

DARESBURY PARK

Design & build opportunities
from 10,000 to 500,000 sqft
on Junction 11 M56, Cheshire

Find out more

Why Daresbury Park?

- Daresbury Park is a key strategic site for business development and growth with over 5 million people living within a 45 minute drive time of the park.
- Comprising 225 acres (91 hectares) with planning consent for approximately 1.6 million square feet, the park provides an exceptional environment which is already home to numerous international businesses.
- Daresbury Park benefits from direct access onto the M56 motorway at junction 11 and is equidistant between Manchester and Liverpool airports (15 miles).
- The M6 and M62 motorways are both within a 10 minute drive.
- The park has excellent on-site amenities with Daresbury Park Hotel offering extensive conference facilities, coffee shop, restaurants and leisure facilities including a gymnasium, spa and swimming pool.
- Daresbury Park is owned by Marshall CDP, an established local developer with 100 years of experience, who have delivered over 2 million square feet of commercial space in the last 5 years alone.

5 million people within 45 mins

Planning for 1.6 million sqft

Manchester & Liverpool airports 20 mins

M6 & M62 motorways 10 mins

Masterplan

Masterplan | Site 1 | Site 2 | Site 3

Daresbury Park can cater for building sizes ranging from 10,000 to 500,000 sqft and a number of options can be presented on the site to suit an organisation's preference.

Plot sizes are indicative - bespoke design & build projects can be tailored to specific client requirements. Contact the joint agents for details.

