

2,110 sq ft (196m<sup>2</sup>)

**First Floor Modern Offices**

Abbots Park, Preston Brook, Cheshire WA7 3GH

**TO LET**







ALL ENQUIRIES

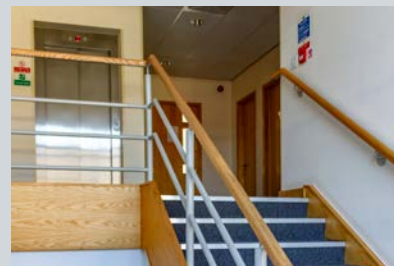
**Location** Preston Brook is situated approximately half a mile from Junction 11 of the M56 at Daresbury, in the North Cheshire 'Office Triangle' between Chester (15 miles), Manchester Airport (18 miles) and Warrington (7 miles via the A56), providing excellent access to the wider North West motorway network.

Abbots Park enjoys a most attractive and mature landscaped setting that has attracted a number of major corporate occupiers including Teva Pharmaceuticals, AD Aerospace, Cemex Concrete, Dimension Data, Watkins Jones Builders, Johnson Service Group etc. Nearby amenities include a Premier Inn hotel and restaurant, with a Spar convenience store within walking distance.

**Description** Fully fitted first floor suite of occupationally and energy efficient offices totaling 2,110 sq ft (196 sq m) providing open plan space, directors offices, meeting rooms and kitchen.

**Specification**

- ✔ Air conditioning
- ✔ Full accessed raised floors with clear 150mm void
- ✔ Suspended ceilings with LG3 lighting
- ✔ Clear floor to ceiling heights of 2.6m
- ✔ Fully IT cabled, with high speed broadband
- ✔ Standard 1.5m design grid
- ✔ 8 person passenger lift



**EPC Rating** C 61.

**Car Parking** 9 car parking spaces are allocated to the demise.

**Terms** The accommodation is available by way of a new lease for a term of years to be agreed.

**Viewing** By arrangement with either of the Joint Agents.

**Real Estate**  
 0161 706 1111  
 0151 662 0505  
[b1realestate.co.uk](http://b1realestate.co.uk)

**Jonathan Baucher**

**LegatOwen**  
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 01244 408200  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

**Will Sadler**

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