

# Unit 32 | Lake Enterprise Park

Caldbeck Road, Bromborough, CH62 3PY

## Unit 32 | 515 sq ft

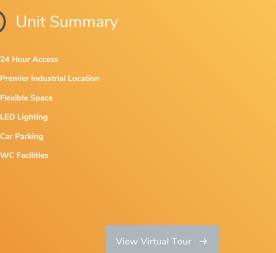
#### Modern flexible unit suitable for a range of business needs

Recently refurbished unit newly available. Located on Lake Enterprise Park, which neighbours the prominent Croft Retail Park, this unit is the perfect size for a start up business, and is also well suited to a variety of uses, including light industrial and 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.









	Per Annum	Per Sq Ft
Rent	£7,200.00	£13.98
Rates	£2,086.75	£4.05
Maintenance Charge	£1,100.00	£2.14
Insurance	£103.00	£0.20
Total Cost	£10,489.75	£20.37

ion of rates payable should be sought from the Val Ile Value of less than £15,000 per annum may be e with a Rateable Value of lief. To find out if you qu lify ple

### +440 808 169 7554

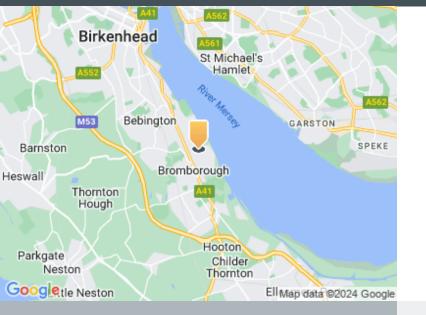
For more info please visit: <u>unit.info/UIP0100781</u>

Industrial

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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 (46)	



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

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#### Location

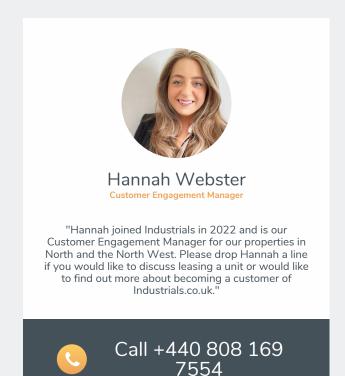
Lake Enterprise Park is situated within the wider Croft Business Park in Bromborough, and adjacent to the popular Bromborough Retail Park. The estate benefits from good road communications via the A41, which in turn meets the M53 at junction 5. It is located 5 miles to the south of Birkenhead town centre, 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

#### **Key Contact**



For more info please visit: <u>unit.info/UIP0100781</u>

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