

For Sale / May Let

Modern High Specification Office Building
with 38 car parking spaces
9,044 sq ft (840 sq m)



2

Lingley Mere

Modern High Specification Office
For Sale
9,044 sq ft

BCgroup
0191 833 1111

Chapman & Co
0161 633 9971



ENTER



Clearwater

LINGLEY GREEN AVENUE LINGLEY MERE BUSINESS PARK WARRINGTON WA5 3UZ

Lingley Mere
business park



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Lingley Mere Business Park provides over 380,000 sq ft of existing office space within an idyllic 70 acre parkland site.



Overview

On-site amenity includes The Food Hall and a purpose build state of the art children's day nursery. Regular pop-up events, fairs and markets throughout the year create a strong community environment.

Lingley Mere boasts an excellent car sharing scheme to help workers co-ordinate their journeys. In addition, there is a shuttle bus service to and from Warrington Town Centre available to all occupiers. For those who prefer to travel on 2 wheels, there are regular visits from Dr Bike for free cycling advice and service checks, along with on-site repair stations.

24/7 security, maintenance and landscaping is provided to ensure a safe and enjoyable working environment for all tenants.

There are a number of walking paths around the park and the memorial garden overlooks the lake, providing an ideal place to relax.



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Building 2

Building 2 Clearwater is a contemporary two storey self-contained office building situated on Lingley Mere Business Park. Architecturally the building design incorporates a large amount of glazing to maximise natural light and to capture the surrounding views. It features a supported cantilevered canopy. There are 38 dedicated parking bays. The entrance to Building 2 has a spacious reception area. The accommodation has been fitted to a modern standard. The ground floor provides a series of meeting rooms and open plan workspaces, and the first floor accommodation is also fitted with a modern office working environment. The existing office furniture is optional. Male, Female, and DDA access toilet facilities are available.



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Specification

Building 2 benefits from the following generic features:-



Modern self contained offices over 2 floors



Double height glazed entrance



Hydraulic passenger lift



Gas fired central heating along with a Mitsubishi VRF air conditioning system



Suspended ceiling with integral lighting



Full access raised floors



Solar tinted double-glazed windows in powder coated aluminium frames



Staff kitchen and dining room



Carpeted throughout with slate and hardwood floors in reception



Male, Female, Disabled W/C's and shower facilities



DDA compliant



BREEAM rating 'Very Good'



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Accommodation

Area	Size sq ft	Size sq m
Reception	357	33
Ground	4,247	395
Flrst	4,440	412
Total	9,044	840

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).



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Floor Plans

Building 2 is offered in its current condition and configuration, to include furniture if required.

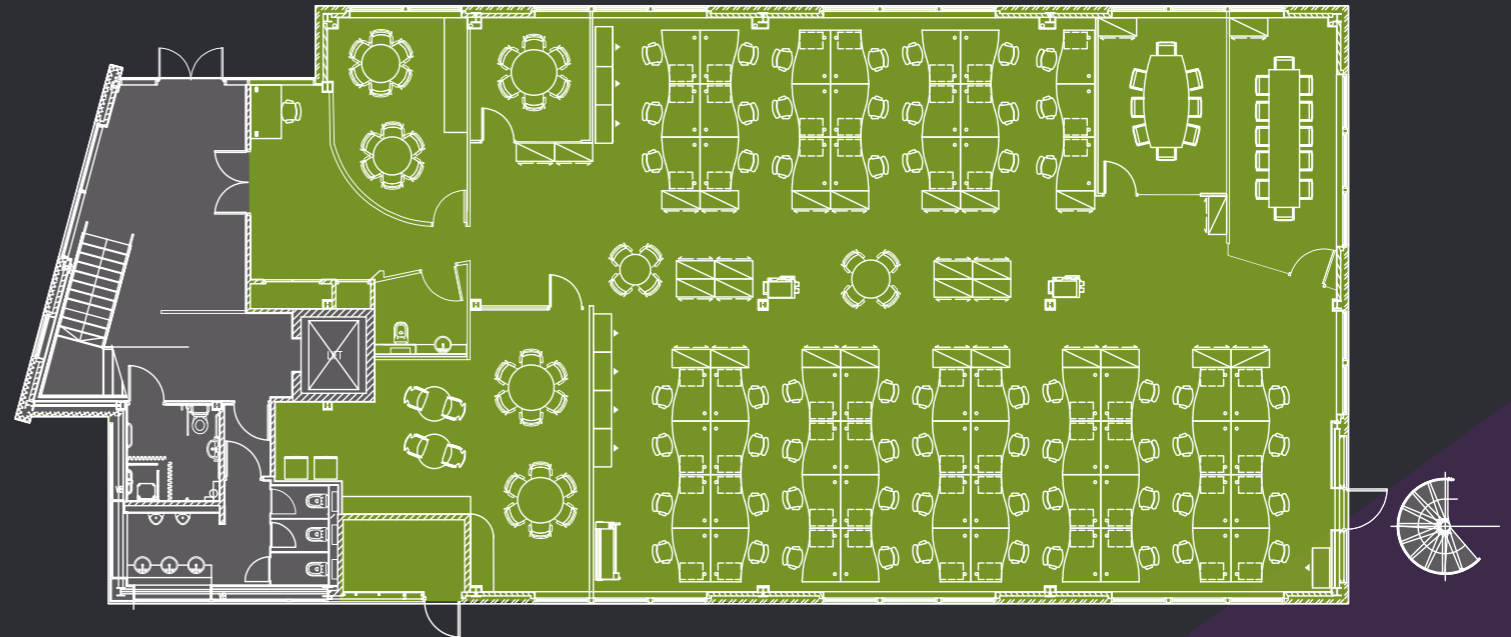
The existing layout is as follows:

