



TO LET TRADE COUNTER/WAREHOUSE UNIT

Unit 22, Maritime Trade Park, Rimrose Road, Bootle L20 4DY

- 4,512 sq ft (419.2 sq m)
- 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

Call now 0151 242 3000
www.masonowen.com

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Description

The unit is of steel portal frame construction with full breeze block elevations to the sides and rear and 2/3 height cladding to the front elevation.

The unit benefits from electric roller shutter doors and toilet block.

The estate benefits from communal car parking, 24-hour access and CCTV security.

Accommodation

Unit 22: 4,512 sq ft (419.2 sq.m.)

Terms

Available by way of a new Tenancy Agreement on an internal repairing basis.

Rent

£6.50 per square foot equating to £29,325 per annum exclusive of rates, VAT, service charge and all other outgoings.

Rates

Rateable Value £14,500

All interested parties are strongly advised to contact the Local Authority.

VAT

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

EPC

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

Legal Costs

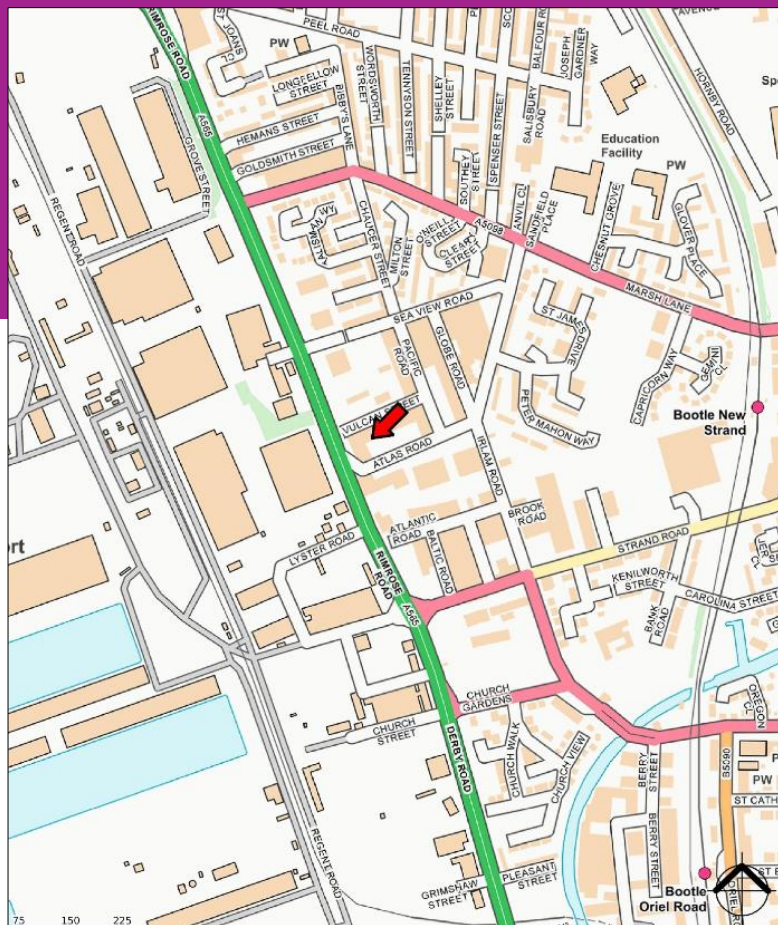
Each party to be responsible for their own legal costs.

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 agents:

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Or via the Joint Agents:

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