

TO LET

Engenda House

2nd Floor, East Wing · 3200 Daresbury Park, Warrington WA4 4BU

A Cat A refurbished office suite with far-reaching Cheshire views, at the heart of a North West premier business park.

6,316 SQ FT · EPC B · JUNCTION 11, M56

Bolton Birch

6,316	B	38	09 / 26
SQ FT AVAILABLE	EPC RATING	CAR PARKING SPACES	CAT A COMPLETION

Cheshire's premier business address

Engenda House occupies one of the most prominent positions within Daresbury Office Park — a 91-hectare (225-acre) business park strategically placed alongside Junction 11 of the M56, at the centre of the North West's motorway network.

Following a full Cat A refurbishment, completed in September 2026, the second floor East Wing offers 6,316 sq ft of open-plan accommodation arranged with three private meeting rooms, and framed throughout by far-reaching views across the Cheshire countryside.

Every detail has been considered, from the double-height reception and on-site concierge, to the raised access floors and air conditioning fitted beneath. This is a building for occupiers who expect more from their workspace.

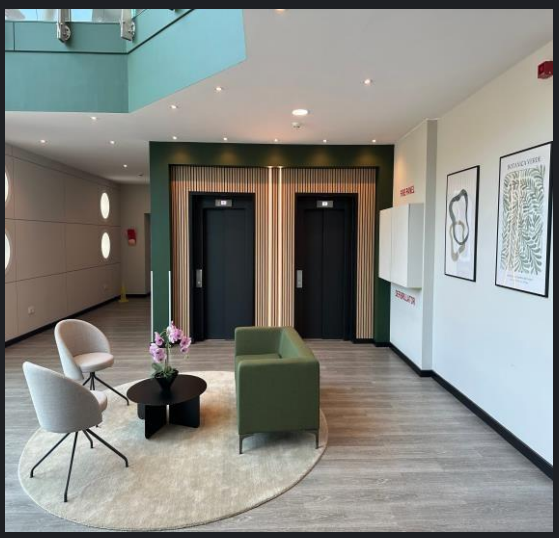


RECEPTION & ARRIVAL

A memorable arrival

Visitors are welcomed into a double-height reception, set beneath the Engenda House name spelled out in living moss lettering, a distinctive, considered touch that sets the tone for the building beyond.

An on-site concierge, two passenger lifts and generously landscaped grounds complete the arrival experience, alongside a wood-panelled lift lobby finished with commissioned botanical artwork.



THE SPACE / SPECIFICATION

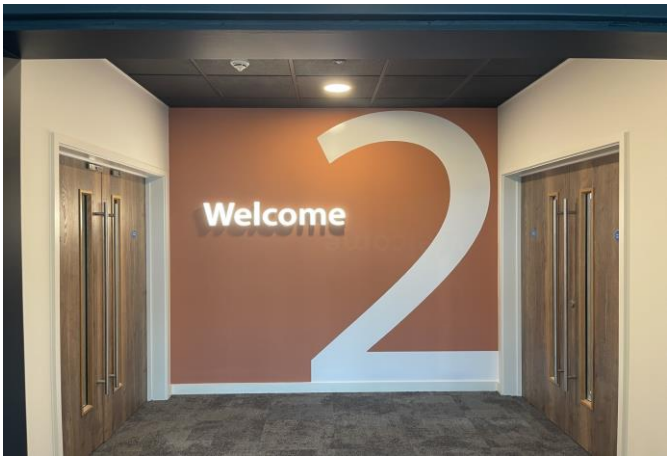
Open-plan by design

The second floor East Wing has been fully refurbished to Cat A specification, delivering 6,316 sq ft of open-plan space arranged with three private meeting rooms.

High levels of glazing draw in natural light and far-reaching countryside views, while air conditioning, LED lighting and full access raised floors are fitted throughout.







