

to let

21 Carsthorpe Road

Carr Lane Industrial Estate Hoylake CH47 4FB

3 Modern Industrial Units

5,200 sq ft (482 sq m)



- **Busy Industrial Estate Setting**
- **Close to Town Centre**
- **Quiet Location**
- **On Site Parking & Loading**
- **4m Eaves Height**
- **4 Access Doors**
- **Competitive Rent**

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200



RENT

£32,000

RATEABLE VALUE

2026/27 £16,750

RATES PAYABLE 26/27

To be confirmed c. £8,000

For viewing and further information please contact Roy Backhouse:

Roy Backhouse & Co, Egerton House
1 Tower Road Birkenhead CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



TENURE DETAILS

The property is held freehold.

EPC DETAILS

The property has an EPC Rating of D65

RATING DETAILS

The RV stated above should be confirmed with the Valuation Office and Local Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

VAT may be charged on the rent/price and other items

FLOOR AREAS

The approximate gross internal floor area is as follows.

Gross Internal Area	4,133 sq ft	384 sq m

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