



The Barns, Limes Lane, Warrington, WA4 4DU

Stunning Barn Conversion Office

Summary

Tenure	To Let
Available Size	4,911 sq ft / 456.25 sq m
Rent	£90,000 per annum
Rates Payable	£6.47 per sq ft
Rateable Value	£49,750
EPC Rating	B (44)

Key Points

- Delightful Rural Location
- Beautifully Appointed
- Private Car Park
- Classy Offices
- 1/2 Mile to Junction 10 M56
- Lovely Working Environment
- May Sell
- Full Working Kitchen

Location

The property is situated in a rural 'Green Belt' area, along a private road just off the A49, half a mile from junction 10 of the M56 Motorway, which provides convenient links to the surrounding Motorway network, Manchester Airport, Manchester City Centre and Chester City Centre.

Description

We are delighted to offer for rental a stunning barn conversion office building, that has been recently renovated to a first class office specification.

This property is truly unique, being close to the motorway and at the same time set within a peaceful rural working environment.

The property is arranged over two floors, around a walled courtyard setting, that includes car parking for up to 20 cars.

A new lease is available direct from the Landlords for the whole building.

Internally the office specification is to an extremely high standard with quality fittings and modern decorative finish.

A unique feature of the property is the welcoming entrance reception area with glazed Director's office overlooking.

WC and kitchen facilities are provided throughout the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	4,911	456.25
Total	4,911	456.25

Services

Mains electricity, water and drainage is connected.

Air conditioning units are installed.

Rates

The Rateable value of the whole building is £49,750 with the business rates payable of £29,163 (approx).

Lease Terms

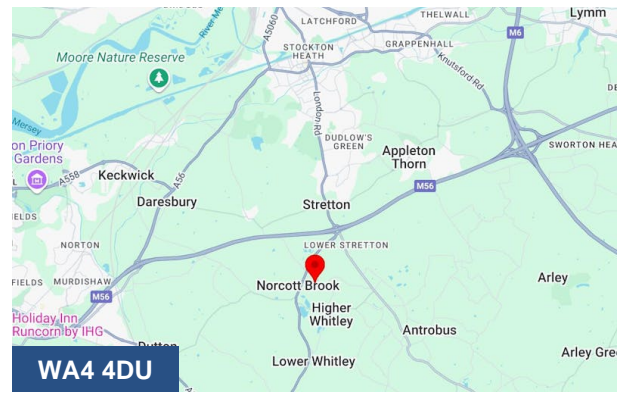
Available by way of a new Tenants Full Repairing and Insuring Lease for a minimum 5 year term, incorporating periodic upward only rent reviews.

Rental

£90,000 per annum exclusive.

VAT

The above rental is quoted exclusive of VAT, should it be applicable.



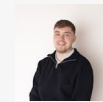
Viewing & Further Information



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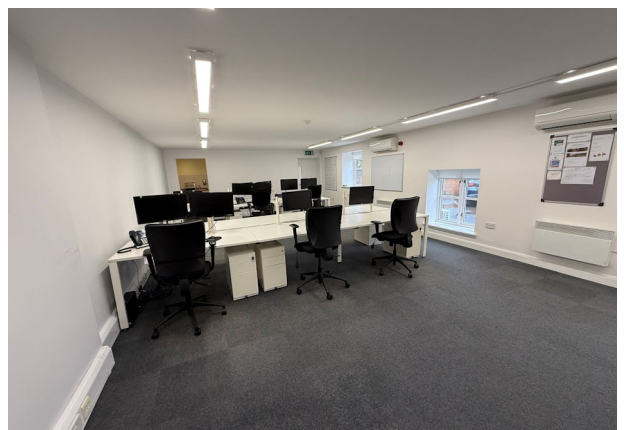


