



**TO LET**

**TRADE COUNTER/WAREHOUSE UNIT**

## **Unit 9, Maritime Trade Park, Rimrose Road, Bootle L20 4DY**

- 2,601 sq ft (241.6 sq m)
- Electric Roller Shutter Door
- 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.

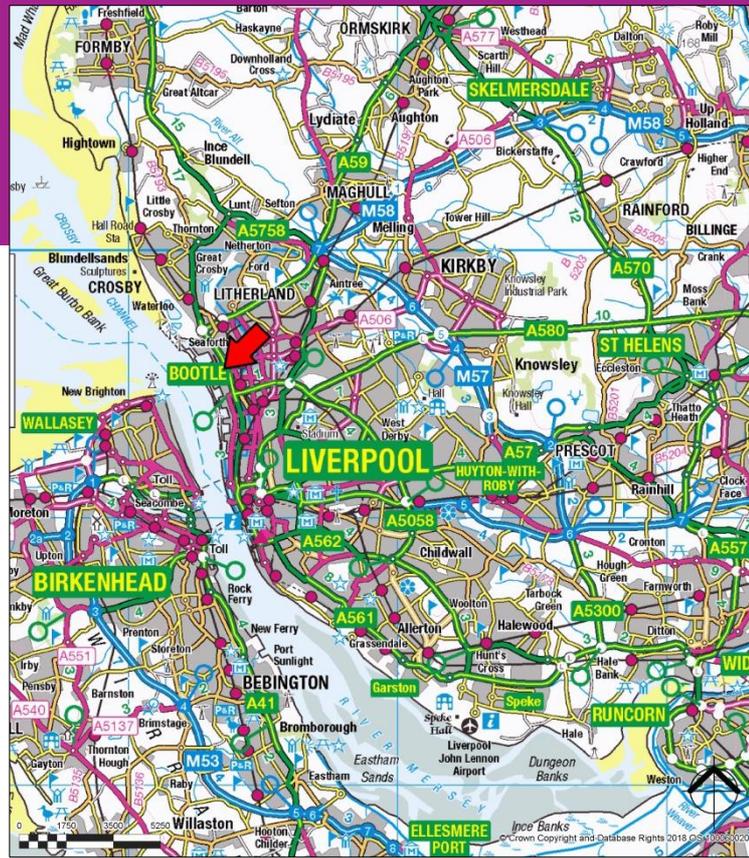
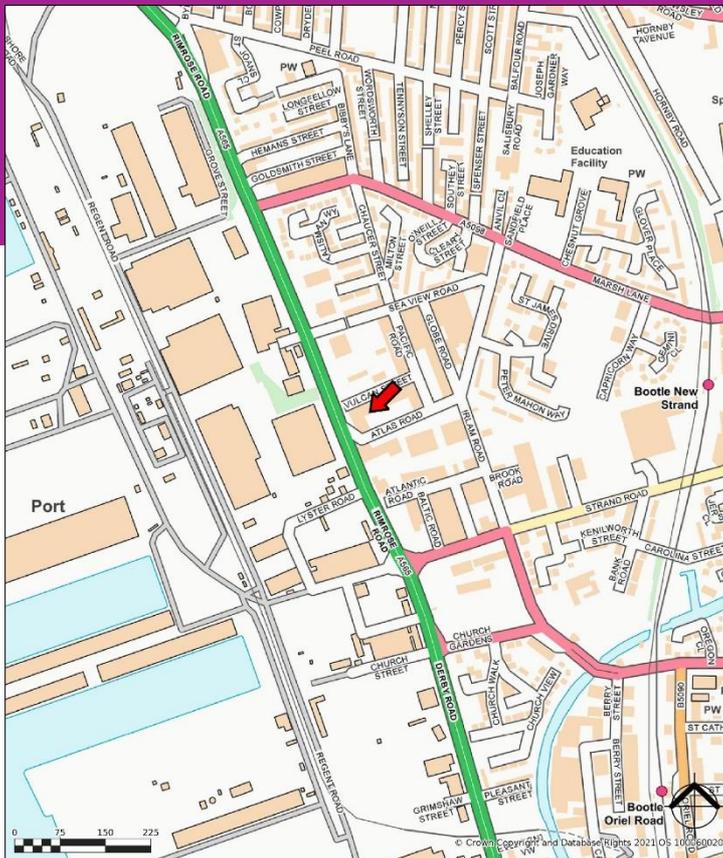


**mason  
owen...**

property consultants

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[www.masonowen.com](http://www.masonowen.com)

# Unit 9, Maritime Trade Park, Rimrose Road, Bootle L20 4DY



## Description

The unit is 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 unit also benefit from an electric roller shutter door with direct access to the warehouse area with a separate pedestrian entrance.

Externally, the unit benefits 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 2,601 sq ft (241.6 sq.m.)

## Terms

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

## Rent

£18,850 per annum exclusive of rates, VAT, service charge and all other outgoings.

## Rates

Rateable Value £8,400

## EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

## 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

## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on :

<https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-ps-version-feb-2020.pdf>

We recommend you obtain professional advice if you are not represented

**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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or via our joint agents:

## Eddisons

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