Ground Floor

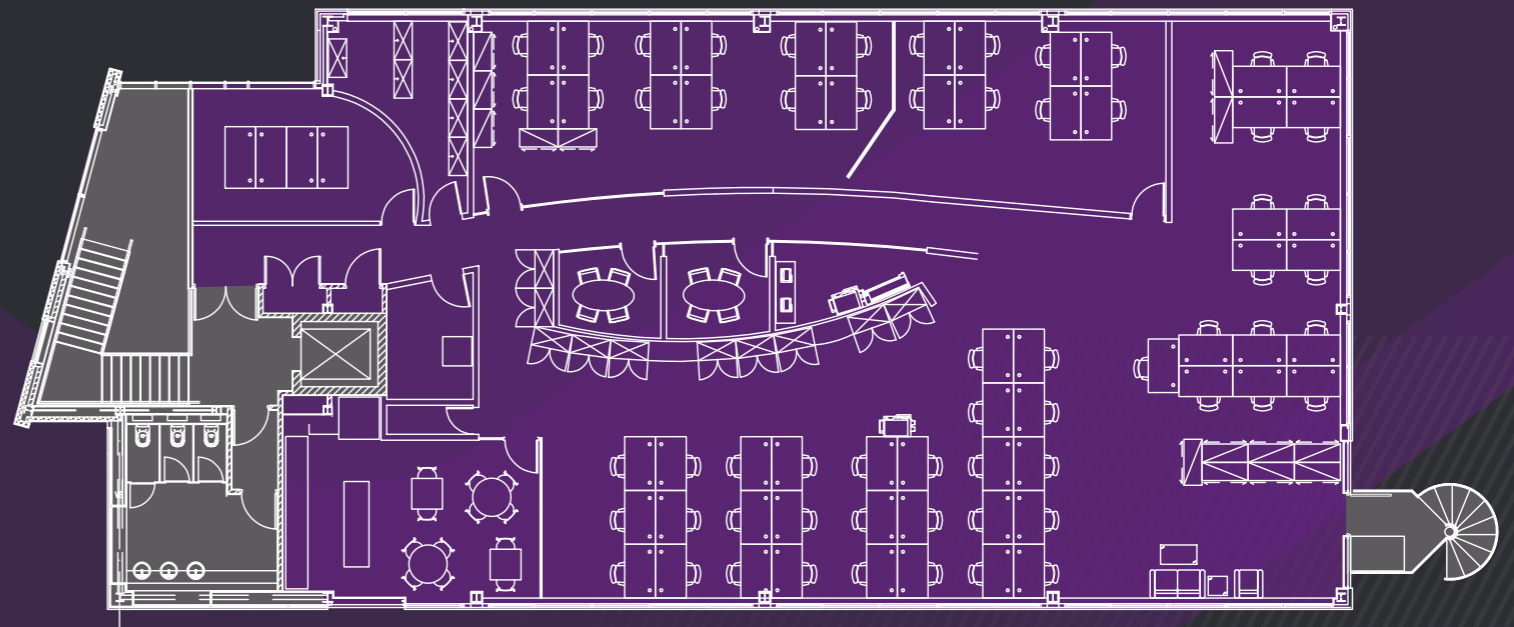
- 61 desks
- Reception area
- 2 boardrooms
- 2 meeting rooms
- 1 large kitchen / breakout area
- Additional WC

First Floor

- 63 desks
- 3 meeting rooms
- Print / post room
- Comms room
- 2 storerooms
- 1 large kitchen / breakout area
- Integral storage cupboards



Ground Floor 4,247 sq ft (395 sq m)



First Floor 4,440 sq ft (412 sq m)



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business park



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Lingley Mere Business Park

Lingley Mere is located near to J8 of the M62 equidistant between Manchester and Liverpool

- UPS Warrington
- THG Omega
- City Plumbing
- Omega Business Park
- Asda Distribution
- Amazon Warrington
- M62
- Royal Mail NW Hub
- Plastic Omnium
- Amazon MAN2
- Royal Mail Warrington
- Jungheinrich
- Sykes Seafood Ltd
- Grasmere Building
- United Utilities
- Stepping Stones Day Nursery
- Security Lodge

