

TO LET



UNIT 3G6, BARLEYCASTLE TRADING ESTATE, WARRINGTON, WA4 4ST



LOCATION



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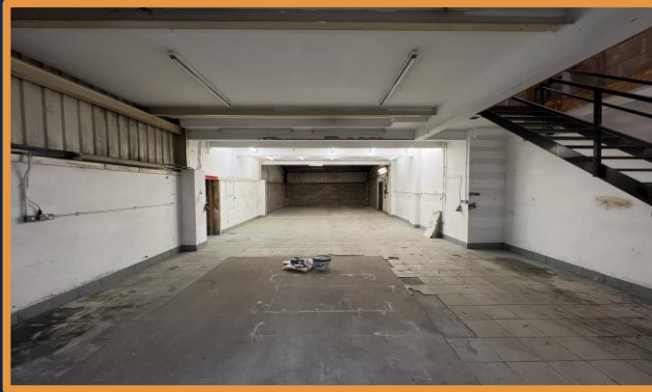
BARLEYCASTLE TRADING ESTATE IS A PRIME INDUSTRIAL AND LOGISTICS LOCATION IN APPLETON THORN, JUST MINUTES FROM JUNCTION 20 OF THE M6 AND JUNCTION 9 OF THE M56. POSITIONED WITHIN THE HEART OF THE NORTH WEST DISTRIBUTION CORRIDOR, THE ESTATE OFFERS QUICK AND EASY ACCESS TO WARRINGTON, MANCHESTER, LIVERPOOL AND BEYOND – MAKING IT IDEAL FOR WAREHOUSING, LOGISTICS AND TRADE BUSINESSES. SURROUNDED BY NATIONAL OPERATORS AND BENEFITING FROM EXCELLENT INFRASTRUCTURE, BARLEYCASTLE COMBINES STRATEGIC LOCATION WITH OPERATIONAL FLEXIBILITY IN A WELL-MANAGED, ESTABLISHED SETTING.



PHOTOS



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DETAILS



UNIT 3G6, BARLEYCASTLE TRADING ESTATE, WARRINGTON, WA4 4ST

DESCRIPTION

- PROMINENT LOCATION IN SOUTH WARRINGTON
- GROUND FLOOR ACCOMMODATION – 1,394 SQ.FT
- OFFICE ACCOMMODATION – 743 SQ.FT
- SUITABLE FOR MULTIPLE USES
- EXCELLENT TRANSPORT LINKS
- ROLLER SHUTTER DOOR ACCESS
- CLOSE TO AMENITIES

TERMS OF LEASE

- THE PREMISES ARE AVAILABLE BY THE WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- £18,000 PER ANNUM PLUS VAT

ENQUIRIES



UNIT 3G6, BARLEYCASTLE TRADING ESTATE, WARRINGTON, WA4 4ST

 **SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX**

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