

Industrial

# 16 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough,  
CH62 3RA



## 16 CARROCK ROAD | 746 SQ FT

Industrial unit with office accomodation

Unit 16 offers 746 sq ft of well-presented industrial space, ideal for small businesses seeking a practical and accessible base on the established Croft Industrial Estate in Bromborough. The unit benefits from roller shutter and pedestrian access, integral WC facilities, and on-site parking. Its layout is suitable for a range of uses including storage, e-commerce, and light manufacturing.

Lease Type      New



### Unit Summary

- Premier Industrial Location
- 24 Hour Access
- Fire Alarm System
- Starter Unit
- Car Parking
- WC facilities

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	<b>£9,700.00</b>	<b>£13.00</b>
Rates	<b>£3,024.00</b>	<b>£4.05</b>
Maintenance Charge	<b>£2,000.00</b>	<b>£2.68</b>
Insurance	<b>£149.20</b>	<b>£0.20</b>
Total Cost	<b>£14,873.20</b>	<b>£19.94</b>

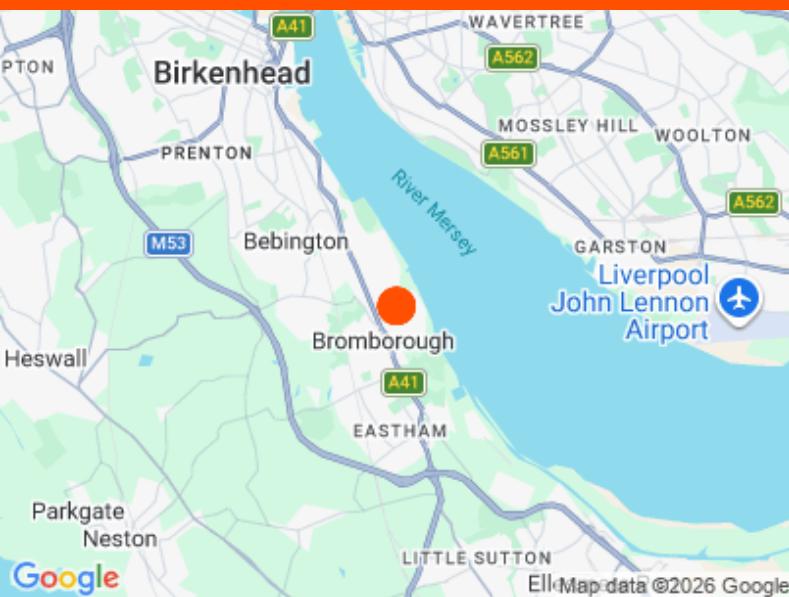
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: [unit.info/UIP0100182](http://unit.info/UIP0100182)

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## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)



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## Location

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.



Road  
A41: <1 mile M53: 2 miles



Airport  
Liverpool John Lennon: 28 miles



Rail  
Bromborough: 1 mile

## Key Contact



**Gabriel Walker**  
Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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