

# 16 Carrock Road | Croft **Business** Park

Carrock Road & Mosedale Road, Bromborough, CH62 3RA

## 16 Carrock Road | 746 sq ft

Recently refurbished unit, ideal for start-up businesses

This recently refurbished 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. Our recently refurbished unit benefits from roller shutter and pedestrian access, integral

WC and kitchenette facilities and designated on-site parking.

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, a dog food and accessory store and a PPE equipment retailer.

Car trade uses will unfortunately not be accepted on this site.

Lease Type





## **Occupational Costs**

	Per Annum	Per Sq Ft
Rent	£10,600.00	£14.21
Rates	£3,024.00	£4.05
Maintenance Charge	£2,000.00	£2.68
Insurance	£149.20	£0.20
Total Cost	£15,773.20	£21.14

rates payable only. Confirmation of rates payable should be sought from the Valu-a.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eli-usiness Rates Relief. To find out if you qualify please on with annuh for bucieses call of continue of the state o ief or read our rates bloc

For more info please visit: unit.info/UIP0100182

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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 (50)	



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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

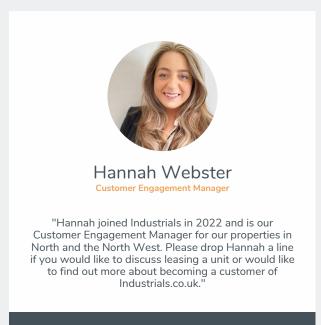
The site is within 500 metres from the A41, providing access to the Junction 5 of the M53 motorway.



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.

### **Key Contact**





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