

# Unit 12 | Lake Enterprise Park

Caldbeck Road, Bromborough, CH62 3PY

### **Unit 12** | 1,041 sq ft

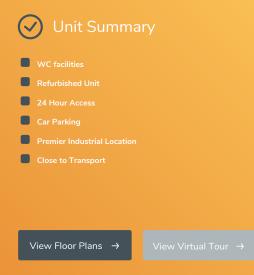
### Modern unit suitable for a range of business needs

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
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### **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
Total Cost	£19,779.90	£19.00

rates payable only. Confirmation of rates payable should be sought from the Valuation Office .gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full siness Rates Relief. To find out if you qualify please ef or read our rates blog

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Industrial

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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.



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)



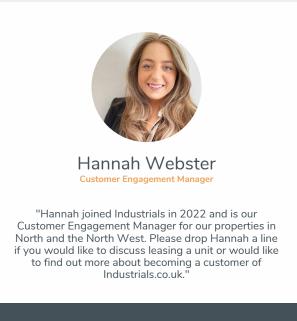
### enquiries@industrials.co.uk +440 808 169 7554

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