

Industrial

22 CARROCK ROAD | CROFT BUSINESS PARK

Carrock Road & Mosedale Road, Bromborough,
CH62 3RA



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

£ Occupational 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 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/UIP0100188

+44(0) 808 169 7554

Industrial

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)

Key Contact



Gabriel Walker
Customer Engagement Manager

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



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



For more info please visit: unit.info/UIP0100188

+44(0) 808 169 7554