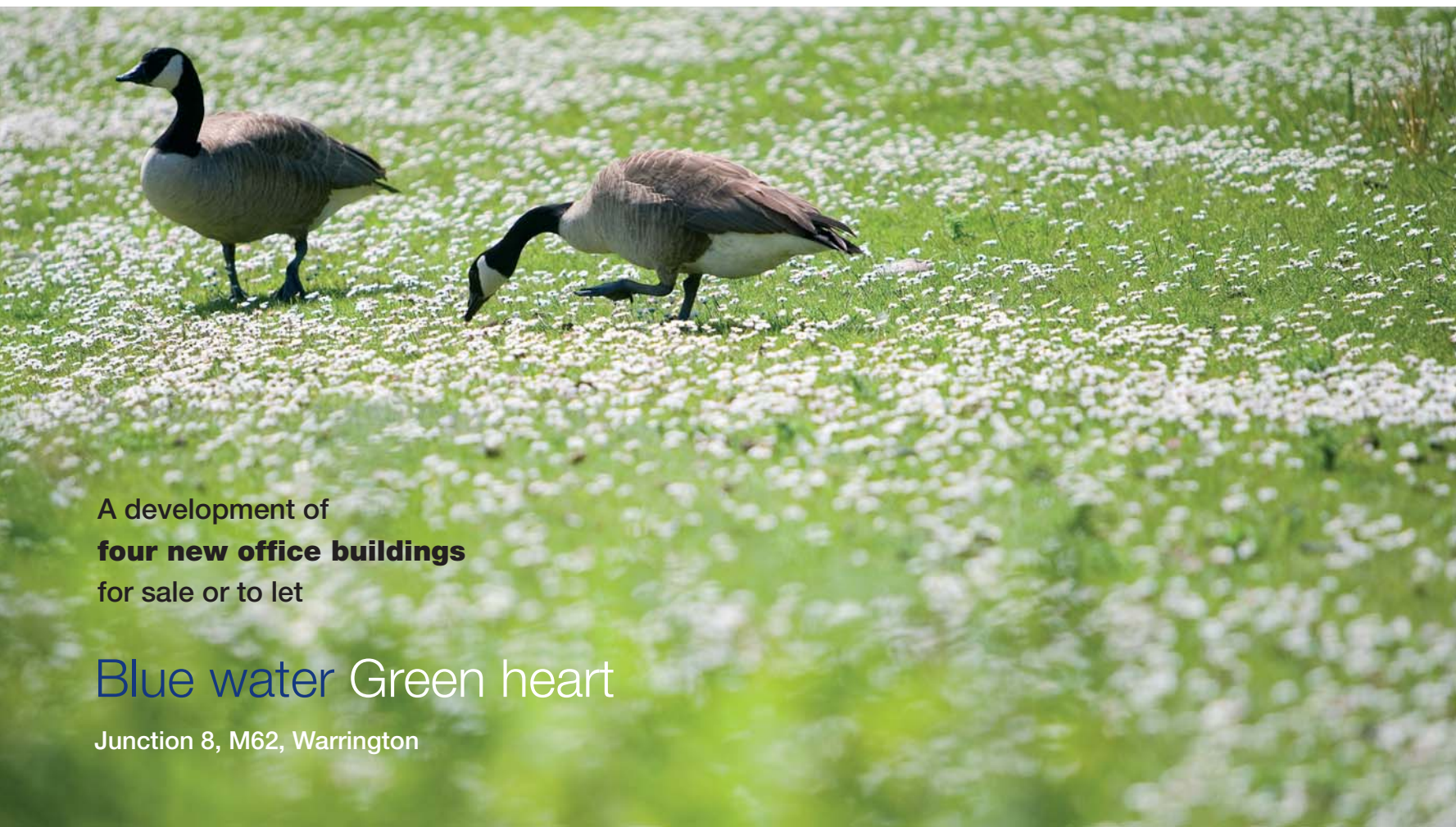


# clearwater



Lingley Mere business park



A development of  
**four new office buildings**  
for sale or to let

Blue water Green heart

Junction 8, M62, Warrington



## buildings and specification

Clearwater includes a group of four new stand-alone office buildings prominently positioned close to the new formal entrance square at the park.

