3100
DARESBURY PARK

WARRINGTON CHESHIRE **WA4 4BT**

THE BUILDING

3100 Daresbury benefits from a full height glazed atrium with access to all floors via 2 lifts and stairs. Internally the offices are finished to a high specification that provide the perfect blank canvas for your future office fit-out.

100% renewable electricity

Comfort cooling

Full access raised floor

Flexible office space

Over 240 car parking spaces

2 x 8 person lifts

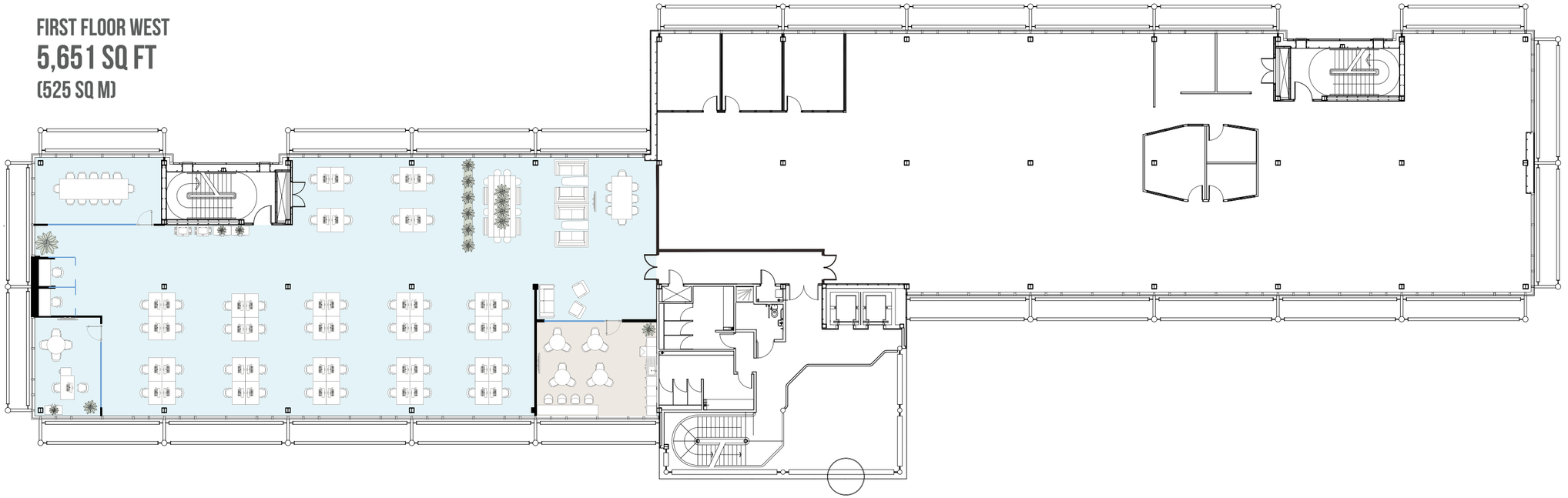
Building manager

Landscaped grounds

FIRST FLOOR WEST

5,651 SQ FT

(525 SQ M)



OFFICE SPACE SOLUTION

Located 6 miles from Warrington town centre, 3100 Daresbury offers high quality office space within well-maintained landscaped grounds. With over 5 million people living in a 45 minute drive time radius of the park, the property is ideal for companies looking for a well-established North West base or a new headquarters location.

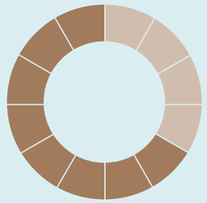
Daresbury Park benefits from direct access to the M56, is equidistant between Manchester and Liverpool airports, and has both the M6 and M62 within a 10 minute drive to the site. Making 3100 Daresbury a key strategic site for business development and growth.

