

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

This unit benefits from roller shutter and pedestrian access, integral WC and kitchenette facilities and on-site parking.

The unit is suitable for a variety of different uses including storage, e-commerce, and light manufacturing. Croft Business Park is currently home to a wide variety of businesses including an on-site bakery and café, a dog food and accessory store and a PPE equipment retailer.

Car trade uses will unfortunately not be accepted on this site.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- WC Facilities
- 3 Phase Power
- CCTV
- 24 Hour Access
- Flexible Space

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£6,700.00	£13.27
Rates	£2,343.60	£4.64
Maintenance Charge	£1,400.00	£2.77
Insurance	£101.00	£0.20
<b>Total Cost</b>	<b>£10,544.60</b>	<b>£20.88</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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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

The site is within 500 metres from the A41, providing access to the Junction 5 of the M53 motorway.



### Airport

Liverpool John Lennon Airport is located approximately 28 miles and is within a 40 minute drive time.



### Rail

The site is within 500 metres from the A41, providing access to the Junction 5 of the M53 motorway.

## 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (114)

## Key Contact



### Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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