

Lake Enterprise Park, Caldbeck Road,
Bromborough, CH62 3PY

B8
0151 675 5000
www.b8re.com

TO LET

515 – 2,067 sq ft



INDUSTRIAL / WAREHOUSE UNITS

LOCATION

Lake Enterprise Park is situated within the wider Croft Business Park in Bromborough, and adjacent to the popular Bromborough Retail Park. The estate benefits from good road communications via the A41, which in turn meets the M53 at junction 5. It is located 5 miles to the south of Birkenhead town centre, 6 miles to the south east of Liverpool city centre, and 12 miles to the north west of Chester.

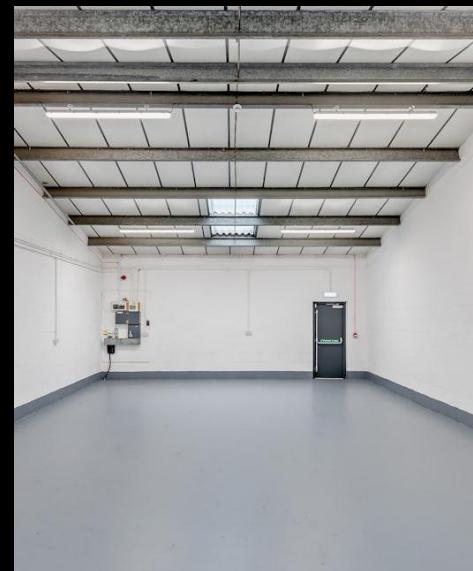
DESCRIPTION

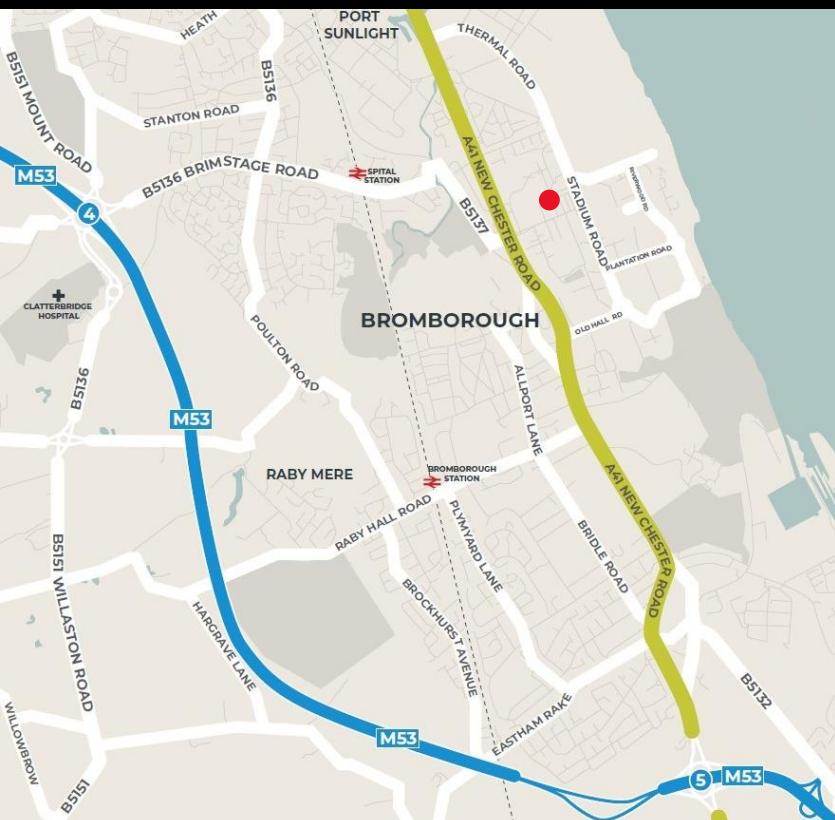
Lake Enterprise Park offers 35 units spread across three terraces, with sizes ranging from 493 sq ft for smaller businesses to up to 3,120 sq ft for larger requirements. The estate is ideal for a variety of business uses, including light industrial, storage, or leisure activities, and is especially well-suited to retail occupiers due to its proximity to Bromborough Retail Park.

The estate is home to a diverse range of customers, including Lee Hill Flooring, Fusion Dance Academy, and Golf Virtual Reality. Lake Enterprise Park provides ample circulation space, dedicated parking for each unit, and 24-hour access. Being located next to Bromborough Retail Park brings easy access to various amenities.

Lake Enterprise Park is strategically located just 1 mile from J5 of the M53 motorway, offering excellent transport links to the surrounding area. Additionally, the site is only 8 miles from Liverpool City Centre, ensuring easy access to one of the region's key business hubs.

- 24-hour access
- Close to transport
- Premier industrial location
- Circulation space
- Dedicated car parking
- Varied unit sizes
- Flexible space
- Starter units
- WC facilities
- CCTV





LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

VAT

VAT will be payable at the prevailing rate.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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TERMS

The units are available on flexible terms. Please contact us for more details.

EPC

Available on request.