

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

Nev



✓ Unit Summa

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

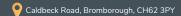
f Occupational Costs

	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

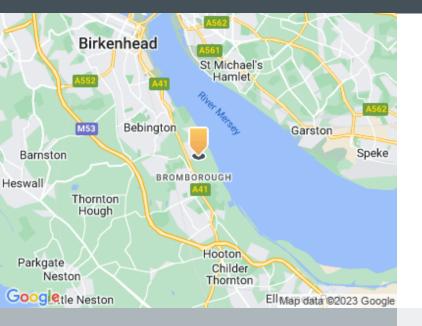
rems, inducative race payane on. Commination to races payane should be sought from the valuation of nee. Agency (www.voa.gov.uk). Units with a Ratable Value of less than £15,000 per annum may be eliajoble for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blooming the see https://www.gov.uk/apply-for-business-rate-relief or read our rates blooming the see https://www.go

Unit 12 | Lake Enterprise Park







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



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

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)

industrials

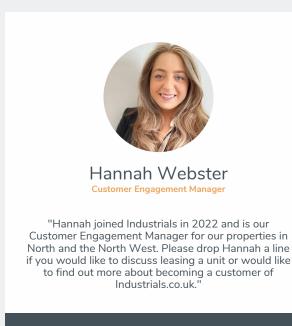
enquiries@industrials.co.uk +440 808 169 7554

www.industrials.co.uk

Follow us



Key Contact





Call +440 808 169

