/INDURENT

Industrial

16 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough, CH62 3RA

16 CARROCK ROAD | 746 SQ FT

Industrial unit with office accomodation

Unit 16 offers 746 sq ft of well-presented industrial space, ideal for small businesses seeking a practical and accessible base on the established Croft Industrial Estate in Bromborough. The unit benefits from roller shutter and pedestrian access, integral WC facilities, and on-site parking. Its layout is suitable for a range of uses including storage, e-commerce, and light manufacturing.

Lease Type	New

Unit Summary

- Premier Industrial Location
- 24 Hour Access
- Fire Alarm System
- Starter Unit
- Car Parking
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£9,700.00	£13.00
Rates	£3,143.70	£4.21
Maintenance Charge	£2,000.00	£2.68
Insurance	£149.20	£0.20
Total Cost	£14,992.90	£20.10

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/UIP0100182

+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 (50)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact

Gabriel Walker
Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."

+44(0) 808 169 7554