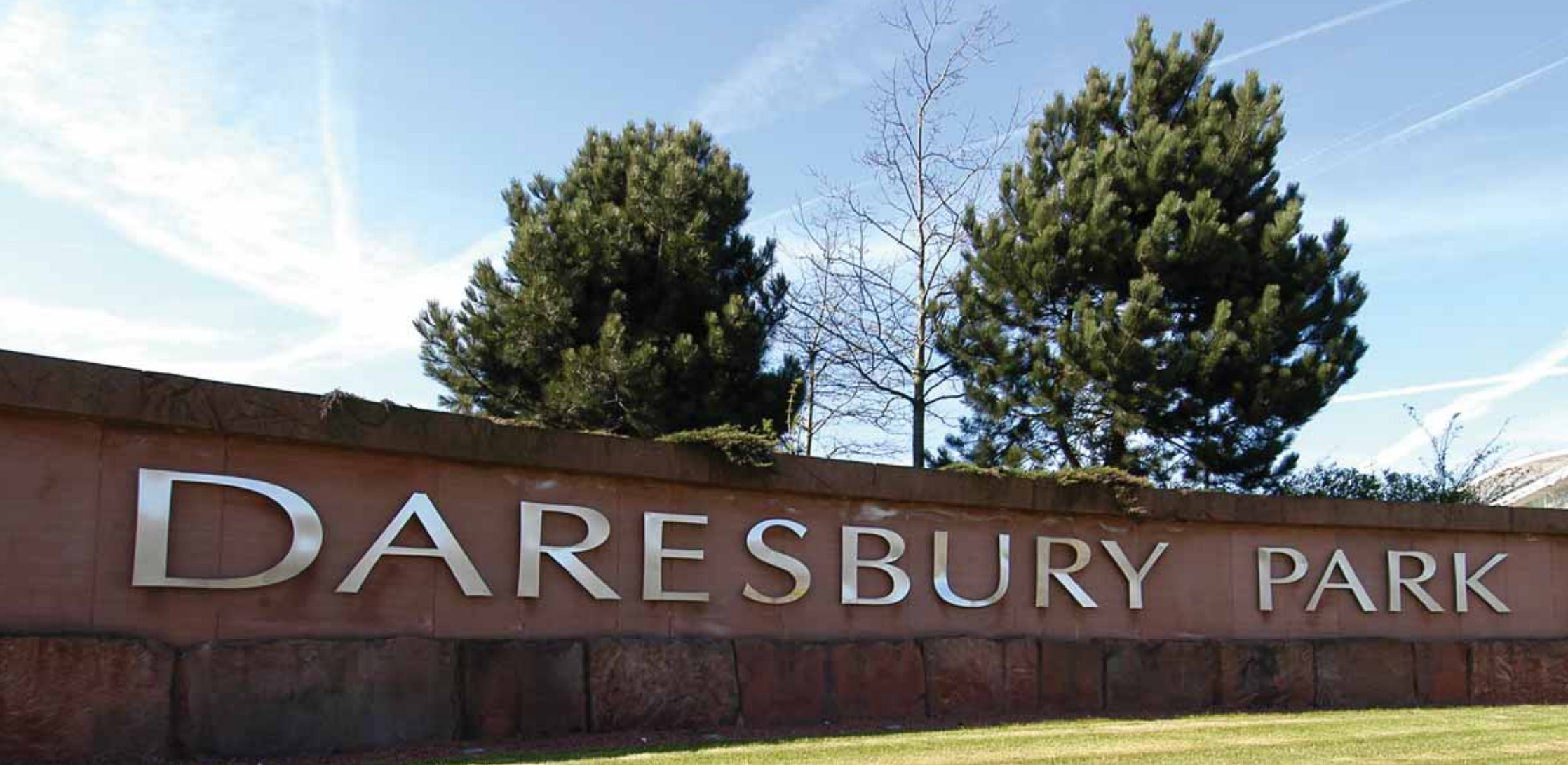


A large, low-profile stone wall with the words "DARESBUY PARK" in large, silver, three-dimensional capital letters. Behind the wall are several tall, dark green coniferous trees and a clear blue sky with some wispy clouds.

DARESBUY PARK

A close-up view of a green grassy field, likely the Cinnabar Court area.

Cinnabar Court

Daresbury Park J11 M56 Cheshire





Cinnabar Court

Daresbury Park J11 M56 Cheshire

www.daresburypark.com/cinnabar



Cinnabar Court is the latest speculative office development at Daresbury Park. It provides a total of 17 self contained small and medium sized office buildings each with its own dedicated car park. The buildings are located immediately adjacent to the Daresbury Park Hotel and Leisure Club.

This phase of development benefits from the fully managed park environment including 24 hour security.