Air Conditioning

LED Lighting

Raised Access Floors

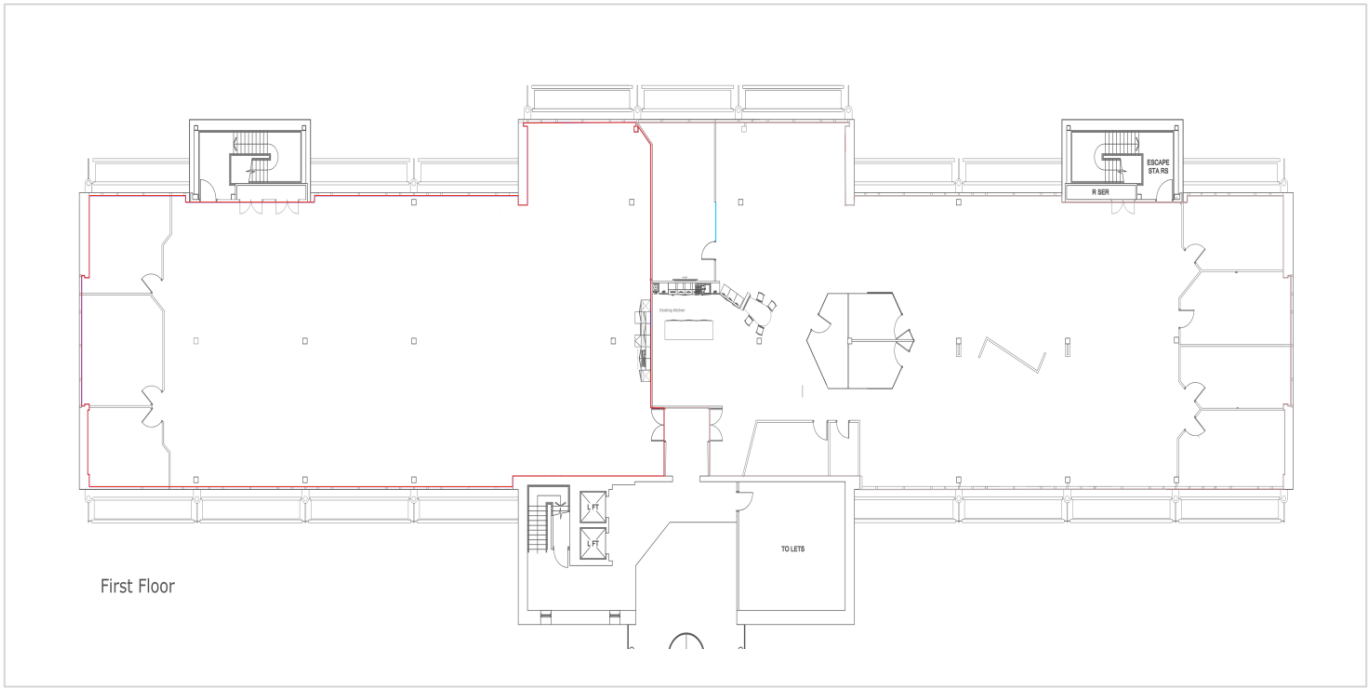
3 Meeting Rooms

2 Passenger Lifts

Countryside Views

FLOOR PLAN

Second floor, East Wing



Available suite

Let / not part of demise

FLOOR	SQ FT	SQ M
Second Floor — East Wing	6,316	586.76

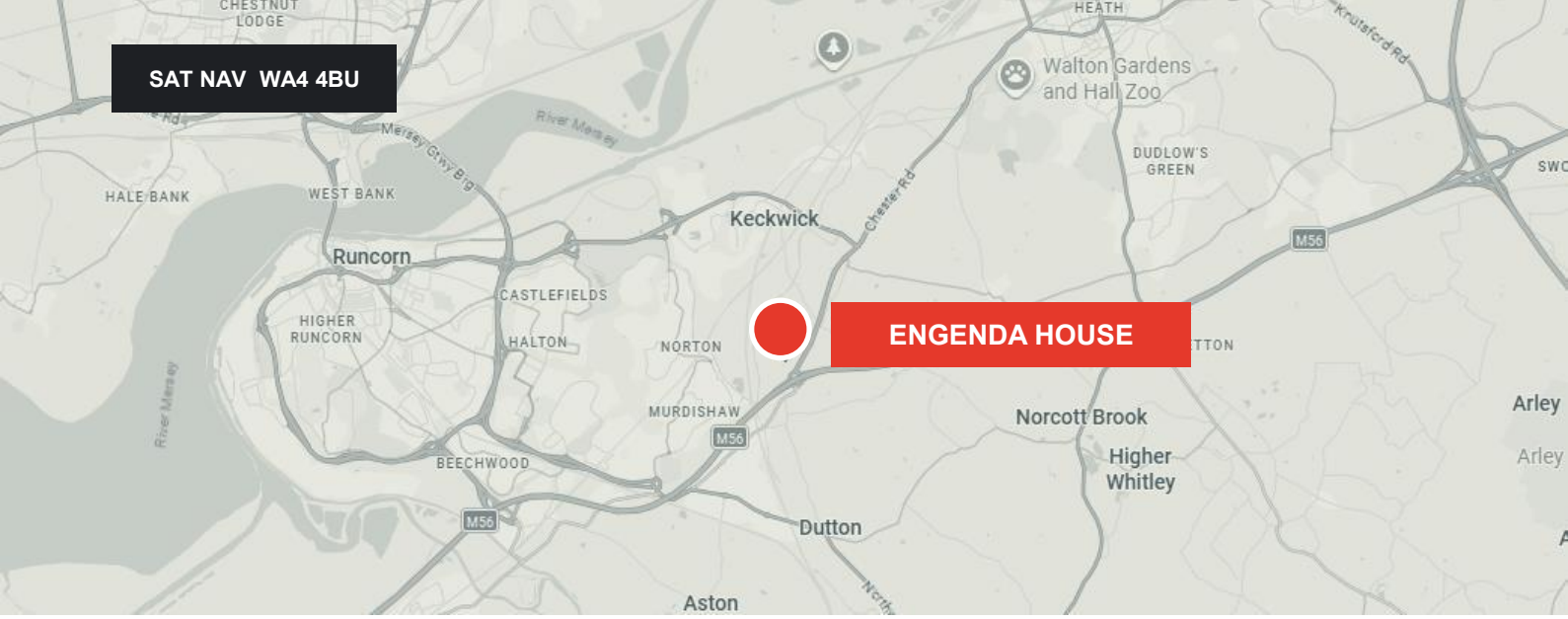
26 + 12

26 private allocated car spaces, plus 12 communal visitor spaces.

A NOTE ON SPECIFICATION

The suite has been delivered to a full Cat A specification. Air conditioning, LED lighting and full access raised floors are fitted throughout, with three private meeting rooms already configured within the open-plan layout.

The office suite has been measured in accordance with the RICS Code of Measuring Practice.



LOCATION

At the centre of the North West

Daresbury Office Park sits directly alongside Junction 11 of the M56 — one of the most accessible business parks in Cheshire, with on-site amenities including a hotel, gym, spa and pool.

5 mi
TO RUNCORN STATION

20 mi
TO MANCHESTER

23 mi
TO LIVERPOOL

DRIVE TIMES

Junction 11, M56	**Adjacent**
Junction 9/20, M6 & M56	**10 mins**
Junction 10, M62 & M6	**10 mins**
Runcorn Train Station	**10 mins**
Manchester Airport	**20 mins**
Liverpool Airport	**20 mins**
Manchester / Liverpool Centre	**30 mins**

Excellent Motorway Access

M56 · M6 · M62 within 5 miles

Rail Links

Runcorn Station – approx. 5 miles

Air Links

Manchester & Liverpool Airports

AVAILABILITY & TERMS

Ready when you are

Engenda House is available to let on flexible terms, with immediate vacant possession following completion of a full Cat A refurbishment in September 2026.

SIZE

6,316 sq ft (586.76 sq m)

RENT

£110,530 per annum, exclusive

TENURE

Available to let on terms to be agreed

SERVICE CHARGE

Full details available on request

EPC

B (B28 Asset Rating)

VIEWING

Strictly by appointment with sole agents Bolton Birch

BUSINESS RATES

Assessment application pending; prospective tenants should verify with the VOA

VAT & LEGAL COSTS

VAT payable at the standard rate; each party to bear their own legal costs

CONTACT

Jonty Goodchild

01244 311 681 · 07968 160 277

jonty@boltonbirch.com · boltonbirch.com

Bolton Birch

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