

Industrial

# 36 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough,  
CH62 3RA

## 36 CARROCK ROAD | 1,018 SQ FT

Industrial Unit with office

Unit 36 offers 1,018 sq ft of versatile space, complemented by designated parking and well-maintained communal areas. Its prime location next to Croft Retail Park provides staff with easy access to shops, restaurants, and everyday amenities. Croft Business Park is a thriving estate of 32 modern industrial units, ideal for a range of uses including light industrial, warehousing, retail, trade counter, leisure, and storage. Positioned just 3 miles from the M6 (J21) and 8 miles from Warrington town centre, the estate benefits from excellent transport links, making it highly accessible for both customers and suppliers.

Lease Type

New



### ✓ Unit Summary

- 24 Hour Access
- Premier Industrial Location
- Common Yard Area
- Circulation Space
- Car Parking
- WC Facilities

View Floor Plans

View Virtual Tour

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,100.00	£11.89
Rates	£4,032.00	£3.96
Maintenance Charge	£2,700.00	£2.65
Insurance	£203.60	£0.20
Total Cost	£19,035.60	£18.70

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/UIP0100196](http://unit.info/UIP0100196)

**+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 (29)

## Key Contact



**Gabriel Walker**  
Customer Engagement Manager

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



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