/INDURENT



Industrial

24 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough, CH62 3RA

24 CARROCK ROAD | 505 SQ FT

Unit available ideal for start-up businesses

Unit 24 offers a fantastic opportunity for a business seeking affordable and flexible workspace in a well established commercial location. Extending to 505 sqft, the unit is ideal for start ups, small businesses, storage operators, trade counters, or companies looking to take their first commercial premises.
The unit is available for immediate occupation, allowing an incoming occupier to get up and running without delay. Benefiting from excellent accessibility and a practical layout, the space provides a cost effective solution for businesses looking to establish or expand their operations.
Key benefits:
- 505 sqft self contained unit
- Ideal starter unit for new and growing businesses
- Flexible space suitable for a variety of uses, subject to consent
- Established business park location
- Excellent value commercial accommodation

This is an excellent opportunity to secure a compact, easy to manage unit within a popular business park environment. Early viewing is recommended.



Lease Type	New

Unit Summary

- Car Parking
- WC Facilities
- Premier Industrial Location
- Common Yard Area
- 24 Hour Access
- Starter Unit

	Per Annum	Per Sq Ft
Rent	£6,600.00	£13.07
Rates	£2,436.37	£4.82
Maintenance Charge	£1,400.00	£2.77
Insurance	£101.00	£0.20
Total Cost	£10,537.37	£20.87

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/UIP0100190

+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	A (24)

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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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