/INDURENT



Industrial

# 15 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough, CH62 3RA

## 15 CARROCK ROAD | 1,023 SQ FT

### Industrial Unit

Unit 15 offers a fantastic opportunity for a business seeking affordable and flexible workspace in a well-established commercial location. Extending to 1,023 sq ft, the unit is ideal for start-ups, small and growing businesses, storage operators, trade counters, or companies looking for practical commercial premises.
This is an excellent opportunity to secure a practical, easy-to-manage unit within a popular business park environment.
This unit is let but coming back on the 1st February 2027

| Lease Type | New |
|---|---|




## Unit Summary

- 24 Hour Access
- Roof Lights
- Flexible Space
- Fire Alarm System
- Car Parking
- WC Facilities

View Floor Plans

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £12,400.00 | £12.12 |
| Rates | £4,243.99 | £4.15 |
| Maintenance Charge | £2,700.00 | £2.64 |
| Insurance | £204.60 | £0.20 |
| Total Cost | £19,548.59 | £19.11 |

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/UIP0100181

+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 (41) |

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## Key Contact


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"Please drop Becca 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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