

Industrial

32 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough,
CH62 3RA

32 CARROCK ROAD | 1,024 SQ FT

Modern unit conveniently located near Croft
Retail Park

This unit is ideal for start-up businesses who wish to be based on Bromborough's popular Croft Industrial Estate and within close proximity to The Croft Retail and Leisure Park. The flexible space benefits from roller shutter and pedestrian access, integral WC facilities and on-site parking, and is suitable for a variety of different uses including storage, e-commerce, and light manufacturing. Motor trade will unfortunately not be accepted on this site.

Lease Type

New



✓ Unit Summary

- WC facilities
- Car Parking
- 24 Hour Access
- Flexible Space
- Premier Industrial Location
- Local Amenities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,200.00	£11.91
Rates	£4,032.00	£3.94
Maintenance Charge	£2,700.00	£2.64
Insurance	£204.80	£0.20
Total Cost	£19,136.80	£18.69

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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/UIP0100194

+44(0) 808 169 7554

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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 mile



Rail
Bromborough: 1 mile

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 (47)

Key Contact



Gabriel Walker
Customer Engagement Manager

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



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