chester, Liverpool, Manchester	On park	Hotel, restaurants and coffee shop Gym, spa, pool, conference facilities



Engenda House, 3200 Daresbury Park, Warrington.

TERMS AND VIEWINGS

Ready when you are

To let as a whole floor or suites. Viewings by appointment.

RENT

On application

Available on request.

TENURE

Available to lease

Terms to be agreed.

BUSINESS RATES

RV £175,000

Whole ground floor. Estimated rates £84,000 pa, to be verified.

ENERGY PERFORMANCE

EPC B (28)

Valid until August 2033.

VAT

Standard rate

Payable on rent and outgoings.

PARKING

Ample allocated + 12 visitor

Allocated spaces plus 12 visitor.

Arrange your viewing

Book a viewing or discuss your requirement.

Jonty Goodchild

Bolton Birch, Letting Agent

01244 311 681

07968 160 277

jonty@boltonbirch.com

www.boltonbirch.com

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