

Industrial

# UNIT 12 | LAKE ENTERPRISE PARK

Caldbeck Road, Bromborough, CH62 3PY

## UNIT 12 | 1,041 SQ FT

Modern unit suitable for a range of business needs

Located on Lake Enterprise Park, which neighbours the prominent Croft Retail Park, this recently fully refurbished unit is ideally sized for a start-up business, and is well suited to a variety of uses, including manufacturing, warehousing, or simply secure storage space. The estate benefits from an abundance of circulation space, dedicated parking for each customer, and 24 hour access.

Lease Type

New



### ✔ Unit Summary

- WC facilities
- Refurbished Unit
- 24 Hour Access
- Car Parking
- Premier Industrial Location
- Close to Transport

View Floor Plans

View Virtual Tour

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£13,400.00	£12.87
Rates	£4,271.70	£4.10
Maintenance Charge	£1,900.00	£1.83
Insurance	£208.20	£0.20
<b>Total Cost</b>	<b>£19,779.90</b>	<b>£19.00</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.

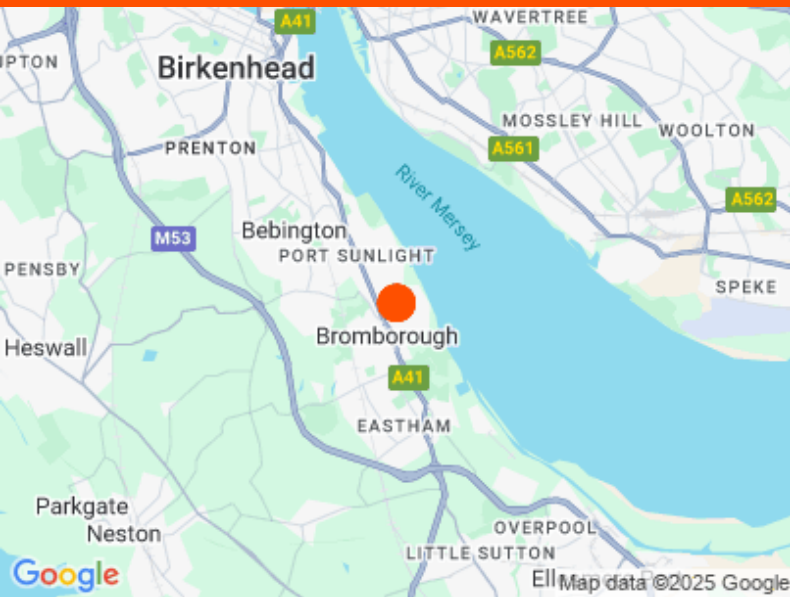
➔ For more info please visit: [unit.info/UIP0100766](http://unit.info/UIP0100766)

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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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (12)



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## Key Contact



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Customer Engagement Manager

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



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