



RIDGEWAY

RESIDENTIAL SERVICES



£16,500 Per Annum

Asher Court, Unit 3 Lyncastle Way, Barleycastle Trading Estate, Appleton, WA4 4ST

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A mid terraced business unit constructed to a high specification, containing primarily office accommodation. Light storage/assembly, kitchen and WC facilities are provided. The unit is self-contained and suitable for the majority of combination businesses and comprise of storage/workspace and office accommodation.

Asher Court is situated approximately 1.5 miles from the M6/M56 interchange with Warrington Town centre only 4 miles away. The industrial units are two story brick built units, arranged around a central courtyard with ample parking. The rear of the unit is accessible through steel gates.

Unit 3

A mid terraced business unit constructed to a high specification, containing primarily office accommodation. Light storage/assembly, kitchen and WC facilities are provided to the ground floor. The property provides an excellent base for a company combining semi rural surroundings

There are offices to the first floor.

Constructed of brick elevations under pitched tiled roof slopes. Loading is via a roller shutter door to the rear elevation.

4 no. dedicated parking spaces are allocated to the unit.

Location

The property is situated on Lyncastle Way, approximately 1½ miles from the M6/M56 Interchange at Lymm.

Warrington Town Centre is approximately 4 miles to the northwest.

Accommodation

Gross Internal Area

Ground Floor - 103.5 m 1,1114 ft
First Floor - Offices: 103.5 m 1,1114 ft
Total: 207.0 m 2,228 ft

Services

Mains electricity, water and drainage are connected to the property.

Heating is via electric storage heaters.

Rates

Rateable Value 2019/20: £13,250.

Small Business Payable: Enquiries should be made via Warrington Borough Council.

Non Qualifying Small Business Payable: £6174

Lease Terms & Rental

The unit is available by way of a new Tenants Full Repairing and Insuring Lease for a flexible term at a commencing rental of £1,6500 per annum plus VAT

Service Charge

A service charge is levied to cover the cost of maintenance to the shared external areas, together with a contribution towards the buildings insurance currently £1000 plus VAT per annum.

Unit 3 Approx 2228 Sq Ft

Vat & Legal Costs

VAT will be charged where applicable at the prevailing rate.

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

Information

Water Mains
Electricity Mains Supply
Sewerage Mains
Heating Gas Mains
Internet connection Cable
Internet Speed
Basic 2 Mbps
Superfast 80 Mbps
Mobile Coverage
EE Average
Vodafone Average
Three Average
O2 Good

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Located on the Barleycastle Trading Estate in Appleton only 1.5 miles from M6/M56. Post Code WA4 4ST.

