



Industrial

UNIT 30 | LAKE ENTERPRISE PARK

Caldbeck Road, Bromborough, CH62 3PY

UNIT 30 | 515 SQ FT

Industrial with office

Unit 30 offers 515 sq ft of secure and functional space, ideal for small or start-up businesses looking for a well-positioned base. Located within Lake Enterprise Park, adjacent to the popular Croft Retail Park in Bromborough, the unit benefits from strong visibility and local convenience.

The space is suitable for a variety of uses including light industrial, storage, or trade counter. It has recently been refurbished and includes on-site parking and 24-hour access, providing flexibility and ease of operation for occupiers.

Lease Type

New



Unit Summary

- ☒ Car Parking
- ☒ 24 Hour Access
- ☒ CCTV
- ☒ Premier Industrial Location
- ☒ 3 Phase Power
- ☒ Flexible Space

View Floor Plans

View Virtual Tour

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£7,300.00	£14.17
Rates	£2,125.00	£4.13
Maintenance Charge	£1,100.00	£2.14
Insurance	£103.00	£0.20
Total Cost	£10,628.00	£20.64

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/UIP0100779

+44(0) 808 169 7554

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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.



Road
M53: 2 miles



Airport
Liverpool John Lennon: 16 miles



Rail
Liverpool Lime Street: 7 miles

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 (46)

Key Contact



Gabriel Walker
Customer Engagement Manager

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



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