



TO LET

TRADE COUNTERWAREHOUSE UNIT

Unit 19, Maritime Trade Park, Rimrose Road, Bootle L20 4DY

- 4,383 sq ft (407.19 sq m)
- Max Eaves 7.6M
- Electric Roller Shutter Doors
- Close proximity to Liverpool City Centre
- Established industrial area

Location

Maritime Trade Park is prominently situated on Rimrose Road (A565), which is one of the main arterial roads into Liverpool, and being approximately 3 miles to the city centre. The extensive road connections also allow for direct access to Switch Island junction giving further access to the M57 and M58 regional and national motorway network.

The trade park benefits from a generous level of local public transport connections, being just 0.5 miles from Bootle New Strand Merseyrail train station, and with bus stops being located along the A565.



**mason
owen...**

property consultants

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Unit 19
Maritime Trade Park,
Rimrose Road
Bootle L20 4DY



Description

The units are of steel portal frame construction, being full breeze block elevations to the sides and rear, with 2/3 height cladding to the front elevation. The units also benefit from an electric roller shutter door with direct access to the warehouse area with a separate pedestrian entrance.

Externally, the units benefit from communal car parking, 24 hour access and CCTV security, within a landscaped surrounding and offer good security with perimeter fencing and electric gates.

Areas

Ground Floor 4,383 sq ft (407.19 sq.m.)

Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£27,395 per annum exclusive of rates, VAT, service charge and insurance.

Rates

Rateable Value £13,750

EPC

D78

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to VAT

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Viewing

Strictly through the agent:

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