



TO LET

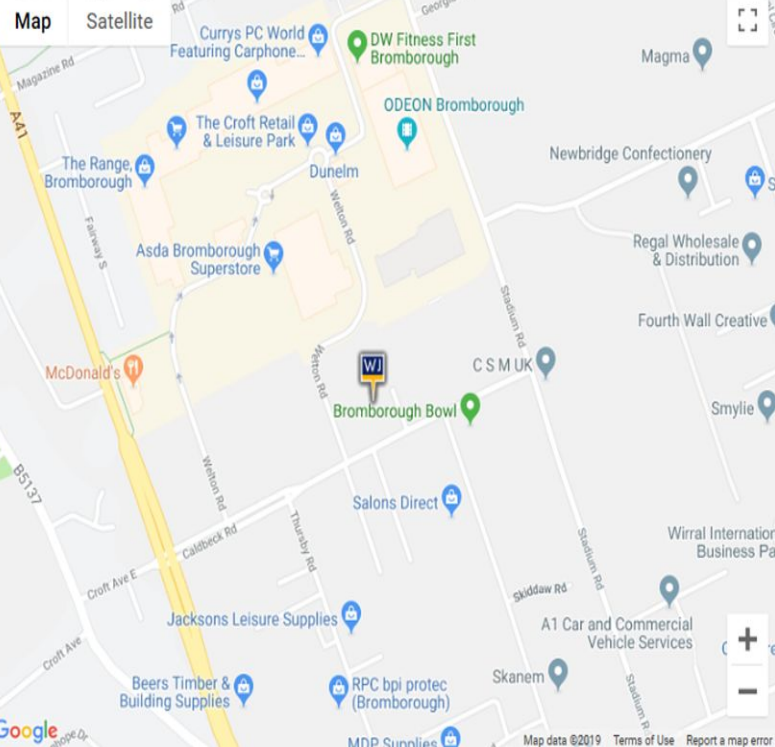
CROFT TRADE PARK

CALDBECK ROAD, BROMBOROUGH, WIRRAL, CH62 3PQ



- Located, and on the main access road to, The Croft Retail and Leisure Park
- Adjacent to A41
- Easy Access to J4 and J5 of the M53
- Trade Counter Units
- Exceptional Roadside Location with Ample On-Site Car Parking

TRADE COUNTER
2,440-4,650 SQ FT (226-431 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
J4 M53	5	12	Drive
Liverpool City Centre	7	20	Drive
Chester	14	25	Drive

Source: theAA.com

CROFT TRADE PARK

CALBECK ROAD, BROMBOROUGH, WIRRAL



DESCRIPTION

Croft Trade Park is a development of eight trade counter/industrial units totalling 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.

SPECIFICATION

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

EPC

Copies of individual EPC Certificates are available on request.

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 Costa Coffee, Boots, McDonalds, KFC, Odeon Cinema and Bowl, Subway, Currys PC World 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.

TERMS

For further details please contact us.

VIEWING / FURTHER INFO

For viewing or further information please contact one of the Joint Letting Agents



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. October 2019. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland