

36 CARROCK ROAD | 1,018 **SQFT**

Industrial Unit with office

Unit 36 offers 1,018 sq ft of versatile space, complemented by designated parking and wellmaintained communal areas. Its prime location next to Croft Retail Park provides staff with easy access to shops restaurants and everyday amenities

Croft Business Park is a thriving estate of 32 modern industrial units, ideal for a range of uses including light industrial, warehousing, retail, trade counter, leisure, and storage. Positioned just 3 miles from the M6 (J21) and 8 miles from Warrington town centre, the estate benefits from excellent transport links, making it highly accessible for both customers and suppliers.

Lease Type

New



Unit Summary

- 24 Hour Access
- Premier Industrial Location
- Common Yard Area
- Circulation Space Car Parking

View Floor Plans

View Virtual Tour

Occupational Costs

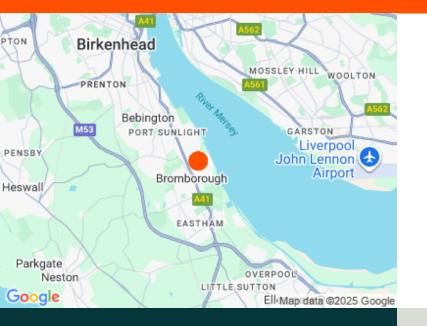
	Per Annum	Per Sq Ft
Rent	£12,200.00	£11.98
Rates	£4,032.00	£3.96
Maintenance Charge	£2,700.00	£2.65
Insurance	£203.60	£0.20
Total Cost	£19,135.60	£18.80

ms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office noy (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or ial Small Business Rates Relief. To find out if you qualify please https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.



36 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	B (29)



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