

# For Sale

0.404 Ha (1 acre)  
Freehold Development Site,  
Centre Park, Warrington  
WA1 1RS

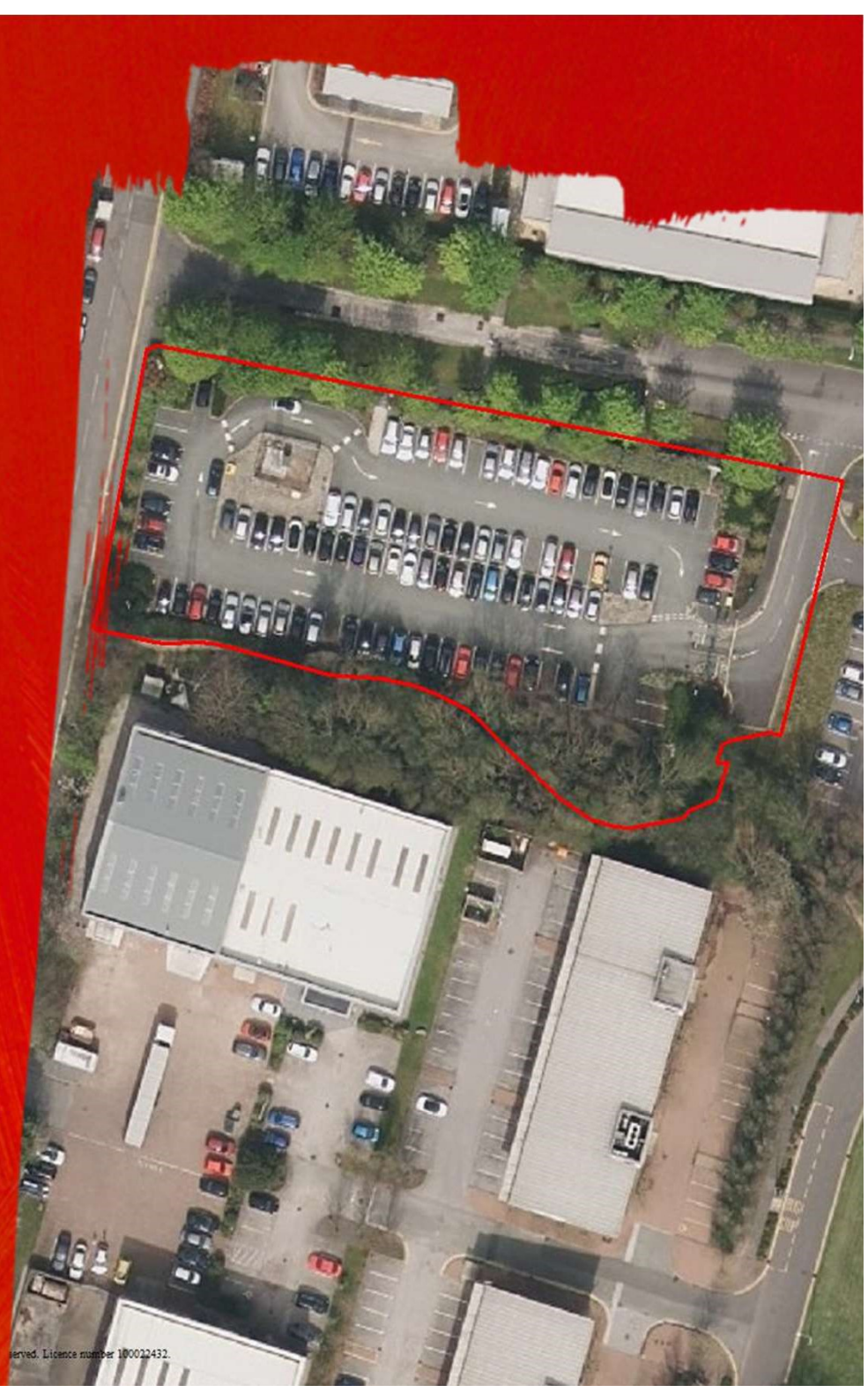


