

# 2 KESTREL COURT

LAKESIDE DRIVE, CENTRE PARK, WARRINGTON, WA1 1QX



SCAN FOR VIRTUAL TOUR

REFURBISHED  
GRADE A OFFICES  
WITH 52 CAR  
PARKING SPACES

**TO LET / MAY SELL**  
5,282 to 10,516 sq ft (491 to 980 sq m)



## 2 KESTREL COURT >>>

2 Kestrel Court is a high quality self-contained modern office building in a sought after location on Centre Park offering open plan office space over two floors.

The building has recently become available and benefits from the following:



MITSUBISHI VRF AIR CONDITIONING SYSTEM INCLUDING HEATING AND COOLING



LED FLAT PANEL LOW ENERGY LIGHTING



FULLY ACCESSIBLE RAISED FLOORS



DDA COMPLIANT PASSENGER LIFT



WCS ON EACH FLOOR PLUS SHOWER FACILITY ON GROUND FLOOR



CYCLE SHELTER AND STORAGE



SUPERFAST FIBRE CONNECTIVITY



52 ON-SITE SECURE PARKING SPACES



24 HOUR ACCESS AND BUSINESS PARK SECURITY



AUTOMATED ELECTRIC BARRIER ACCESS SYSTEM WITH INTERCOM



DUAL VEHICULAR ACCESS TO LAKESIDE DRIVE & SLUTCHERS LANE



**2 KESTREL COURT**  
 LAKESIDE DRIVE, CENTRE PARK, WARRINGTON, WA1 1QX

## LOCATION >>>



DRIVE TIMES	MILES	TIME
Warrington Town Centre	1	5 mins
Warrington Central Station	1.5	8 mins
J9 M62	3	10 mins
J21 M6	4	12 mins
J10 M56	4	12 mins
Manchester	19	28 mins
Liverpool	20	35 mins

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**POPULATION OF  
 1.4 MILLION PEOPLE  
 WITHIN A 12 MILE  
 RADIUS**

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M62

TO LIVERPOOL

WARRINGTON BANK  
QUAY STATION

TESCO

THE HALLIWELL  
JONES STADIUM

WARRINGTON  
TOWN CENTRE

J9

M62

TO MANCHESTER

Premier Inn

GREENE KING

VILLAGE  
HOTELS

2 KESTREL COURT

SLUTCHERS LN

LAKESIDE DR

LAKESIDE DR

TO CENTRE PARK LINK AND  
NEW BRIDGE OVER RIVER MERSEY

THE OFFICES  
PROVIDE VEHICULAR  
ACCESS TO BOTH THE  
MAIN ESTATE ROAD  
LAKESIDE DRIVE AND  
SLUTCHERS LANE TO  
THE REAR OF THE  
PROPERTY.

## SITUATION >>>

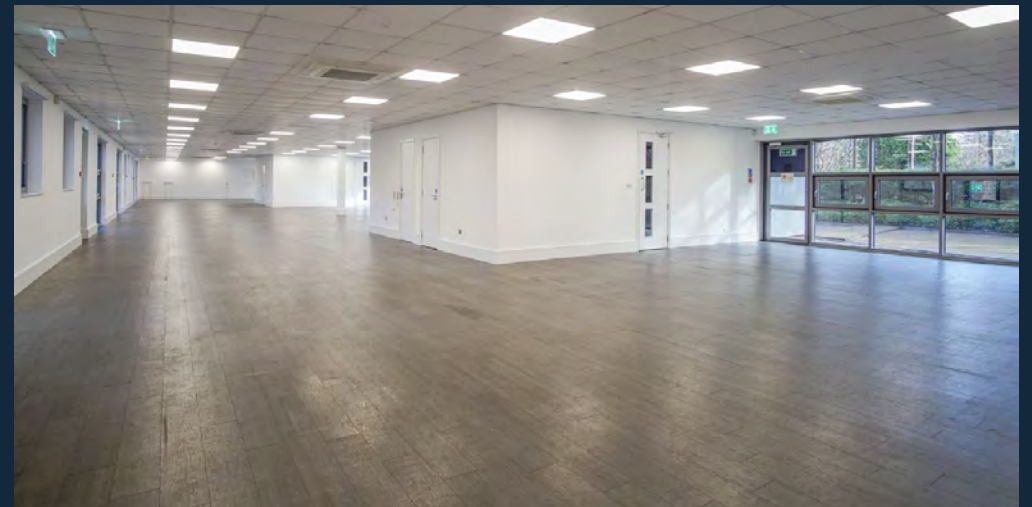
Centre Park is a modern business park, home to many large successful companies, situated in a stunning and peaceful location surrounding a large, well maintained lake.