Make an enquiry



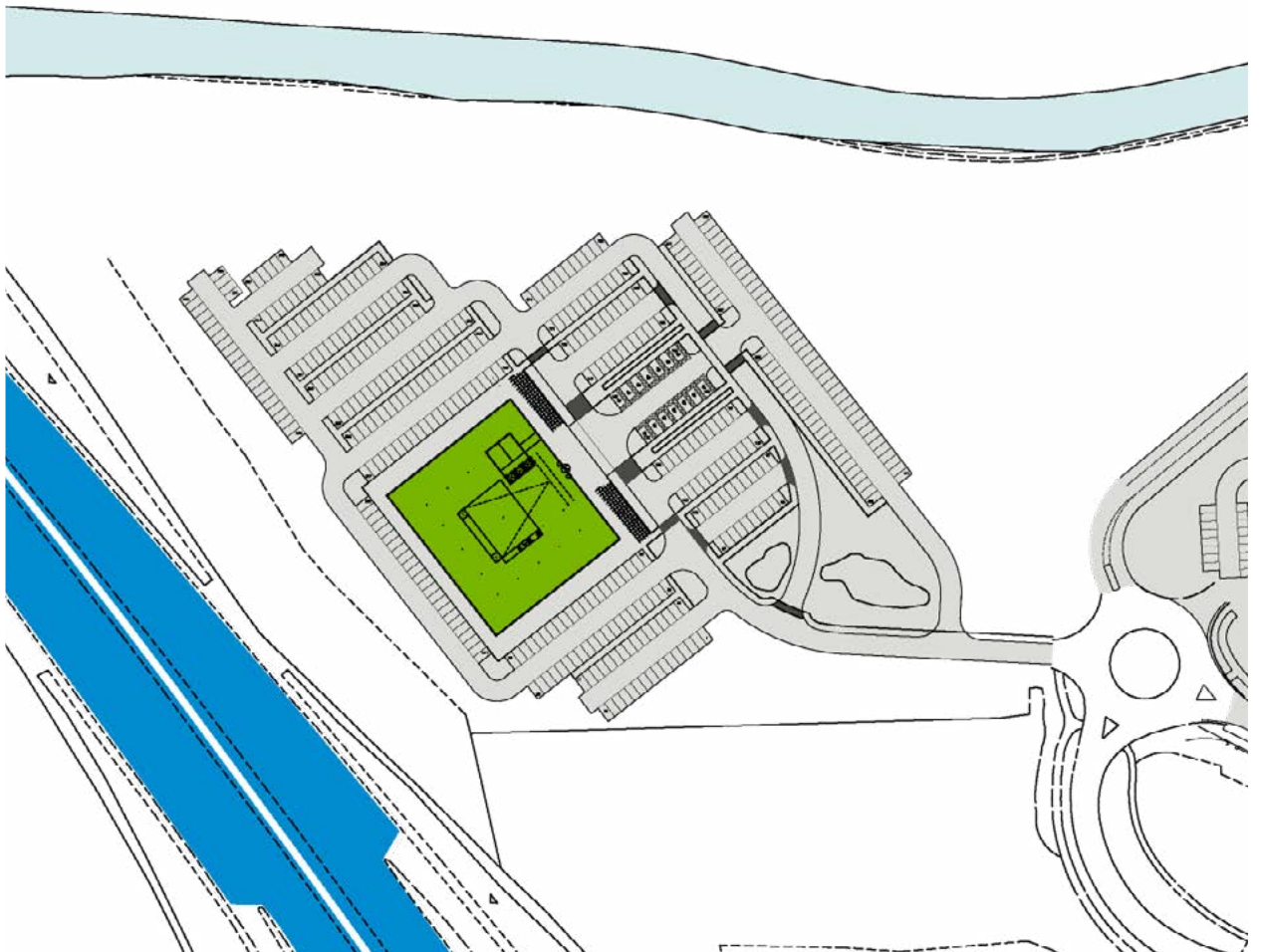
Site 1

Masterplan | Site 1 | Site 2 | Site 3

3-storey units	Floorplate	Car parking
61,500 sqft	20,000 sqft	450 spaces

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Make an enquiry



Site 2

Masterplan | Site 1 | Site 2 | Site 3