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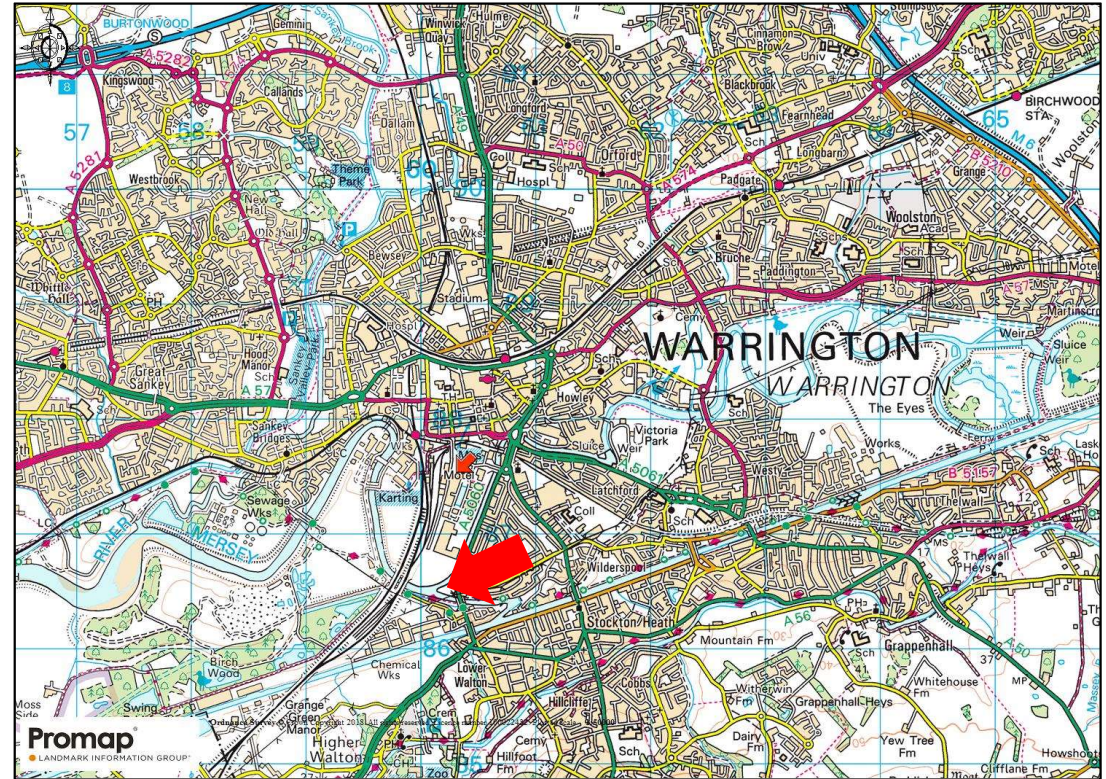