Kestrel Court is located directly facing the central park and lake, towards the entrance of the business park. The Lake in front of the offices offers an attractive and tranquil place for staff to visit during the working day.

There are a large array of local amenities within walking distance including the Premier Inn, Waterside Beefeater Restaurant, and Starbucks in addition to all that Warrington Town Centre and the nearby picturesque Stockton Heath Village has to offer. The Village Hotel on the office park offers business and leisure amenities including an indoor pool, gym, tennis and squash facilities plus 89 bedrooms.

There is a Shuttle Bus which calls at both Bank Quay and Warrington Central stations, as well as the bus station, Centre Park and Warrington Market, run by Warrington Borough Transport, setting off from Bank Quay every 20 minutes from 7:35am. The park is within walking distance of both Warrington Bank Quay and Warrington Central railway stations and Warrington interchange bus terminal. It has excellent links to the national motorway network with access to J9 M 62 (3 miles north of A49), J21 M6 (4miles east on A57 Manchester Road) and J10 M56 (4 miles south on A49).

## GROUND FLOOR OFFICE SPACE >>>



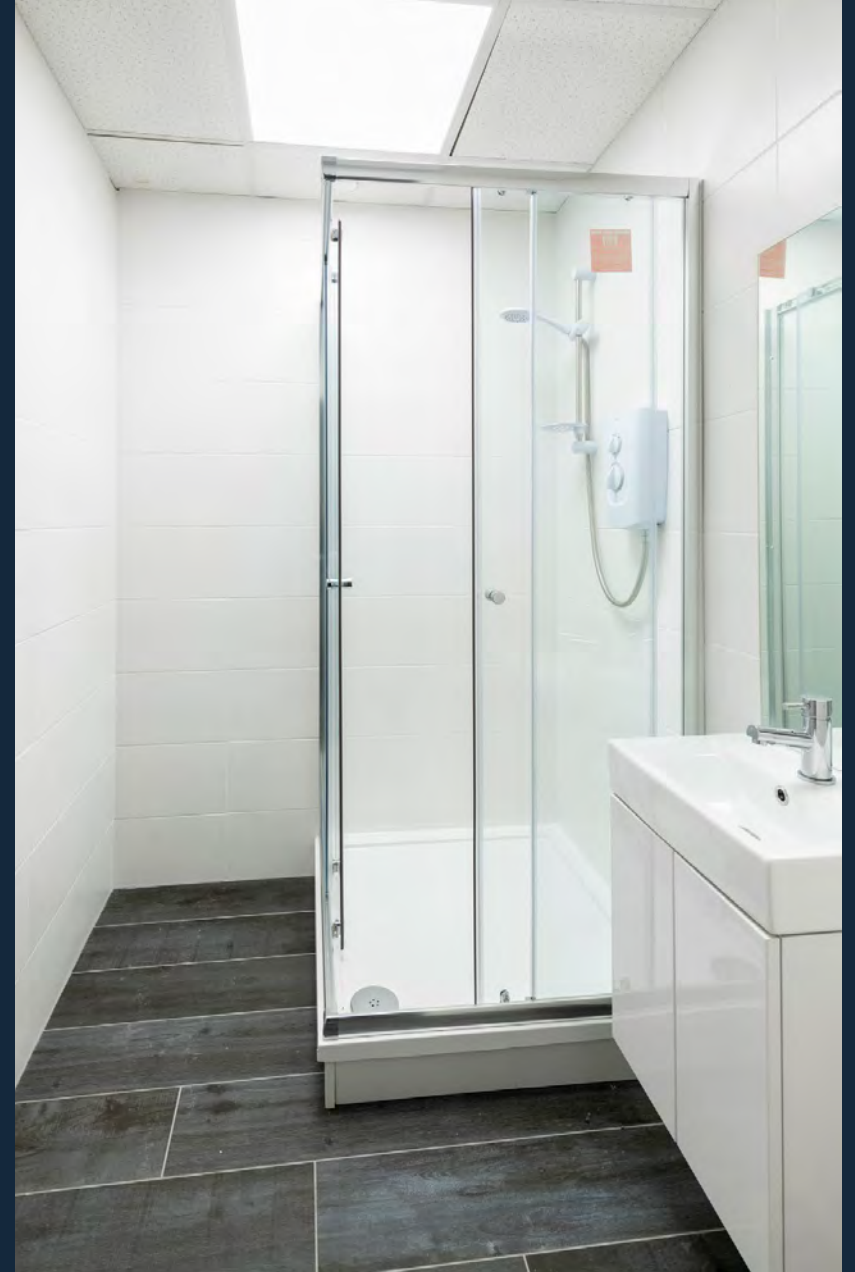
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## FIRST FLOOR OFFICE SPACE >>>



