

£12,000 per annum
to let

workshop
125.4 m² (1,350 ft²)



Unit 3G6
Barleycastle Lane
Warrington
Cheshire
WA4 4ST

- Workshop with Full Low Bake Oven and Paint Mixing Room.
- Workshop and Stores/Offices.
- Convenient Distance to the Motorway Network.

MORGANWILLIAMS.com

01925 414909

Location

Barleycastle Trading Estate is situated 3 miles to the South West of Warrington within 1 mile of Junction 20 of the M6 at it's intersection with the M56.

Nearby occupiers include distribution facilities for Scottish & Newcastle, B&Q and Excel Logistics.

Description

A modern workshop facility previously occupied for vehicle maintenance with low bake oven and paint mixing room which can be left or removed as required.

1,350 ft² workshop and 750 ft² stores/offices upstairs.

Accommodation

Net Internal Area

Workshop	111.5 m ²	1200 ft ²
Stores/Office	69.7 m ²	750 ft ²
Total	181.2 m²	1,950 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £7,093
Payable 2017/18: £3,305

Qualifying occupiers will get full business rates relief.

Rental

£12,000 per annum inclusive of Rates.

Lease

Available by way of licence or lease.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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

SUBJECT TO CONTRACT
EPC Score Available on Request

E&OE

1. Whilst the information given in these particulars are 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.