

# News

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## Plans for Amenity Building are given the green light

Joint venture partners, Muse Developments and United Utilities (UU), have received detailed planning consent for an on-site amenity building at Lingley Mere Business Park in Warrington, Cheshire.

The new facility, covering 7,500 sq ft, will be situated in the centre of the development between the park's two lakes.

The stunning building will incorporate full-length curved glazing to maximise the south-facing view of the surroundings and will also feature an elevated canopy where people can sit outside.

The amenity building will offer hot and cold food, a Costa coffee shop, an ATM and meeting space with WiFi.

Wes Erlam, senior development surveyor at Muse Developments – the commercial and urban regeneration company – commented: “Lingley Mere has a well-established business community, which has grown significantly in recent years. As part of a comprehensive masterplan, we intend to develop the park further by enhancing the excellent range of amenities that already exist at Lingley Mere.”

Muse Developments and United Utilities are currently in positive discussions with a potential occupier for the amenity building and hope to start on site in the autumn of 2012.

He added: “Achieving the green light on the amenity building marks another positive step forward in the latest phase of development. In the next 12 months, the joint venture partnership – which has been in place since 2004 – is focused on attracting high quality businesses to the park by delivering bespoke office accommodation to meet the needs of a range of occupiers.”

Lingley Mere, strategically located next to junction eight of the M62, currently provides 380,000 sq ft of office accommodation within 100 acres of semi-manicured parkland.

Robin Uttley, head of commercial property at United Utilities, commented: “The amenity building is the next logical step for the park and supports the subsequent phase of development, which will comprise an outstanding 18,000 sq ft Grade A office building. Positioned in a prime location, this building has detailed planning consent and can be delivered in approximately 12 months. This activity underlines our long-term commitment to Lingley Mere.”

The park also benefits from outline planning consent for a further 400,000 sq ft of office space, with the majority of buildings ranging from 10,000 sq ft to 40,000 sq ft in size, together with 150,000 sq ft of distribution space. The masterplan allows for a mix of uses to be developed that will primarily be high-quality offices accommodation.

The joint venture works alongside joint agents, GVA and Edwards & Co.