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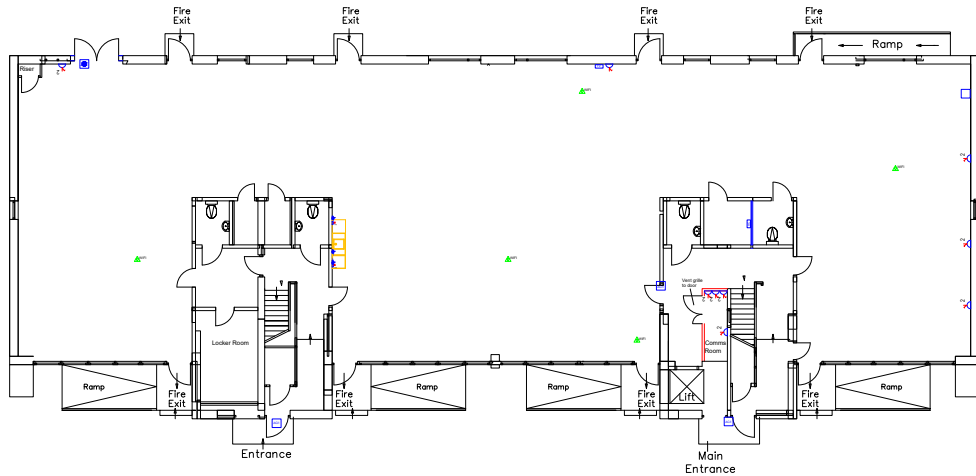
## FACILITIES >>>



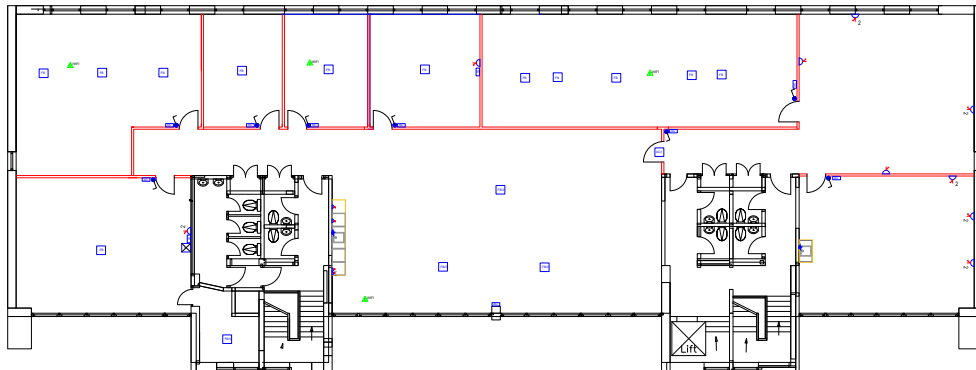
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# FLOOR PLANS >>>