GETTING AROUND

3100 Daresbury is located to the South of Warrington and centrally between Manchester and Liverpool, benefitting from fantastic road connectivity via the North West's major road links. Daresbury Park is located at the hub of Cheshire's motorway network with immediate access to junction 11 of the M56, and further access to the M6 (6 miles), M53 (12 miles) and M62 (12 miles).

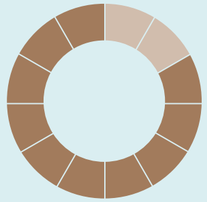
Daresbury Park has benefitted from £9.5m of improvements made to the immediate area, including a dual carriageway link towards Junction 11 of the M56 which reduces traffic congestion for occupiers on the park.

The superior business park is home to a number of highly regarded businesses including ABB, Ivanti, Energy Ombudsman, Projen, Redrow, Stannah, Ministry of Justice.



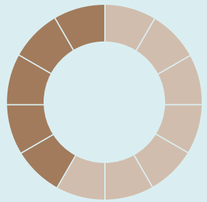
20 MINUTES

to Liverpool John Lennon Airport and Manchester Airport



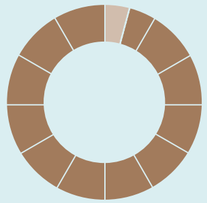
10 MINUTES

to Runcorn and Warrington Bank Quay Train station



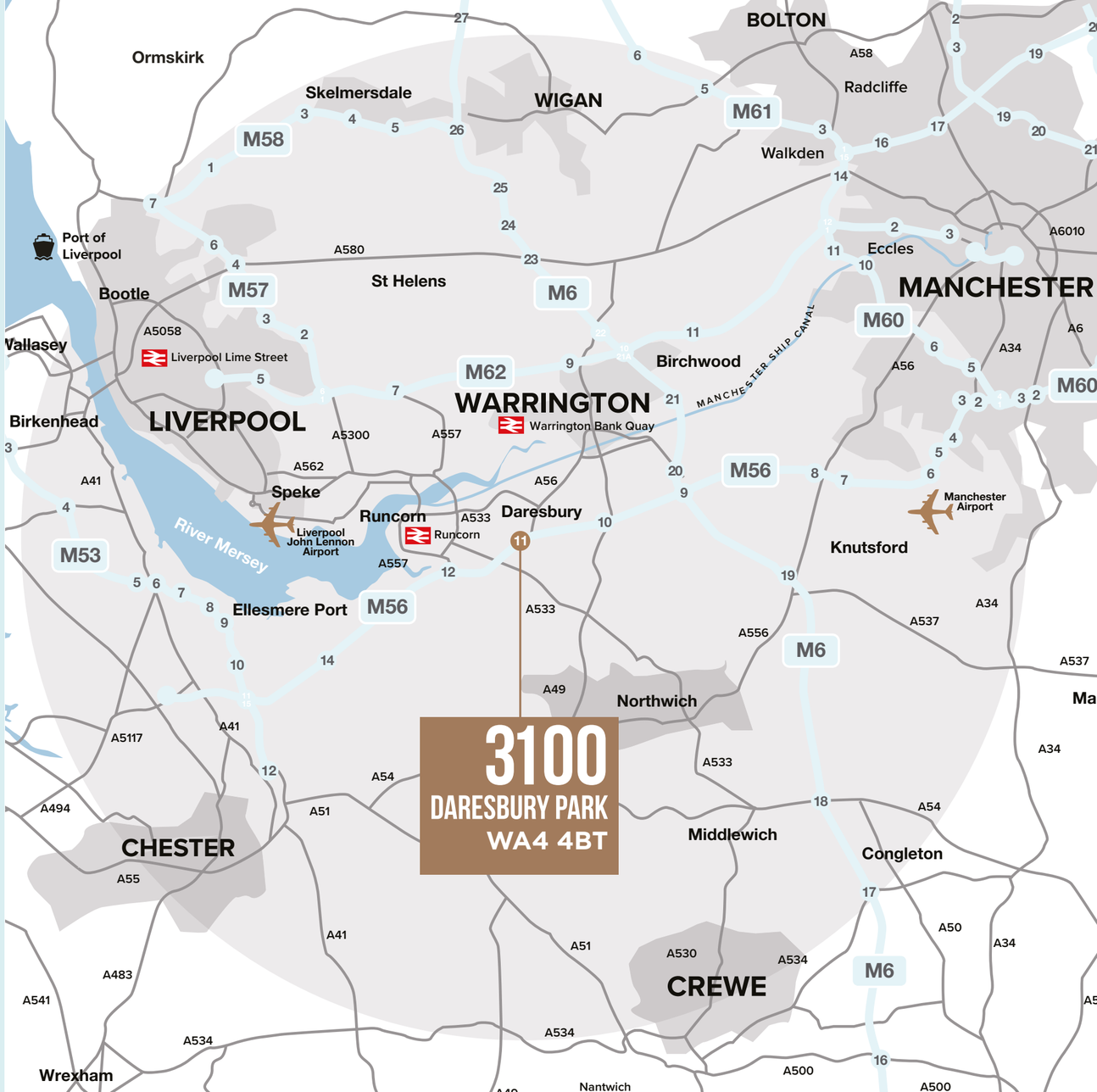
<35 MINUTES

to Chester, Liverpool and Manchester City Centres'



2 MINUTES

to M56 Junction 11 with quick access to the M6, M53, M60 and M62



TRAVEL TIMES

DRIVE
From WA4 4BT

- Warrington 15 Min
- Chester 25 Min
- Liverpool 35 Min
- Manchester 35 Min
- Crewe 35 Min
- Bolton 35 Min
- Stoke-On-Trent 45 Min

TRAIN
From Warrington Bank Quay

- Chester 22 Mins
- Manchester 30 Mins
- Blackpool North 48 Mins
- Manchester Airport 55 Mins
- London Euston 1 hour 41 Mins
- Leeds 1 hour 52 Mins
- Glasgow Central 2 hour 45 Mins

WARRINGTON

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MAJOR RETAIL DESTINATIONS