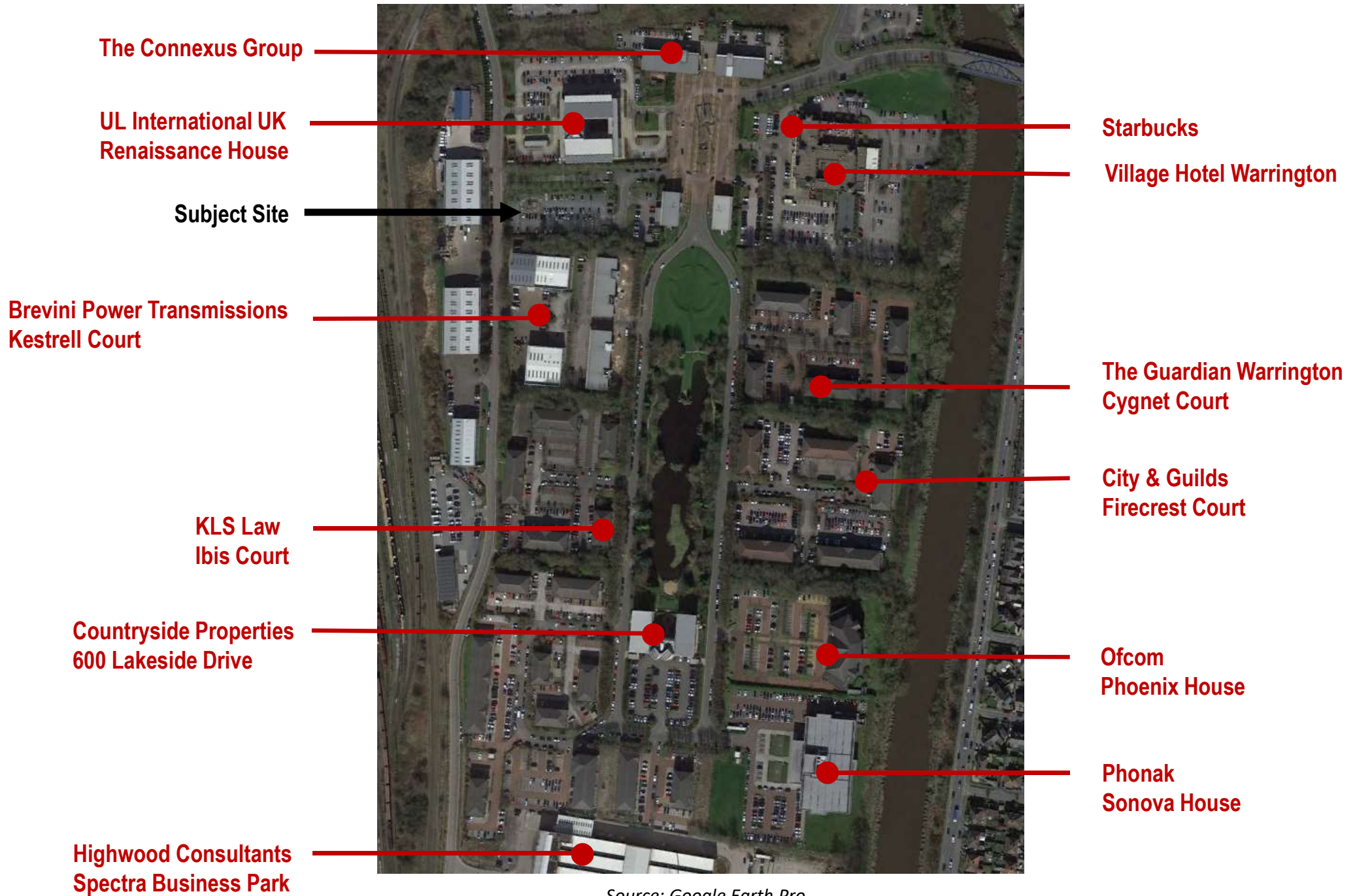
# Location

*The site is located within the popular and well established Centre Park Business Park, well positioned just a short distance to the south of Warrington town centre (1 mile) and equidistant from the M6, M62 and M56 Motorways –an ideal place for business.*

The site is accessed from Centre Park Square which provides the primary entrance into the wider business park. Slutchers Lane bounds the property to the west. To the east is a two storey standalone building occupied by an opticians whilst Kestrell Court, a collection of four office buildings, lies directly to the south of the property below a border of trees and hedges. Warrington Bank Quay train station lies 0.4 miles to the north west of the site and has direct trains to London Euston, Edinburgh, Manchester Airport and Liverpool Lime Street.







