

INDUSTRIAL FOR LEASE

FORMERLY TOOLBANK HOUSE
LYNCASTLE WAY
APPLETON THORN TRADING ESTATE
WA4 4ST

1 mile to M6/M56

**Detached, fully fenced and secure site
Immediately available with heating and lighting**

Approx 1,500sqm GIA

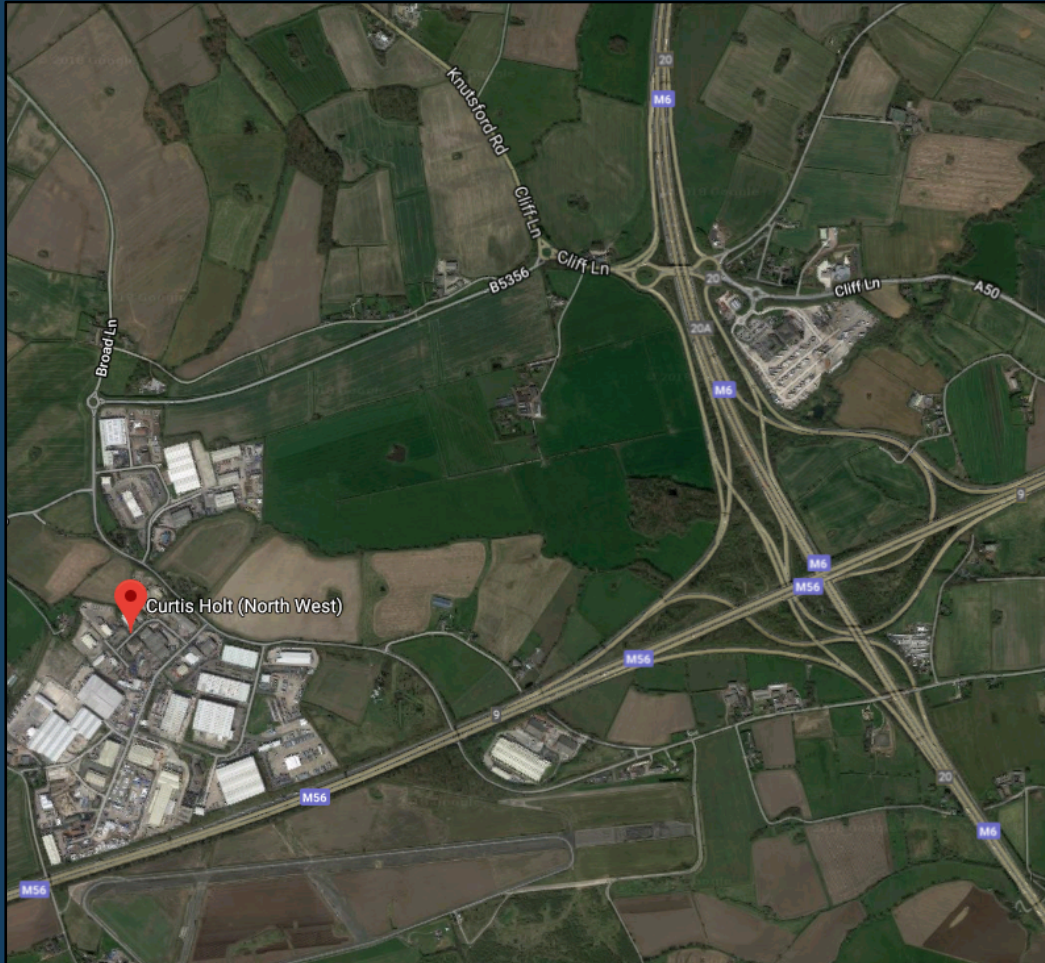
**Large yard, 2 roller shutter doors
Integral 2-storey offices and separate parking**



Blue Tile Property Consultants Limited
07801 808853

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Location: The property is located on Lyncastle Way on the popular Appleton Thorn Trading Estate where major occupiers include Eddie Stobart and Kuehne & Nagel. The M6 and M56 motorway interchange (junctions 20 and 9 respectively) is 1 mile to the east.

Description: The warehouse provides approximately 13,100sqft GIA and benefits from an internal working height to underside of haunch of 5.5 metres (measurements provided by the landlord and parties should verify these independently). Two roller shutter doors access a large and fully secure yard. Open plan and cellular offices of approximately 3,200sqft GIA are arranged in a 2-storey pod to the front with separate car parking to the side.

Rates: The Rateable Value is believed to be £89,000. Interested parties must satisfy themselves as to the Rates payable.

Energy Performance Certificate: An EPC for the building dated September 2018 assessed performance as D (76-100).

Terms: The property is immediately available on a new full repairing and insuring lease.

Viewings & Further Information: Please contact Tim Robinson at Blue Tile Property Consultants Limited on 07801 808853

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