



8 Asher Court, Lyncastle Way, Warrington, WA4 4ST

Quality Business Unit

Summary

Tenure	To Let
Available Size	2,228 sq ft / 206.99 sq m
Rent	£20,000 per annum
Rates Payable	£8,525 per annum Based on April 2026 valuation.
Rateable Value	£15,500
EPC Rating	B

Key Points

- High Office Content
- Excellent Motorway Access
- Dedicated Parking to Rear
- Roadside Parking
- External Storage Compound
- South Warrington Location
- Loading to Rear
- Excellent Condition

Location

Barleycastle Trading Estate is an established distribution location which is part of the Northwest Distribution Corridor, offering ideal links to Manchester, Liverpool and beyond. The Estate is in close proximity to Junction 20 of the M6 at the intersection with the M56 and Junction 9 of the M56. Warrington Town Centre is 6 miles to the northwest.

Description

An outstanding end terraced business unit constructed to a high specification, containing primarily office accommodation. Light storage, kitchen and WC facilities are provided to the ground floor. There are offices to the first floor split into one larger suite, with two individual office spaces to the rear.

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

Parking is convenient with allocated space in the rear service yard and street parking at the front.

To the side is a useful enclosed storage compound of 50 m² (538 ft²).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,114	Available
1st	1,114	Available
Total	2,228	

Rental

£20,000 Per Annum plus VAT.

Rates

Rateable Value: £15,500 as of April 2026.

Rates Payable: £8525.

Service Charge

A service charge is levied to cover the cost of maintenance to the external areas and buildings insurance, last year this was circa £1,700 PA.

VAT

We are advised that VAT is applicable to the above rental and service charges.

Legal Costs

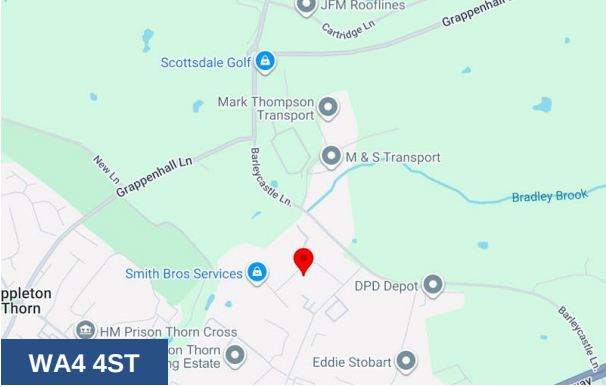
Each party are to be responsible for their own legal costs incurred.

Lease Terms

The unit is available on a Tenants Full Repairing and Insuring basis for a minimum term of 3 years.

Services

Mains electricity, water and drainage are connected.



Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

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