3-storey units	Floorplate	Car parking
18,000 sqft	6,000 sqft	100 spaces
10,000 sqft	3,333 sqft	50 spaces
12,000 sqft	4,000 sqft	62 spaces
8,000 sqft	2,667 sqft	30 spaces
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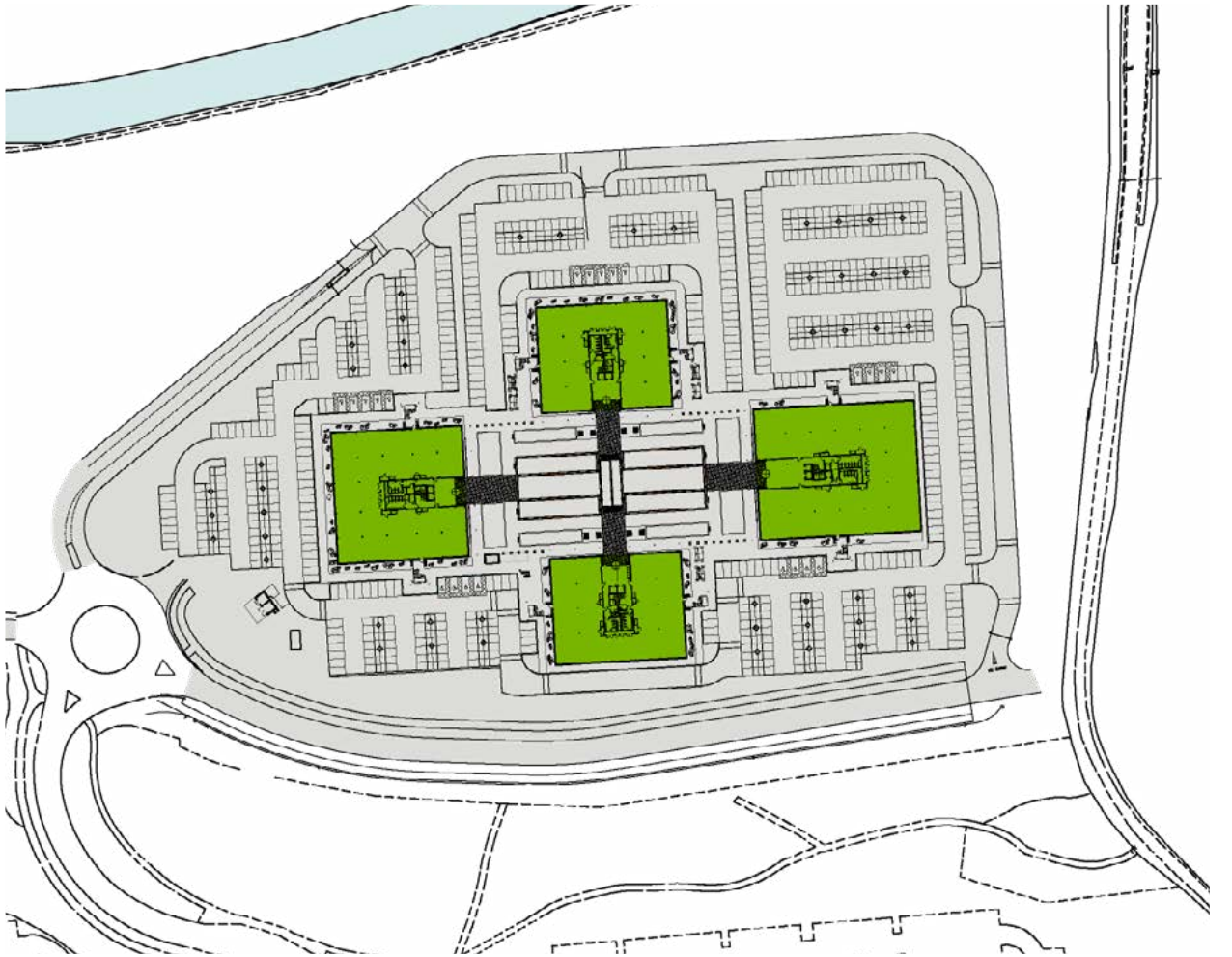
Site 3

