

Industrial

14 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough,
CH62 3RA



14 CARROCK ROAD | 746 SQ FT

High quality unit

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.



Lease Type

New

✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- LED Lighting
- Well Maintained Estate
- Car Parking
- WC facilities

View Floor Plans

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£9,800.00	£13.14
Rates	£3,024.00	£4.05
Maintenance Charge	£2,000.00	£2.68
Insurance	£149.20	£0.20
Total Cost	£14,973.20	£20.07

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/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0100180

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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
A41: <1 mile



Airport
Liverpool John Lennon: 28 mile



Rail
A41: <1 mile

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 (42)



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Key Contact



Hannah Webster

Customer Engagement Manager

"Hannah joined Indurent 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 indurent.com"



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