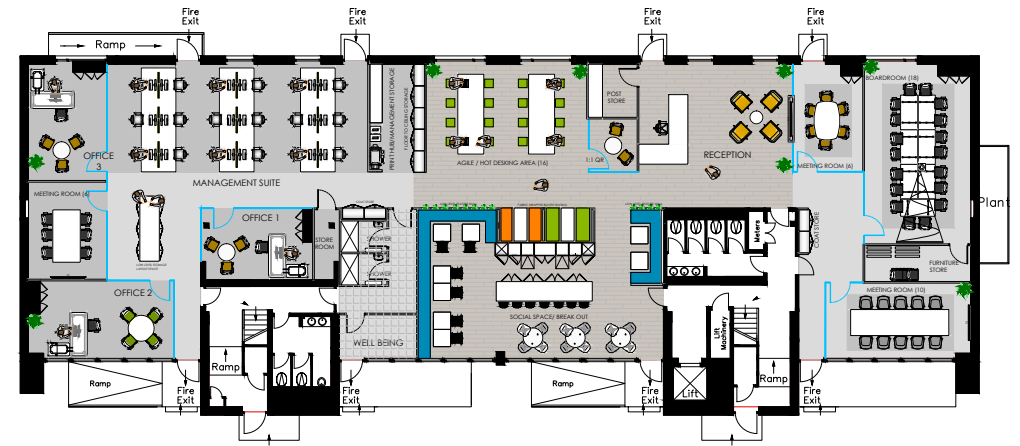
GROUND FLOOR



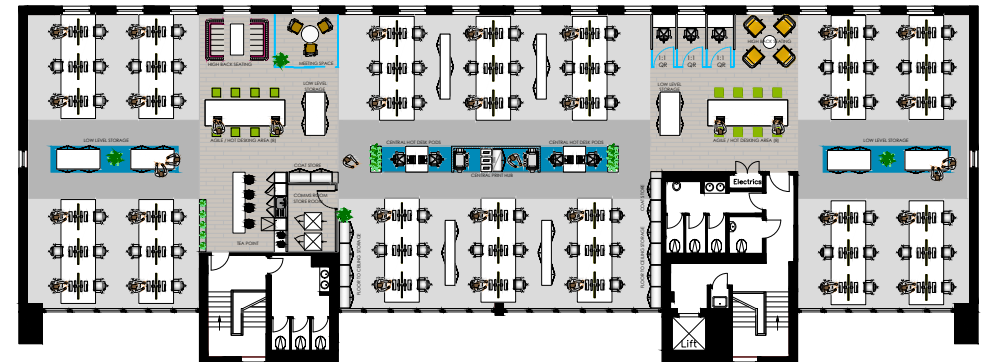
FIRST FLOOR



GROUND FLOOR - EXAMPLE OFFICE LAYOUT



FIRST FLOOR - EXAMPLE OFFICE LAYOUT



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OFFICES CAN BE EASILY CONFIGURED TO SUIT INDIVIDUAL REQUIREMENTS.



## ACCOMMODATION >>>



2 KESTREL COURT	SQ FT	SQ M
Ground	5,282	490.71
First	5,234	486.26
<b>TOTAL</b>	<b>10,516</b>	<b>979.9</b>

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## TERMS

The property is available to let on a full repairing and insuring lease, for a term to be agreed. Alternatively consideration will be given to the sale of the freehold interest.

## RENT

The quoting rent is available on request.

## BUSINESS RATES

The tenant will be directly responsible for Uniform Business Rates. The Rateable Value for the property for 2023/2024 is £116,000. Please contact the local authority for further information.

## EPC

The building has an EPC rating of B. Available on request.

## VIEWING:

Viewing is by appointment with the joint agents.

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## FURTHER INFORMATION >>>



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SCAN FOR MORE INFO