

23 Carrock Road | 503 sq ft

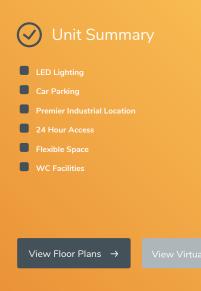
Industrial Unit

This unit is ideal for those who wish to be based on Bromborough's popular Croft Industrial Estate and within close proximity to The Croft Retail and Leisure Park. The unit is suitable for a variety of different uses including storage, e-commerce, and light manufacturing. Croft Business Park is currently home to a wide variety of businesses including an on-site bakery and café.

Lease Type

Nev







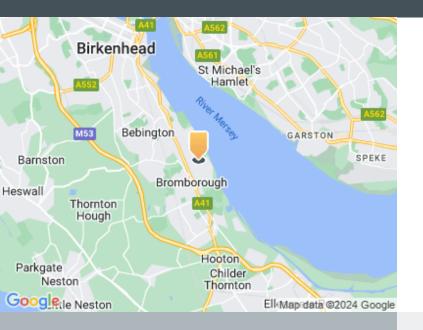
Terms: indicative rates payable only. Confirmation to rates payable should be sought from the Valiation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

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

23 Carrock Road | Croft Business Park







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



The site is within 500 metres from the A41, providing access to the Junction 5 of the M53 motorway.



Airport

Liverpool John Lennon Airport is located approximately 28 miles and is within a 40 minute drive time.



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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 (41)

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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.'



Call +440 808 169