

Available September 2025



**Toolbank House, Lyncastle Way, Appleton Thorn Trading Estate,
Warrington, WA4 4ST**

16,300 SQ FT.

- Self-contained site of approximately 2 acres
- Large secure loading/yard area to the front
- 2 ground level access loading doors
- Integral offices
- Less than 1 mile from M6 & M56

DESCRIPTION

The property benefits from the following specification:

- Approximately 1 mile o J20 of M6 & J9 of M56
- 5.5m eaves height
- 2 electric ground level access loading doors
- 3 phase power
- Two storey offices/amenity areas
- Dedicated parking and loading area
- Secure site

Accommodation

Warehouse	13,100 sq ft
Office	3,200 sq ft
Total	16,300sq ft

VIEWINGS

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LOCATION

The property is located on Lyncastle Way, off Barleycastle Lane in Appleton, Warrington. The property is approximately 1 mile from J20 of M6 & J9 of M56.

Nearby occupiers include Eddie Stobart, Travis Perkins, Iron Mountain, DPD and Curries European amongst many others.

Terms

The units are available on FR&I lease terms to be agreed.

EPC

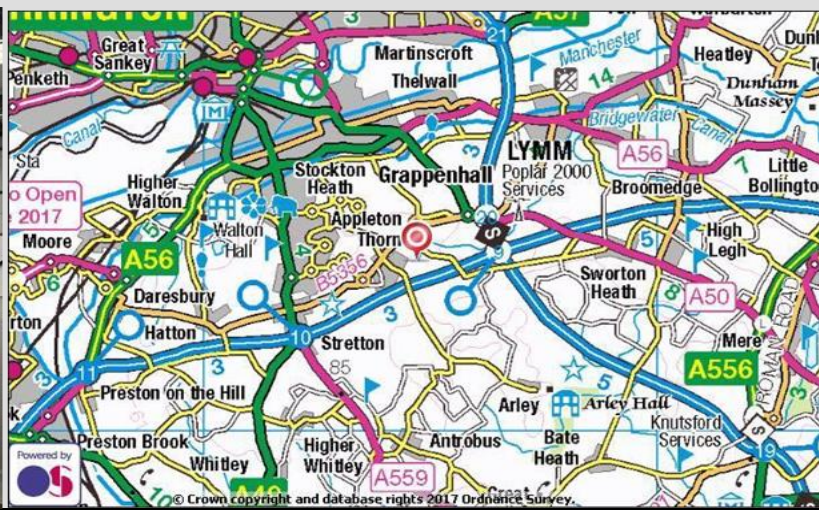
Available on request.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party is responsible for their own costs in relation to any transaction



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