Daresbury Park

Daresbury Park J11 M56 Cheshire

Daresbury Park is one of the largest business parks in the northwest extending to 225 acres with planning consent for 1.6m sq ft of offices. It is identified as a Key Strategic Site by North West Development Agency. Daresbury Park, which is superbly landscaped and manicured, has already attracted a host of major blue chip occupiers including BNFL, ABB Eutech and HS Administrative Services.

As well as offering the new offices at Cinnabar Court, if required larger buildings can be designed and built to specific occupiers requirements on the remainder of the park by Marshall CDP, the owners and developer contractors of the Park.

www.daresburypark.com/cinnabar



"Since we moved to the Park there is an intangible enthusiasm amongst our staff"

Wendy Glendinning,
Office Manager



"The company looked for a building that we would be proud of. The views of the countryside create an air of calm in the office."

Janet Horsefield,
Facilities Managers



H.S. Administrative Services Limited

"The excellent floorplate and base building at Daresbury Park has given us the necessary freedom to design the building interior exactly to our requirements"

Nigel Highfield,
Building Services Manager



"It is a cost effective building located on an attractive, well cared for estate"

Tony Smithers,
Estate Manager





1	BNFL	5	HS ADMINISTRATIVE SERVICES
2	A D HOLDINGS	6	ABB EUTECH
3	DE VERE GROUP HQ	7	DE VERE HOTEL
4	VISTORM	8	THE OFFICE VILLAGE

Cinnabar Court

Daresbury Park J11 M56 Cheshire

SPECIFICATION

These two-storey self contained buildings offer the following specification:

- Two storey brick and glazed elevations
- Clear uninterrupted floor plates
- Raised access floors
- Comfort cooled
- Opening windows
- Carpeted throughout
- On-site and CCTV security
- Excellent car parking ratio



ACCOMMODATION SCHEDULE

Unit	Sq Ft	Sq M	Spaces
Unit 1a	4,080	379.0	20
Unit 1b	4,080	379.0	20
Unit 2	6,070	563.9	26
Unit 3	6,070	563.9	30
Unit 4a	5,100	473.8	28
Unit 4b	5,100	473.8	27
Unit 5a	4,080	379.0	18
Unit 5b	4,080	379.0	18
Unit 6	7,085	658.2	33
Unit 7	5,190	482.2	21
Unit 8a	3,090	287.1	15
Unit 8b	3,090	287.1	15
Unit 9	8,350	775.7	42
Unit 10a	3,090	287.1	14
Unit 10b	3,090	287.1	15
Unit 11a	5,100	473.8	23
Unit 11b	5,100	473.8	23
Total	81,845	7,603.7	388

The units marked a and b are semi-detached. These can be combined to provide a single building. The largest unit therefore that could be created would be 10,200 sq ft (4a and b).

SITE PLAN



FOR SALE / TO LET
NEW HIGH QUALITY OFFICE BUILDINGS





Daresbury Park J11 M56 Cheshire

Cinnabar Court

TRAVEL TIMES

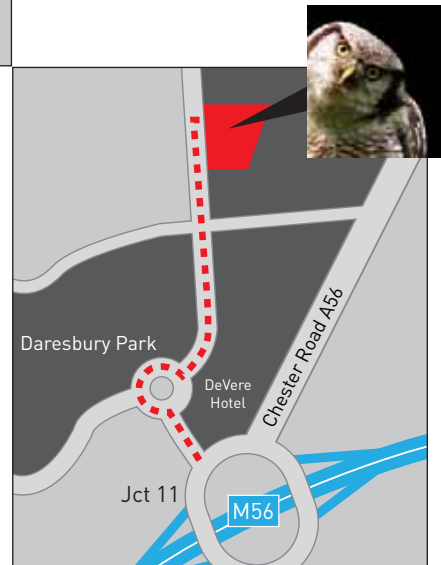
Junction 11 M56	0.1 mile
Liverpool Airport	15 miles
Manchester Airport	15 miles
Manchester City Centre	16 miles
Liverpool City Centre	22 miles



LOCATION

The Park is located on Junction 11 of the M56 with the M6 just two junctions away. Manchester International and Liverpool John Lennon Airports are within 20 minutes drive and rail connections are good, with Runcorn station only five minutes away on the West Coast Intercity line. A bus service runs through the Park which links to other nearby locations.

The De Vere Daresbury Park Hotel & Leisure Club offers a number of business, leisure and entertainment opportunities. The 189-bedroomed hotel provides 350 car parking spaces; meeting, conference, event and restaurant facilities. Java Lounge, the hotel's new café/bar offers complimentary wifi.



The Leisure Club provides:

- 15 metre indoor swimming pool
- Steam room
- Spa pool
- Gym
- Squash court
- Health & beauty salon

Further afield the immediate area offers excellent housing, shopping and leisure opportunities with Cheshire Oaks, the largest designer outlet village with 140 stores being close by.

ANOTHER DEVELOPMENT BY:



www.daresburypark.com/cinnabar

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