Masterplan | Site 1 | Site 2 | Site 3

3-storey units	Floorplate	Car parking
51,000 sqft	17,000 sqft	220 spaces
41,000 sqft	13,666 sqft	164 spaces
20,000 sqft	10,000 sqft	139 spaces
20,000 sqft	10,000 sqft	172 spaces

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Make an enquiry



Design & build opportunities at Daresbury Park

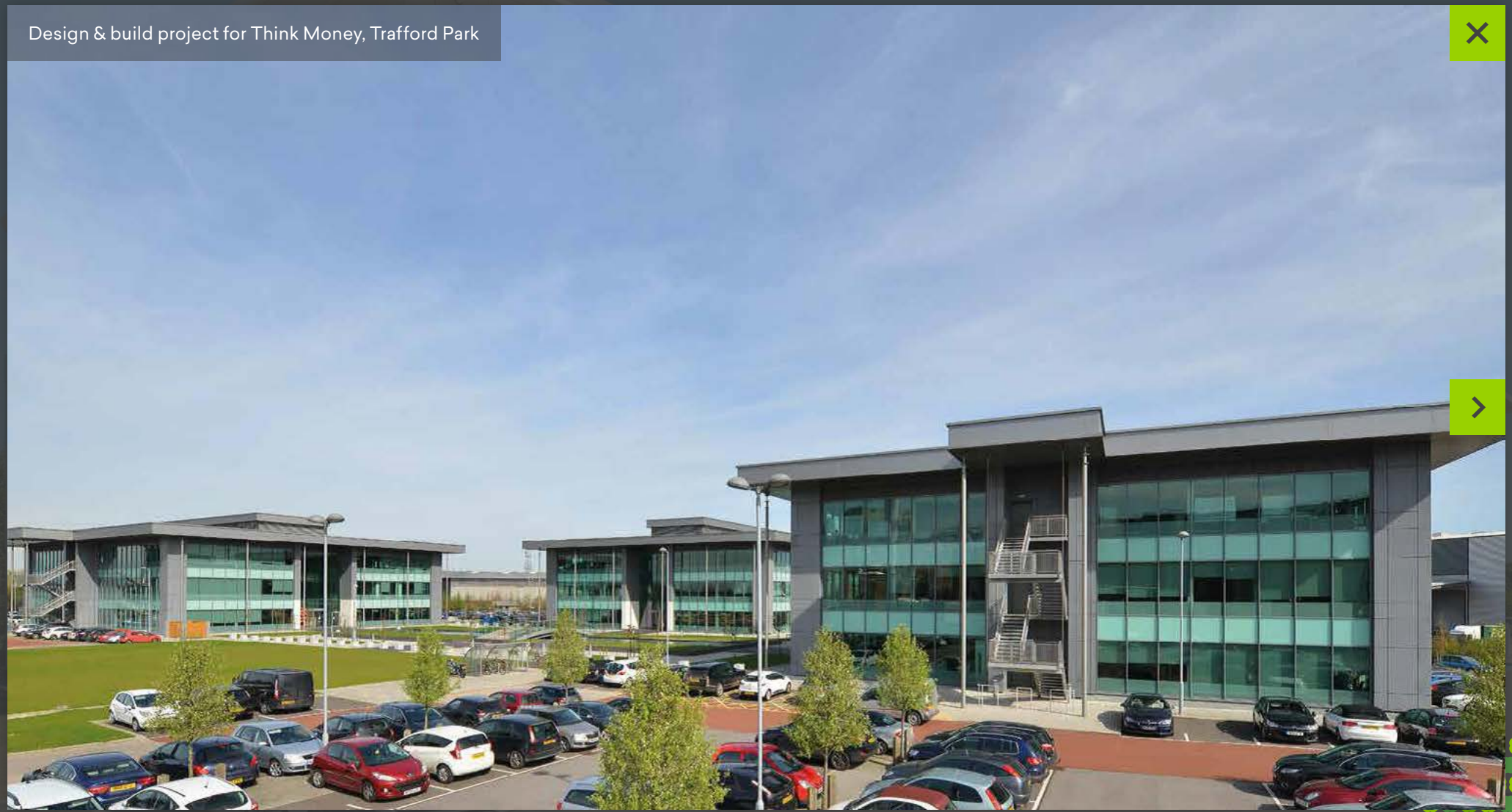
Daresbury Park is a 91 hectare/ 225 acre site with planning consent for 1.6 million sqft of office space. The intelligently planned, spacious layout offers design and build opportunities For Sale and To Let from 10,000 sqft to 500,000 sqft across a variety of terms and tenures to suit.