The Connexus Group

UL International UK  
Renaissance House

Subject Site

Brevini Power Transmissions  
Kestrell Court

KLS Law  
Ibis Court

Countryside Properties  
600 Lakeside Drive

Highwood Consultants  
Spectra Business Park

Starbucks

Village Hotel Warrington

The Guardian Warrington  
Cygnet Court

City & Guilds  
Firecrest Court

Ofcom  
Phoenix House

Phonak  
Sonova House

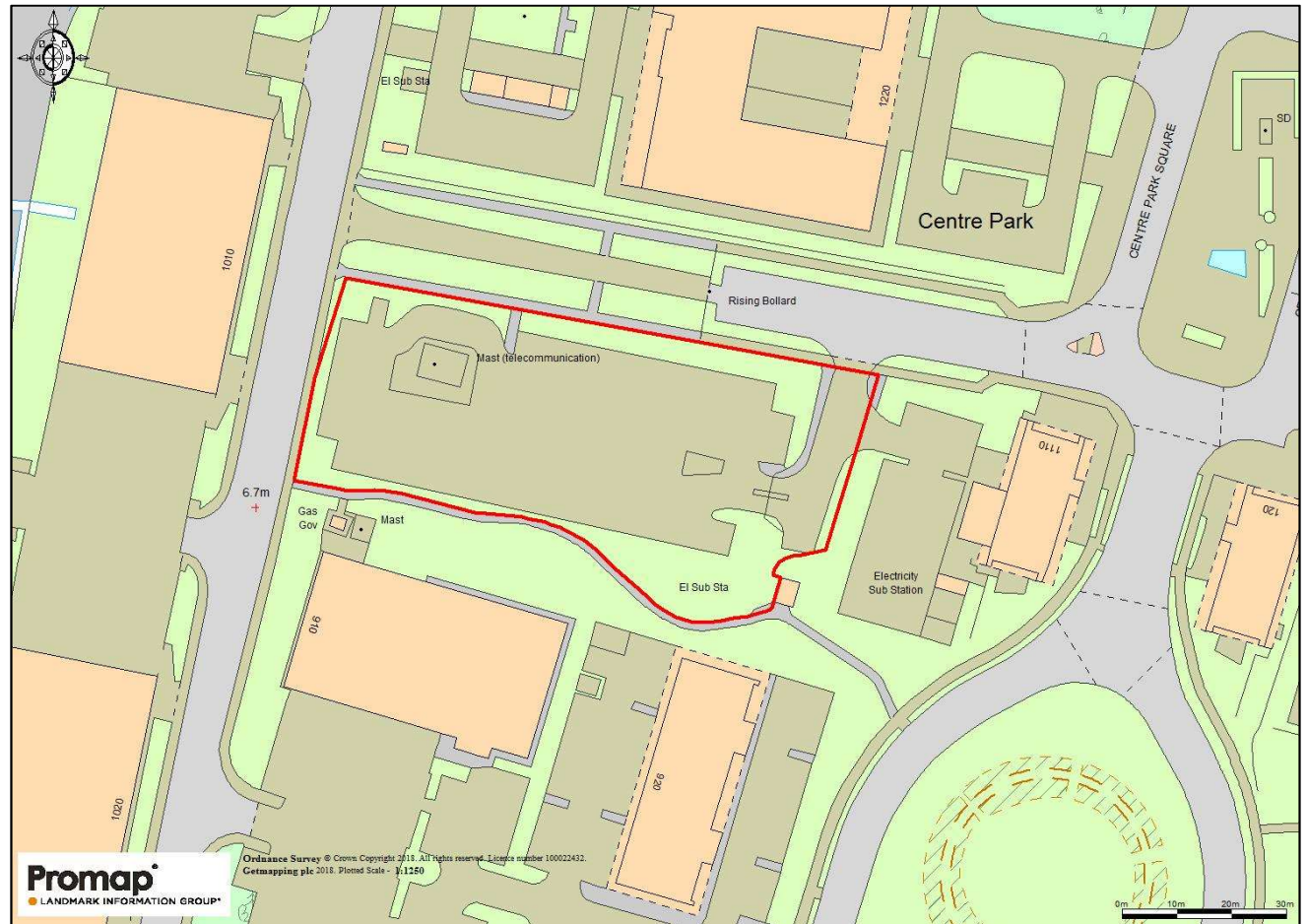
Source: Google Earth Pro

# Warrington Overview

- Warrington is strategically positioned midway between Liverpool and Manchester with excellent transport links. The town offers outstanding road communications to junctions 8, 9 and 10 of the M62, junctions 9, 10, 11 of the M56 and junctions 20 or 21 of the M6. The property is within 30 minutes' drive of Manchester International Airport and Liverpool John Lennon Airport which together provide an extensive range of domestic, European and worldwide flights.
- Warrington has an urban population of approximately 202,200 (2011 Census) people and approx. 1.3 million people within 20 kilometres (12 miles) of the town centre. The area has access to a resident population of over 3 million people within a 30 minute drive time and imports more workers each day than it exports to the wider region.
- Warrington is a high wage low welfare area with an employment rate of between 72.1% - 75% (Centre for Cities 2018).
- Warrington boasts two train stations, Warrington Central and Warrington Bank Quay, providing trains to London (1hr 50mins), Edinburgh (2hr 56mins), Birmingham (1hr 26mins) and various Manchester stations (22-41 mins) along with Chester (28 mins), Stockport (34 mins), Liverpool (29-46 mins), Sheffield (1hr 16 mins) and Leeds (1hr 24 mins).
- Warrington has been a recognised office location since the late 1980s.
- Warrington Centre Park is an established business park located on the southern fringe of Warrington town centre. It provides a variety of modern office buildings set within an attractive landscaped environment. Encouragingly, the park has seen recent purpose build developments, such as the 45,000 sq ft Phase 4 of the Mandarin Court scheme, which completed in 2013 having been pre-let to hearing aid manufacturer Phonak.
- Other notable occupiers at Centre Park include: USDAW, Countryside, Balfour Beatty, AB Siex, Braemac, Baker Tilly and Handlesbanken.
- Leisure amenities at Warrington Centre Park include a DeVere Village Hotel & Leisure Club with Starbucks, Travel Inn and The Waterside Beefeater Public House, Restaurant.
- A regular shuttle bus service connects Warrington Centre Park with Warrington Town Centre, Warrington Bus interchange and both Warrington rail stations is free for employees on the park.
- Access to Centre Park is set to be further improved by the construction of a second bridge over the River Mersey connecting the park to Chester Road - the council has recently awarded the construction contract and approved the funding package. The Centre Park link road has been labelled the 'firsts step' to facilitate the large scale Warrington Waterfront mixed use development plans for the area south of the town centre.

