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**INDUSTRIAL**

# CROFT TRADE PARK

**JUNCTION 5 M53, BROMBOROUGH, WIRRAL, CH62 3PQ**



**TO LET**

WAREHOUSE / TRADE COUNTER UNITS  
**2,440 - 4,650 SQ FT (226.7 - 432 SQ M)**

 **ADJACENT TO CROFT RETAIL AND LEISURE PARK**

 **AMPLE PARKING**

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SAT NAV POSTCODE  
 CH62 3PQ

## CROFT TRADE PARK

### LOCATION

Croft Trade Park occupies a prominent position on the successful Croft Business Park, on Welton Road, the main exit from the Retail and Leisure Parks at Bromborough. The development is situated directly opposite Asda with other occupiers including Focus DIY, Boots, McDonalds, Comet, Odeon cinema and bowl, Gala Bingo and Fitness First. The Park forms part of the well established Wirral International Business Park, which has become one of the region's strategic locations for business. Croft Trade Park benefits from direct access from the A41 and lies within a short drive from junctions 4 and 5 of the M53 Motorway, providing excellent links to the regional and national motorway network.

### DESCRIPTION

Croft Trade Park is a development of eight trade counter/industrial units totalling 2,491.6 sq m (26,820 sq ft). The development comprises two main blocks, a terrace of six units together with a pair of semi detached units. Ample parking, circulation and loading facilities are available.

The units benefit from;

- Reinforced concrete floor to 37.5 kn/m2 floor loading.
- Front elevations to be of microrib composite cladding.
- Electrically operated security shutters.
- Height to underside of haunch 5m.
- Three phase electricity supply.

### ACCOMMODATION

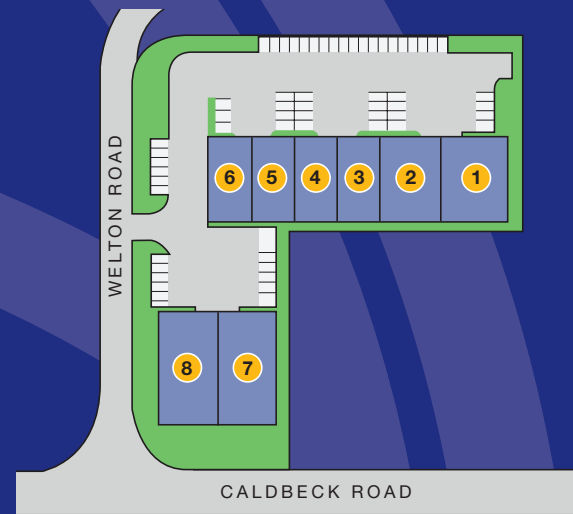
UNIT	SQ FT	SQ M
Unit 1	4,100	380.9
Unit 2	3,600	344.4
Unit 3	2,440	226.7
Unit 4	2,440	226.7
Unit 5	2,440	226.7
Unit 6	2,500	232.2
Unit 7	4,650	432.0
Unit 8	4,650	432.0
<b>TOTAL</b>	<b>26,820</b>	<b>2,491.6</b>

### PLANNING

Planning consent has been granted for B1, B2 and B8 uses including light and general industrial and warehousing as well as trade counter use.

### TERMS

The premises are available on a new lease for a term of years to be agreed. Full details of the rent and other charges are available upon application to the joint agents.



### VAT

All figures are quoted exclusive of but will be liable for VAT.

### VIEWING

To arrange a viewing or for further information please contact one of the joint letting agents detailed below.

Jonty Goodchild:  
[jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

Katie Bibby:  
[kbibby@lyntonhouse.com](mailto:kbibby@lyntonhouse.com)

**Bolton  
 Birch**  
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**WHITTLE  
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