

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

Recently fully refurbished. Located on Lake Enterprise Park, which neighbours the prominent Croft Retail Park, this 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

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£13,000.00	£12.49
Rates	£4,271.70	£4.10
Maintenance Charge	£1,800.00	£1.73
Insurance	£208.20	£0.20
Total Cost	£19,279.90	£18.52

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.

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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

Good road connections via the A41, which in turn meets the M53 at Junction 5



Airport

Liverpool John Lennon Airport is just under a 45 minute drive away



Rail

Good road connections via the A41, which in turn meets the M53 at Junction 5

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



Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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