

TO LET

SURPLUS WAREHOUSE/OFFICE SPACE

UNIT 3G1 LYNCastle WAY

APPLETON, WARRINGTON

CHESHIRE

WA4 4ST



USEFUL STORAGE WITH ROLLER SHUTTER ACCESS AND OFFICE

1,620 SQ FT (150.50 SQM)

Location

The premises are located on Lyncastle Way on the Barley Castle Industrial Estate, less than 2 miles from junction 20 of the M6. Warrington Town Centre is approx. 5 miles away, and Liverpool and Manchester city centres are both within a 30 minute drive away.

Description

A steel portal frame unit with brick and metal clad elevations. Our client is looking to sub let a section of the warehouse area comprising 1,500 sq ft with the use of 1 or 2 person office. The main features are:

- Flexible short- term agreement from 6 months
- Excellent motorway location
- Use of shared kitchen
- Potential use of forklift truck
- On site parking and good loading
- All inclusive monthly rent
- Broadband included

Accommodation

Warehouse space	1,500 sq ft
Ground floor office	120 sq ft
Total	1,620 sq ft

Rent

£1,500 per calendar month to include the following

- Service charge
- Utilities
- Parking
- Rates

License agreement

By way of a flexible agreement with one months notice by the tenant and 3 months by the landlord

Legal costs

Each party to bear their own costs

Viewing

Please call Jane Marshall on 01925 205060/07801 373974 for an appointment to view