- Golden Square – Featuring 130 stores, including Primark, Waterstones, and Lush.
- Gemini Retail Park – Home to popular brands such as IKEA, M&S, Next, plus more.
- Warrington Market – A vibrant space with over 50 stalls offering street food and artisan goods.
- Junction 9 Retail Park – Shopping made easy with high street favourites like Dunelm, Hobbycraft, Currys, Smyths, and Pets at Home.

CASUAL BITES TO FINE DINING

- Stockton Heath – A diverse dining destination with eateries like Teppanyaki, Ego, Olive Tree Brasserie, Yara, Juniper, Bavette Steakhouse, and Rudy's Pizza Napoletana.
- Old Market Square – Located just outside Golden Square Shopping Centre, featuring Nando's, Ask Italian, Rio's, White Lace, Dorado Lounge, and Barley Mow.
- Time Square – A vibrant spot for dining and socialising, home to The Botanist, Costello's Bar, Yum Cha, Gravity Social, and Blossom Café Bar.

LEISURE AND ENTERTAINMENT

- Recreation Activities – Watch films at Cineworld or Odeon Luxe, play laser tag or bowling at Superbowl UK, go trampolining at Gravity, families can visit Gulliver's World, while PureGym and David Lloyd offer top-tier facilities for fitness enthusiasts.
- Natural Beauty Spots – Stroll Walton Hall & Gardens and discover the mini-zoo within, take in the tranquil beauty of Lymm Dam, visit the idyllic Grappenhall Heys Walled Garden's, or cycle the Trans Pennine Trail.
- Arts & Entertainment – Enjoy live shows at Pyramid & Parr Hall, explore Warrington Museum, watch Warrington Wolves, or visit Warrington Market events.

3100
DARESBURY PARK

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