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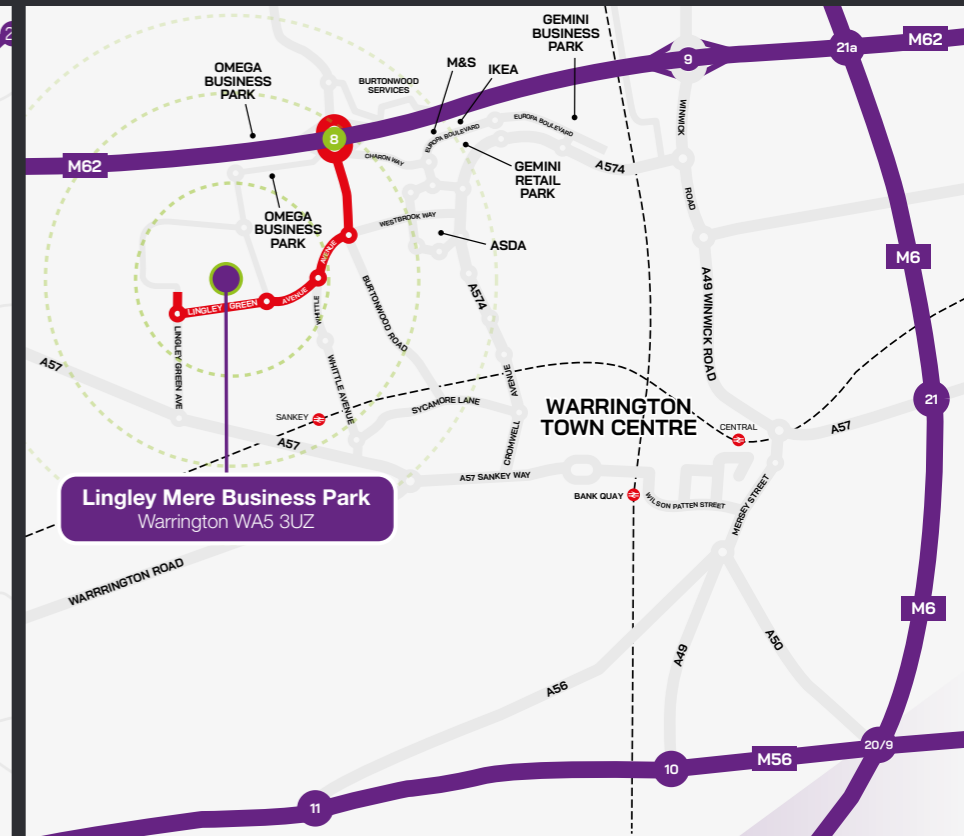
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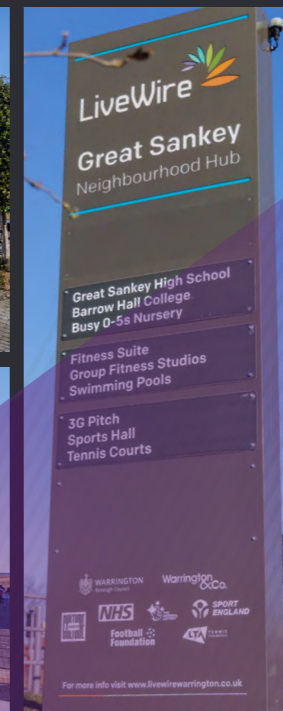
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Location

Lingley Mere is an established business park in Warrington, one of the North West most strategic locations and close to Junction 8 of the M62.

Warrington itself is the largest town in Cheshire, with an urban population of approximately 160,000 people.

Positioned at the heart of the UK Motorway Network, Warrington benefits from excellent access to the M6, M62 and M56 Motorways, which in turn connect to the national road networks.





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Terms

The building is available to purchase on a long leasehold basis (250 years from 31st March 2004). Alternatively, a letting of the whole may also be considered.

Price

£1,400,000, exclusive.

Rent

£17.50 per sq ft per annum, exclusive.

Car Parking

38 car parking spaces are included at a ratio of 1 space per 238 sq ft.

Estates Charge

Approximately £1.50 per sq ft per annum (subject to annual changes).



The benefit of natural light offers a bright canvas and a positive outlook for the new occupier



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VAT

All prices quoted are exclusive of VAT. VAT will be payable at the prevailing rate.

Business Rates

Business rates will be payable.

EPC

The building EPC rating is B43.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewing

By appointment with agents Edwards and BE Group.

Edwards.

edwardsprop.com

0161 833 9991

Ed Keany

M: 07734 229202

ekeany@edwardsprop.com

BEgroup

01925 822112

www.begroup.uk.com

Simon Roddam

M: 07976 747892

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