

Industrial

Unit 30 | Croft Business Park

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

Unit 30 | 1,024 sq ft

Industrial unit available on busy trading estate

This recently refurbished unit is ideal for start-up businesses who wish to be based on Bromborough's popular Croft Industrial Estate and within close proximity to The Croft Retail and Leisure Park. Our recently refurbished unit benefits from roller shutter and pedestrian access, integral WC and kitchenette facilities and designated on-site parking. The unit is suitable for a variety of different uses including storage, e-commerce, and light manufacturing. Croft Business Park is currently home to a wide variety of businesses including an on-site bakery and café, a dog food and accessory store and a PPE equipment retailer. Car trade uses will unfortunately not be accepted on this site.

Lease Type

New



Unit Summary

- Car Parking
- WC Facilities
- CCTV
- 3 Phase Power
- 24 Hour Access
- Well Maintained Estate

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£11,520.00	£11.25
Rates	£3,124.80	£3.05
Maintenance Charge	£905.00	£0.88
Insurance	£74.00	£0.07
Total Cost	£15,623.80	£15.26

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/49747

0800 122 3690

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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

Elizabeth Harman



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Letting Agent: Industrials - Josh Ramplin

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