

Industrial

Unit 32 | Croft Business Park

Carrock and Mosedale Road, Bromborough, Birkenhead, Wirral, CH62 3RA

Unit 32 | 1,024 sq ft

Industrial unit available on a popular and busy trading estate

The recently refurbished unit offers quality space for a variety of uses including light industrial, manufacturing, retail warehouse/trade counter and secure storage space. The unit benefits from dedicated parking as well as an abundance of shared parking for staff and customers, all within a secured estate with 24-hour CCTV recording. Rental figures quoted are based on a three-year fixed term.



Unit Summary

- Car Parking
- CCTV
- Premier Industrial Location
- 3 Phase Power
- Well Maintained Estate
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£9,728.00	£9.50
Rates	£2,995.10	£2.92
Maintenance Charge	£1,208.32	£1.18
Insurance	£87.05	£0.09
Total Cost	£14,018.47	£13.69

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.

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Location

The site is highly accessible with excellent road connections and nearby railway stations.



Road

The estate has excellent road communications with Junction 5 of the M53 Motorway roughly 3 miles to the south, which in turn links to the M56 and M6.



Airport

Liverpool 5.1m, Manchester 28.8m



Rail

Spital 0.9m, Bromborough Rake 0.9m, Port Sunlight 1.2m

Additional Information

Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information.
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330.
Legal Costs	Each party is responsible for their own legal costs. Our Smart Lease typically offers cost savings compared to Traditional Leases.
EPC	available on request

Key Contacts



Industrials Asset Manager

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B8
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