# Description

- Comprising a regular shaped site extending to 1 acre (0.404 ha) located off Centre Park Square, close to its junction with Slutchers Lane which provides access to the business park from Warrington Bank Quay train station.
- The property is currently in use as a car park and is generally level. The site has a tarmac finished surface and car parking spaces have been marked out. Perimeter lighting and landscaping is provided within the site.
- There is a telecommunications mast compound positioned off centre towards the north western corner of the property secured by metal fencing.
- The perimeter of the site is secured by metal fencing.





# Planning & Tenure

The site falls within Warrington Borough Council's planning jurisdiction and is allocated for employment use. Relevant planning policies to consider for new development in this area includes:

- National Planning Policies
- Warrington Local Plan Core Strategy
- Planning Obligations SPD (January 2017)

The site is affected by the following policies of the Local Plan Core Strategy:

- LPCS CS6 Strategic Green Links
- LPCS CS9 Strategic Location Inner Warrington
- LPCS PV1 Development in Existing Employment Areas

A full planning history can be viewed online using the following link – [www.planning.warrington.gov.uk/swiftlg/apas/run/wphappcriteria.display](http://www.planning.warrington.gov.uk/swiftlg/apas/run/wphappcriteria.display)

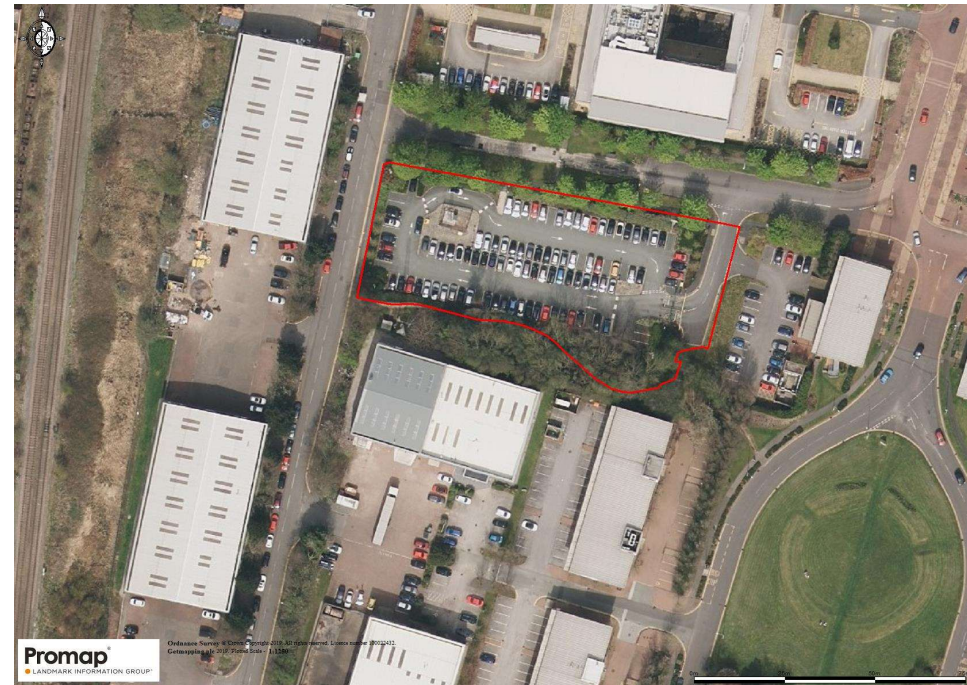
## Tenure

Freehold

## Tenancies

There is a telecommunications mast on the property let to Cornerstone Telecommunications Infrastructure Ltd on a 15 year lease starting on 30<sup>th</sup> March 2016. There is a tenant option to break in the 5<sup>th</sup> year, subject to providing evidence that the site has become physically unsuitable for its purpose and there is a Landlord option to break after the 3<sup>rd</sup> year should they wish to sell or redevelop the property. The current rent payable is £5,500pa, subject to a rent review in year 5 (RPI linked increase).

A copy of the lease can be provided on request.



# *Further Information*

## Opportunity

The site, which is suitable for a variety of employment uses (subject to planning) is offered for sale on a Freehold basis subject to the existing lease. Expressions of interest are sought from interested parties.

Further information can be obtained by contacting sole agents JLL:

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We would like to be told of any such errors in order to correct them.

October 2018