



Industrial

# UNIT 28 | LAKE ENTERPRISE PARK

Caldbeck Road, Bromborough, CH62 3PY

## UNIT 28 | 515 SQ FT

Modern unit suitable for a range of business needs

Unit 28 offers 515 sq ft of practical and secure space, ideal for small or start-up businesses. Located on Lake Enterprise Park, just next to the popular Croft Retail Park in Bromborough, the unit is well-positioned for convenience and visibility. The space is suitable for a range of uses including light industrial, storage, or trade counter. It benefits from on-site parking, 24-hour access, and has recently undergone refurbishment.

Lease Type

New



### ✓ Unit Summary

- CCTV
- 24 Hour Access
- Premier Industrial Location
- Flexible Space
- Car Parking
- WC Facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£7,100.00	£13.79
Rates	£2,111.30	£4.10
Maintenance Charge	£1,100.00	£2.14
Insurance	£103.00	£0.20
Total Cost	£10,414.30	£20.22

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.

➔ For more info please visit: [unit.info/UIP0100777](http://unit.info/UIP0100777)

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## 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	A (25)

## Key Contact



**Gabriel Walker**  
Customer Engagement Manager

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



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