

22 CARROCK ROAD | 1,030 SQ FT

Industrial unit with office

Unit 22 offers 1,030 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

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

Cocupational Costs

	Per Annum	Per Sq Ft
Rent	£12,200.00	£11.84
Rates	£4,082.40	£3.96
Maintenance Charge	£2,700.00	£2.62
Insurance	£206.00	£0.20
Total Cost	£19,188.40	£18.63

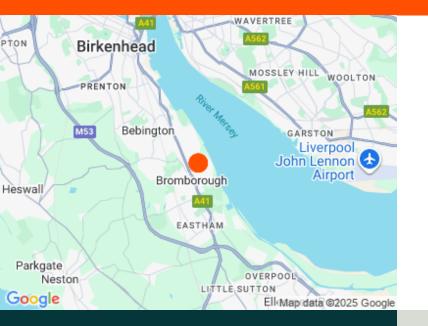
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15.000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

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



22 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road Bromborough CH62 3RA



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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