Buildings can be tailor made to suit individual company requirements and are available to let or to purchase. Full turn key packages are available.

View typical spec photography

- BREEAM Rating Very Good
- Minimum floor-to-ceiling height of 2.8 metres in offices
- Metal tiled suspended ceilings
- Air conditioning
- High-quality floor finishes fitted throughout
- High-quality external landscaping
- EPC Rating B
- Raised access floors
- LED lighting
- Slim-line floor-to-ceiling WC cubicles
- Secure by design principles
- Car parking ratio of 1 space per 200 sqft

Design & build project for Think Money, Trafford Park





Design & build project for Phonak, Warrington Centre Park



Design & build project for Phonak, Warrington Centre Park

CGI image for illustration only

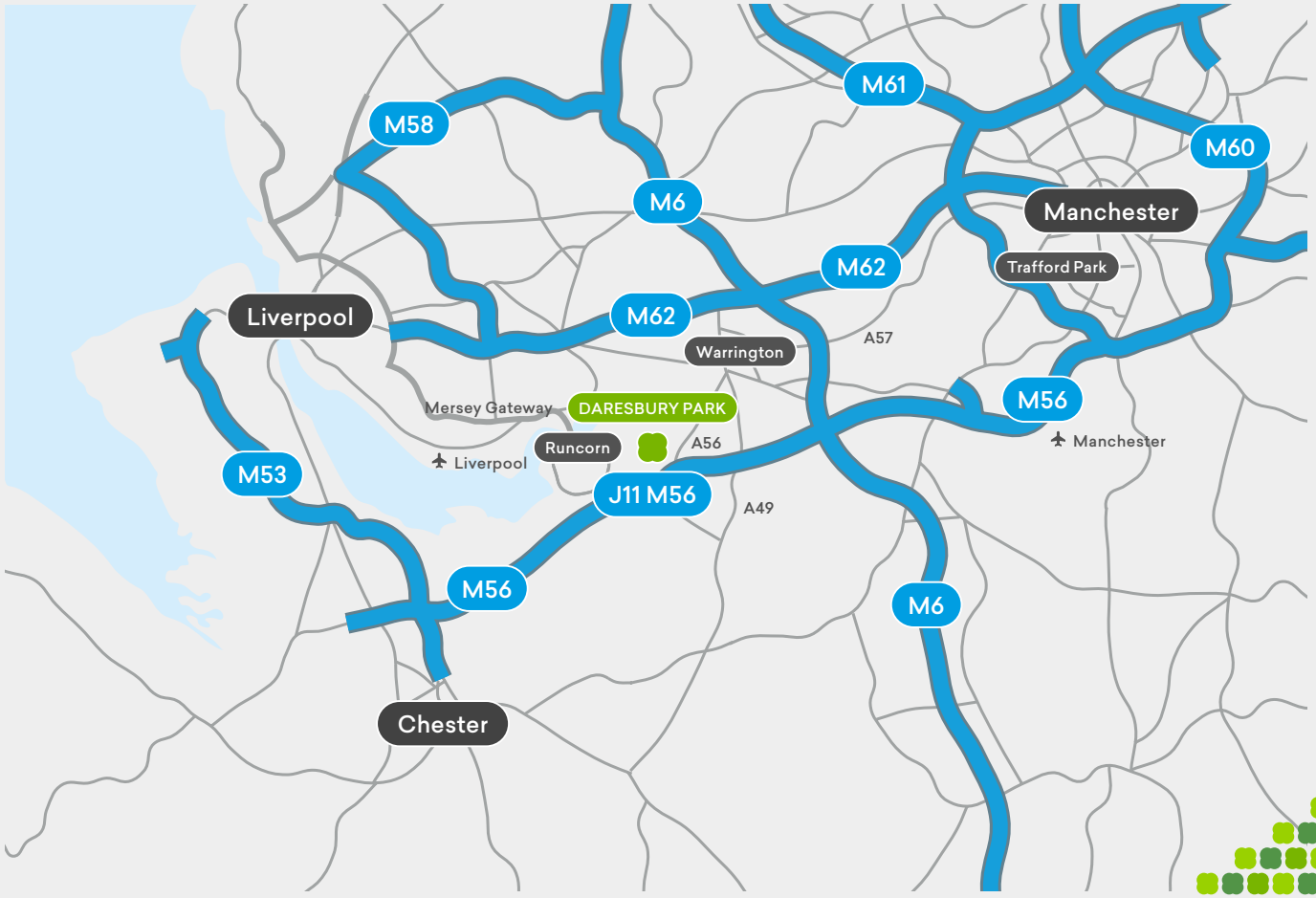


Daresbury Park is located on J11 of the M56

Located directly off Junction 11 of the M56 and with the M6 just two junctions away, 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 five miles away on the West Coast Intercity line.

Daresbury Park offers a highly attractive and spacious rural environment from which to do business and yet is still within a 30 minute drive of Manchester, Liverpool and Chester.

Aerial | Drone video




Manchester
Manchester city centre
M6 & M62 motorways
Liverpool
Liverpool city centre
Chester city centre
J11 M56
A56
Entrance
Daresbury Park Hotel & Spa
Site 1
Site 2
Site 3

Connectivity

Daresbury Park is set within a beautifully rural environment directly off Junction 11 of the M56, offering excellent connectivity across the North West. The location also benefits from having two international airports, Manchester and Liverpool, within a 20 minute drive.

- 5 million people within 45 mins drive
- Regular bus service to Widnes and Runcorn
- Liverpool Airport 20 mins drive
- Manchester Airport 20 mins drive
- M6 motorway 10 mins drive
- M62 motorway 10 mins drive
- Runcorn East Station 20 mins walk
- Car parking ratio of 1 space per 200 sqft

Amenities

The Britannia Daresbury Park Hotel & Spa offers a number of business, leisure and entertainment opportunities. The 189-bedroom hotel provides 350 car parking spaces, conference/ event facilities and the Steam, Bake & Grill Restaurant.

- Fully-equipped gym
- Swimming pool
- Steam room
- Squash courts
- Spa
- Steam, Bake & Grill Restaurant




J11 M56
A56
Entrance
Daresbury Park Hotel & Spa
Current occupiers of Daresbury Park
HKA
ABB
Ombudsman Services
Magnox
Ministry of Justice
ivanti
The Church of England Diocese of Chester
virgincare
B8 Real Estate
Briggs & Forrester
Greensill
Semperian
utility connections
Dow Schofield Watts
matrix networks
Creative Resourcing
Redrow
Novosco
Brenntag
Stannah
converge
Addison
Sentinel
Adept 4


View our drone video


DF16 YLS





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A Marshall CDP development

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