



Industrial

UNIT 19 | LAKE ENTERPRISE PARK

Caldbeck Road, Bromborough, CH62 3PY

UNIT 19 | 1,042 SQ FT

Industrial unit with office

Unit 19 is a well-presented starter unit located on Lake Enterprise Park, neighbouring the popular Croft Retail Park in Bromborough. Offering 1,042 sq ft of flexible space, the unit is suitable for a range of uses including light industrial, manufacturing, retail warehouse or trade counter, as well as secure storage. The property benefits from recent refurbishment, on-site parking, and 24-hour access, providing a practical and secure base for growing businesses.

Lease Type

New



✓ Unit Summary

- Car Parking
- 24 Hour Access
- Refurbished Unit
- Premier Industrial Location
- Flexible Space
- Starter Unit

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£13,500.00	£12.96
Rates	£4,350.00	£4.17
Maintenance Charge	£1,900.00	£1.82
Insurance	£208.40	£0.20
Total Cost	£19,958.40	£19.15

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/UIP0100770

+44(0) 808 169 7554

Industrial

UNIT 19 | LAKE ENTERPRISE PARK

Caldbeck Road, Bromborough, CH62 3PY



Location

Lake Enterprise Park is situated within the wider Croft Business Park in Bromborough, and adjacent to the popular Bromborough Retail Park. 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
M53: 2 miles



Airport
Liverpool John Lennon: 16 miles



Rail
Liverpool Lime Street: 7 miles

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 (47)

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/UIP0100770

+44(0) 808 169 7554