/INDURENT



Industrial

4 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough, CH62 3RA

4 CARROCK ROAD | 513 SQ FT

Starter unit available

Unit 4 offers 513 sq ft of flexible industrial space, perfect for start-up businesses looking to establish themselves on Bromborough's popular Croft Industrial Estate, just moments from The Croft Retail and Leisure Park.
The unit features roller shutter and pedestrian access, integral WC facilities, and on-site parking. It is well-suited for a variety of uses including storage, e-commerce, and light manufacturing.

Lease Type	New



Unit Summary

- Car Parking
- WC Facilities
- 3 Phase Power
- Premier Industrial Location
- Fire Alarm System
- 24 Hour Access

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£6,700.00	£13.06
Rates	£2,488.76	£4.85
Maintenance Charge	£1,400.00	£2.73
Insurance	£102.60	£0.20
Total Cost	£10,691.36	£20.84

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/UIP0100171

+44(0) 808 169 7554

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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 M53: 2 miles

Airport
Liverpool John Lennon: 28 mile

Rail
Bromborough: 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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (28)

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