Arranged around and overlooking a feature landscaped courtyard, providing generous parking, the two and three storey buildings are constructed to a distinctive architectural design.

Each building presents strong, flat, roof lines with protective solar shade overhangs and external elevations in facing masonry with decorative render and metal faced panelling.

- Prominent glazed curtain wall entrances
- Double height receptions with slate and hardwood finish flooring
- Open structure steel and hardwood staircases
- Ceramic tiled male, female and disabled toilets
- Shower facilities
- Hydraulic passenger lifts with 900mm door openings
- Gas fired central heating systems with thermostatic valve perimeter radiators
- Capacity for installation of comfort cooling
- Flexible open plan office accommodation with column free top floors
- Solar tinted double glazed windows in powder coated aluminium frames
- Full access raised floor systems at 150mm height
- Oak hardwood finished doors
- Fully DDA compliant design and specification

## building floor areas

### Lingley Mere 1100

Reception	273 sq ft	25m <sup>2</sup>
Ground	3,229 sq ft	300m <sup>2</sup>
First	3,401 sq ft	316m <sup>2</sup>
<b>Total</b>	<b>6,903 sq ft</b>	<b>641m<sup>2</sup></b>

29 parking spaces

### Lingley Mere 1200

Reception	359 sq ft	33m <sup>2</sup>
Ground	4,241 sq ft	394m <sup>2</sup>
First	4,424 sq ft	411m <sup>2</sup>
<b>Total</b>	<b>9,024 sq ft</b>	<b>838m<sup>2</sup></b>

38 parking spaces

### Lingley Mere 1300 – LET

Reception	483 sq ft	45m <sup>2</sup>
Ground	5,274 sq ft	490m <sup>2</sup>
First	5,489 sq ft	510m <sup>2</sup>
<b>Total</b>	<b>11,246sq ft</b>	<b>1,045m<sup>2</sup></b>

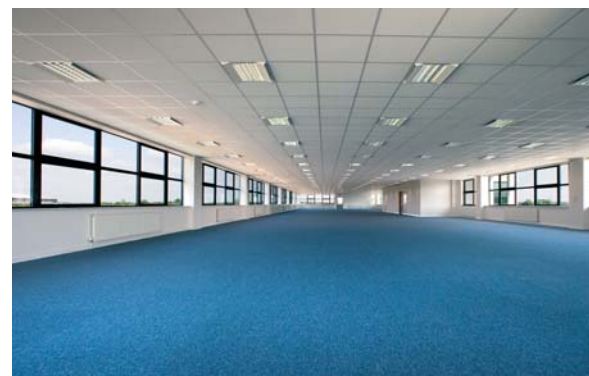
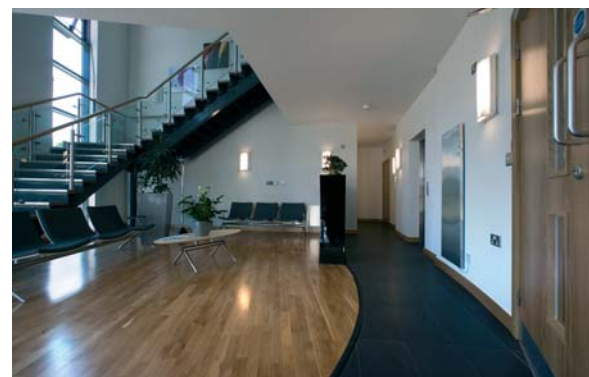
47 parking spaces

### Lingley Mere 1400 – LET

Reception	496 sq ft	46m <sup>2</sup>
Ground	8,912 sq ft	828m <sup>2</sup>
First	8,912 sq ft	828m <sup>2</sup>
Second	9,085 sq ft	844m <sup>2</sup>
<b>Total</b>	<b>27,405 sq ft</b>	<b>2,546m<sup>2</sup></b>

116 parking spaces

*The above are anticipated net internal floor areas.*



**warringtonuk.com**  
where knowledge goes to work

**www.lingleymere.com**



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