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## 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 units are available on full repairing and insuring leases, subject to an estate service charge, for a term of years to be negotiated.

## RENTAL

Upon application to the joint agents.

## VAT

All prices quoted are exclusive of, but subject to, VAT at the appropriate rate.

A NEW WAREHOUSE/TRADE COUNTER DEVELOPMENT  
**2,440 SQ FT - 4,650 SQ FT**  
**TO LET**

**CROFT**  
ADJACENT TO CROFT RETAIL AND LEISURE PARK  
**BROMBOROUGH J5 M53**  
**WIRRAL**  
**TRADE PARK**

A development by:  **DELMA DEVELOPMENTS**

for  **NORTHERN TRUST**  
PROPERTY & CORPORATE INVESTMENT

### Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. June 2003. Design & Production © Cody-Owen Brockbank T 0113 234 2224

**Croft Trade Park** comprises a development of eight trade counter/industrial units totalling 2,491.6 sq m (26,820 sq ft). The development will comprise two main blocks, a terrace of six units together with a pair of semi detached units, which maybe combined to meet larger requirements. Ample parking, circulation and loading facilities will be available.

# CROFT TRADE PARK

- a** CROFT TRADE PARK
- b** FITNESS FIRST
- c** GALA BINGO
- d** ODEON CINEMA/BOWLING
- e** ASDA
- f** HALFORDS
- g** BOOTS
- h** FOCUS
- i** MCDONALDS



## 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, Powerhouse, 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.

## SPECIFICATION

The scheme has been designed to a high specification to include the following:

- Reinforced concrete floor to 37.5 kn/m<sup>2</sup> floor loading.
- Front elevations to be of Micorib composite cladding.
- Electrically operated security shutters.
- Height to underside of haunch 5m.
- Three phase electricity supply.
- Toilet accommodation included



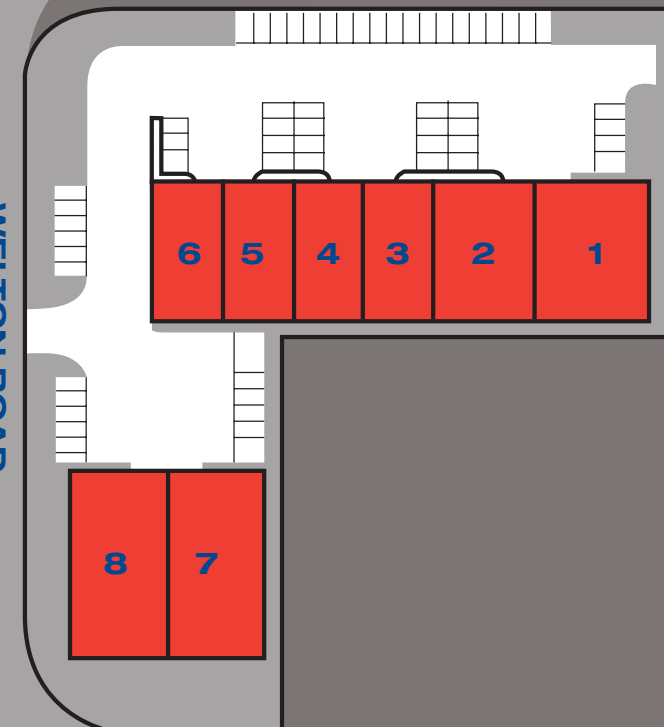
RETAIL PARK

ASDA

LEISURE PARK

Unit	sq m	sq ft
1	380.9	4,100
2	344.4	3,600
3	226.7	2,440
4	226.7	2,440
5	226.7	2,440
6	232.2	2,500
7	432.0	4,650
8	432.0	4,650
<b>Total</b>	<b>2,491.6</b>	<b>26,820</b>

WELTON ROAD



CALBECK ROAD