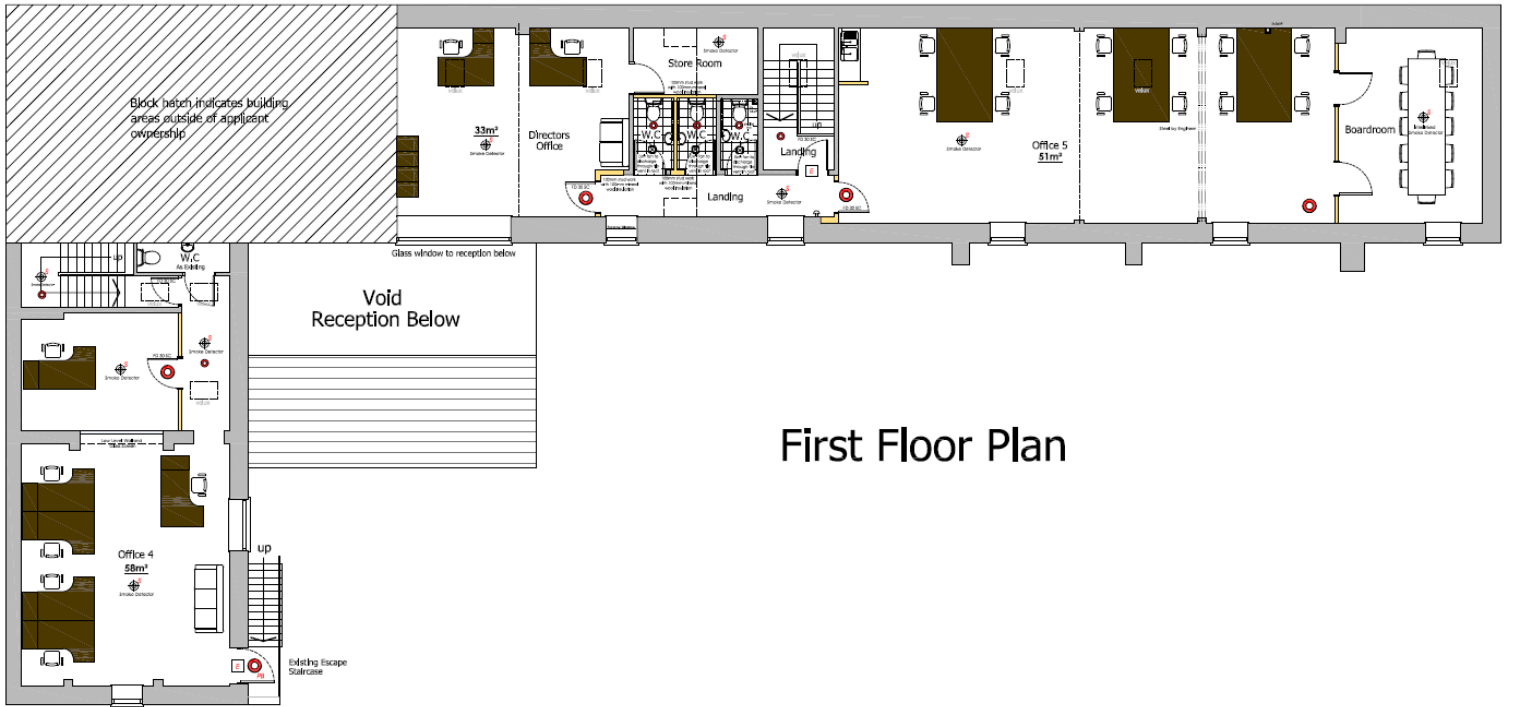
Alex Perry

01925 414909

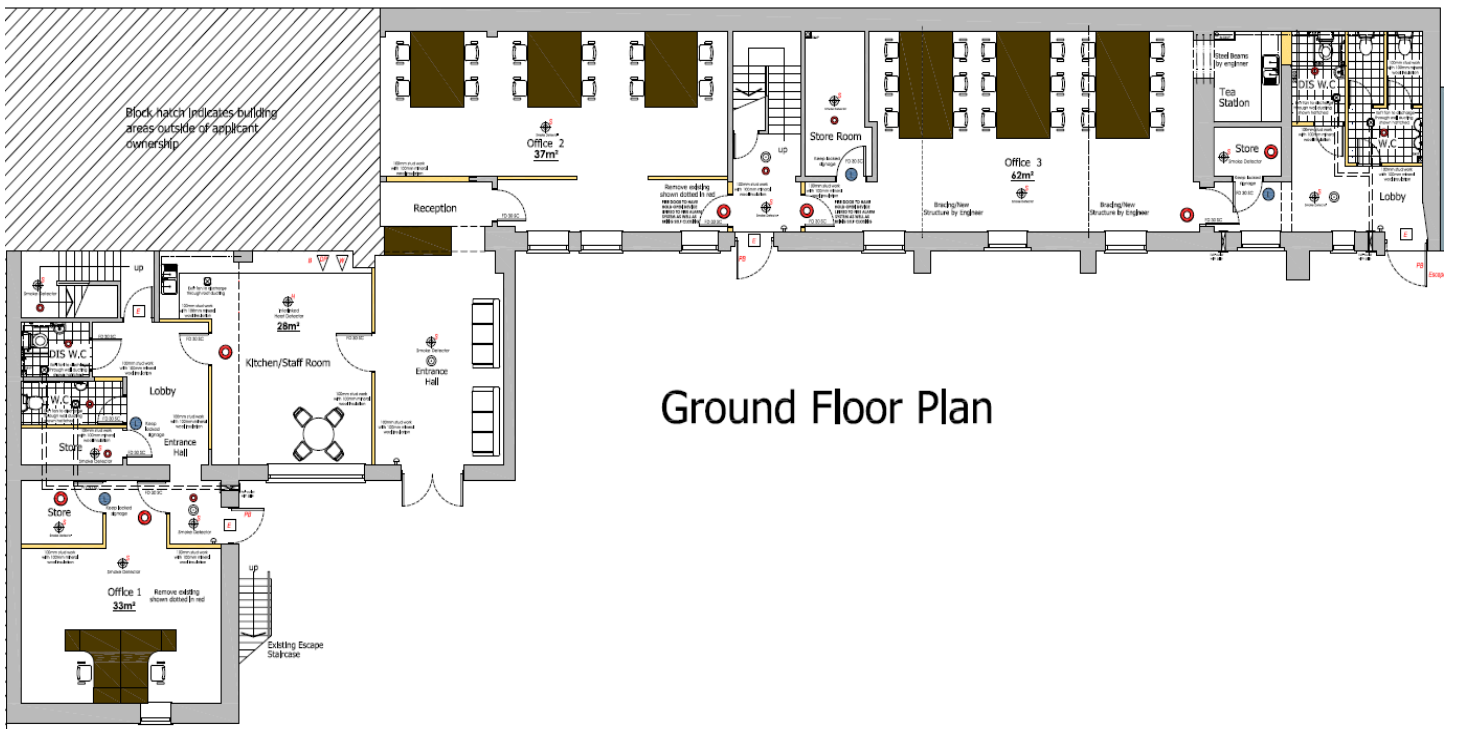
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First Floor Plan



Ground Floor Plan