

TO LET

0.2 acres

- Located adjacent to J11 M56 Motorway
- Self-contained yard

J11
M56

A56 Chester Road

Open Storage Compound / Car Park

Daresbury Park

J11 M56

Cheshire

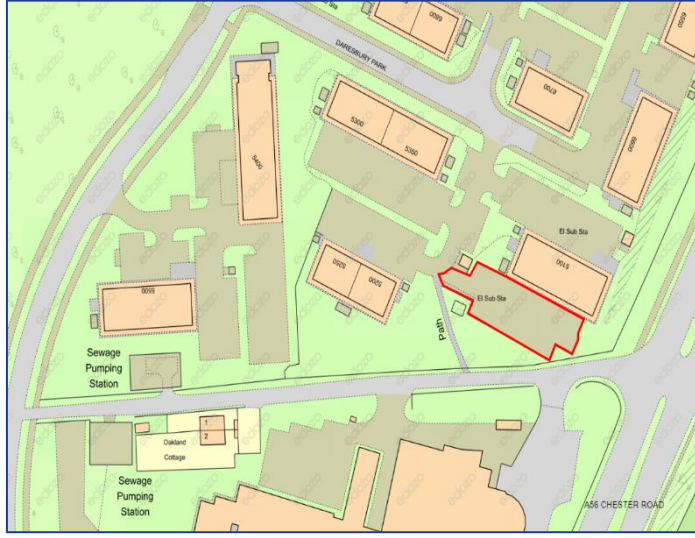
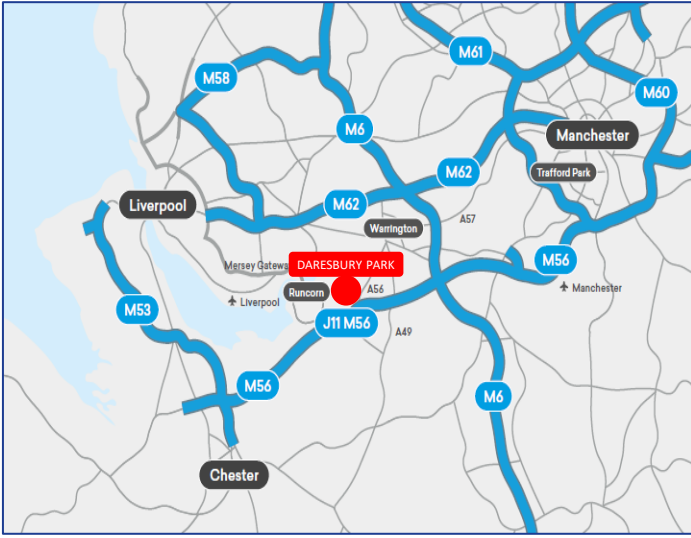
WA4 4GE

dh

DAVIES
HARRISON
REAL ESTATE

0161 236 9999

www.daviesharrison.com



LOCATION

Located just off Junction 11 of the M56 and with the M6 within two junctions, Daresbury Park offers exceptional accessibility for Manchester International and Liverpool John Lennon Airports, both of which are within a 20 minute drive,

Rail connections are also excellent, with Runcorn Station only 5 miles away on the West Coast Intercity line.

The subject site is a corner plot located to the rear of Building 9, Cinnabar Court which backs onto the A56 Chester Road.

Drive Times	
J11 M56 Motorway	Direct access
M6 Motorway	10 minutes
M62 Motorway	10 minutes
Liverpool John Lennon Airport	20 minutes
Manchester International Airport	20 minutes

DESCRIPTION

Comprising a hardcore level site it could be suitable for the following uses:

- Open / external storage
- Ideal for Lorry park
- Plant and machinery / container storage
- Car parking
- Secure compound

ACCOMMODATION

The site comprises 0.2 acres (0.081 hectares).

RATEABLE VALUE

The tenant may be required to pay business rates depending on the end use of the site.

Interested parties should make their own enquiries with the Local Rating Department.

PLANNING

The site is located within an established Business Park.

Interested parties should make their own enquiries of the Local Planning Authority.

TERMS

The site is available by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

RICK DAVIES
07831 658804

rick@daviesharrison.com

SAM RODGERS
07903 518044

sam@daviesharrison.com

