/INDURENT



Industrial

14 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough, CH62 3RA

14 CARROCK ROAD | 746 SQ FT

Industrial Unit

Unit 14 offers 746 sq.ft. of well presented industrial space, ideally suited to a range of small business occupiers seeking a practical and accessible base on the established Croft Industrial Estate in Bromborough. The unit is currently occupied by a dog trainer and will be available to let to a new tenant.
The unit benefits from 3 phase electricity, designated parking, and access to well maintained communal areas across the estate. Its position adjacent to Croft Retail Park provides convenient access to shops, restaurants, and everyday amenities for staff and customers. The estate is strategically located approximately 3 miles from the M6 at Junction 21 and around 8 miles from Warrington town centre, offering strong transport links and excellent accessibility for both customers and suppliers.

Lease Type	New



Unit Summary

- Car Parking
- Premier Industrial Location
- WC Facilities
- 24 Hour Access
- 3 Phase Power
- Flexible Space

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,706.00	£14.35
Rates	£3,143.70	£4.21
Maintenance Charge	£2,000.00	£2.68
Insurance	£149.20	£0.20
Total Cost	£15,998.90	£21.45

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

+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 (42)

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