

TO LET

Workshop
111.3 m² (1,198 ft²)
Plus Mezzanine

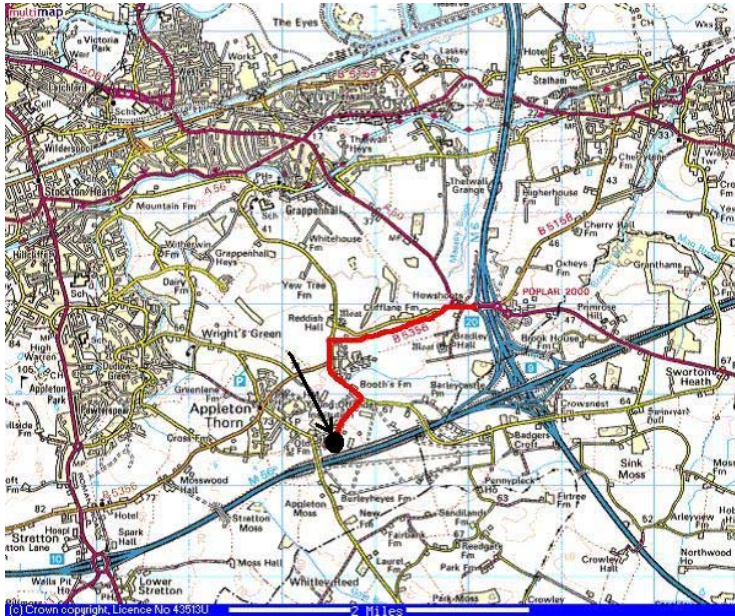


WORKSHOP AT TR BITZ SITE
LYNCASTLE WAY
BARLEYCASTLE TRADING ESTATE
APPLETON
WARRINGTON
WA4 4ST

LOCATION

Barleycastle Trading Estate is situated 3 miles to the south west of Warrington within 1 mile of Junction 20 of the M6 at its intersection with the M56. Nearby occupiers include distribution facilities for Scottish & Newcastle, MFI, B & Q and Excel Logistics.

01925 414909



DESCRIPTION

A modern workshop facility particularly suited to vehicle maintenance with paint spraying booth (removable) and 4 post lift. Loading is via an up and over door.

ACCOMMODATION

We calculate the following gross Internal Areas in accordance with the RICS Code of Measuring Practice.

Ground Floor Workshop: 111.3 m² 1,198 ft²

Plus mezzanine office

SERVICES

Mains electricity and water are connected.

RATES

To be separately assessed
Estimated Business Rates Payable 2008/09: £2,750

LEASE TERMS

Full Repairing and Insuring basis

RENTAL

£8,500 per annum.

LEGAL COSTS

Each party to be responsible for their own legal cost incurred in the transaction.

VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**
(Ref:MLM)

For details of other properties, our website address is www.morganwilliams.com

Date published December 2008 Lyncastle Way (MLM)

01925 414909

1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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