

Industrial

# Unit 29 | Lake Enterprise Park

Caldbeck Road, Bromborough, CH62 3PY

# Unit 29 | 1,040 sq ft

unit is great for uses including light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space.

This unit is located on Lake Enterprise Park, which neighbours the prominent Croft Retail Park. This starter unit is great for uses including light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space. The unit benefits from an on site parking, 24h access and has been recently refurbished.

Lease Type

New





- Car Parking
- 24 Hour Access
- Refurbished Unit
- Premier Industrial Location
- Flexible Space



	Per Annum	Per Sq Ft
Rent	£13,400.00	£12.88
Rates	£4,271.70	£4.11
Maintenance Charge	£1,900.00	£1.83
Insurance	£208.00	£0.20
Total Cost	£19,779.70	£19.02

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/apu/horf-ubsiness-rate-reliefformil-business-rate-relief or read our rates bloo.

For more info please visit: <u>unit.info/UIP0100778</u>

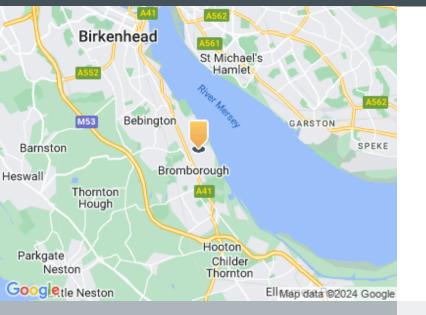
# +440 808 169 7554

Industrial

# Unit 29 | Lake Enterprise Park

• Caldbeck Road, Bromborough, CH62 3PY





#### 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	В (33)	



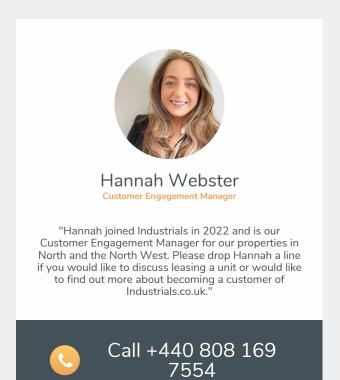
### enquiries@industrials.co.uk +440 808 169 7554

www.industrials.co.uk

Follow us

🎔 in

### **Key Contact**



For more info please visit: <u>unit.info/UIP0100778</u>

+440 808 169 7554