

Industrial

# 34 Carrock Road | Croft Business Park

📍 Carrock Road & Mosedale Road, Bromborough, CH62 3RA

## 34 Carrock Road | 1,027 sq ft

High quality unit ideal for start-up businesses

This unit is ideal for start-up businesses who wish to be based on Bromborough's popular Croft Industrial Estate and within close proximity to The Croft Retail and Leisure Park.

The space benefits from roller shutter and pedestrian access, integral WC facilities, and LED lights, and 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, a dog food and accessory store and a PPE equipment retailer. Motor trade will unfortunately not be accepted on this site.



Lease Type

New

### ✔ Unit Summary

- LED Lighting
- WC facilities
- 24 Hour Access
- Car Parking
- Premier Industrial Location
- Well Maintained Estate

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,300.00	£13.92
Rates	£4,032.00	£3.93
Maintenance Charge	£4,100.00	£3.99
Insurance	£205.40	£0.20
<b>Total Cost</b>	<b>£22,637.40</b>	<b>£22.04</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/UIP0100195](http://unit.info/UIP0100195)

+440 808 169 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

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.



### Rail

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

## 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 (44)

## 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 7554



enquiries@industrials.co.uk  
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