

TO LET



Maritime Trade Park, Rimrose Road, Bootle L20 4DY



UNIT 11



1,292/4,383 sq ft

Area



£11,628/£31,820

Rent pax



£9,100/£22,000

Rates - RV



E106/D78

EPC

- Trade Counter/Warehouse Units
- Well established industrial and business location
- Close proximity to Liverpool City Centre
- Electric roller shutter doors

LOCATION

Maritime Trade Park is prominently situated on Rimrose Road (A565) which is one of the main arterial roads into Liverpool and being approx 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 site is close to Liverpool Freeport and Docks.

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 located along the A565.

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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 benefit from an electric roller shutter door with direct access to the warehouse area.

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.

Tenure

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

Available Units

Description	SQ M	SQ FT	Rent PSF	Rent PA	RV	Service Charge	Insurance	EPC
Unit 11	120.03	1,292	£9.00	£11,268	£9,100	£0.75 psf	TBC	E106
Unit 19	407.18	4,383	£7.26	£31,820	£22,000	£0.50 psf	£0.25 psf	D78

All rents are exclusive of Rates, VAT, Service Charge and all other outgoings.

Services

The premises currently benefit from gas supply and 3-phase electricity.

Legal costs

Each party to be responsible for their own legal costs.

VAT

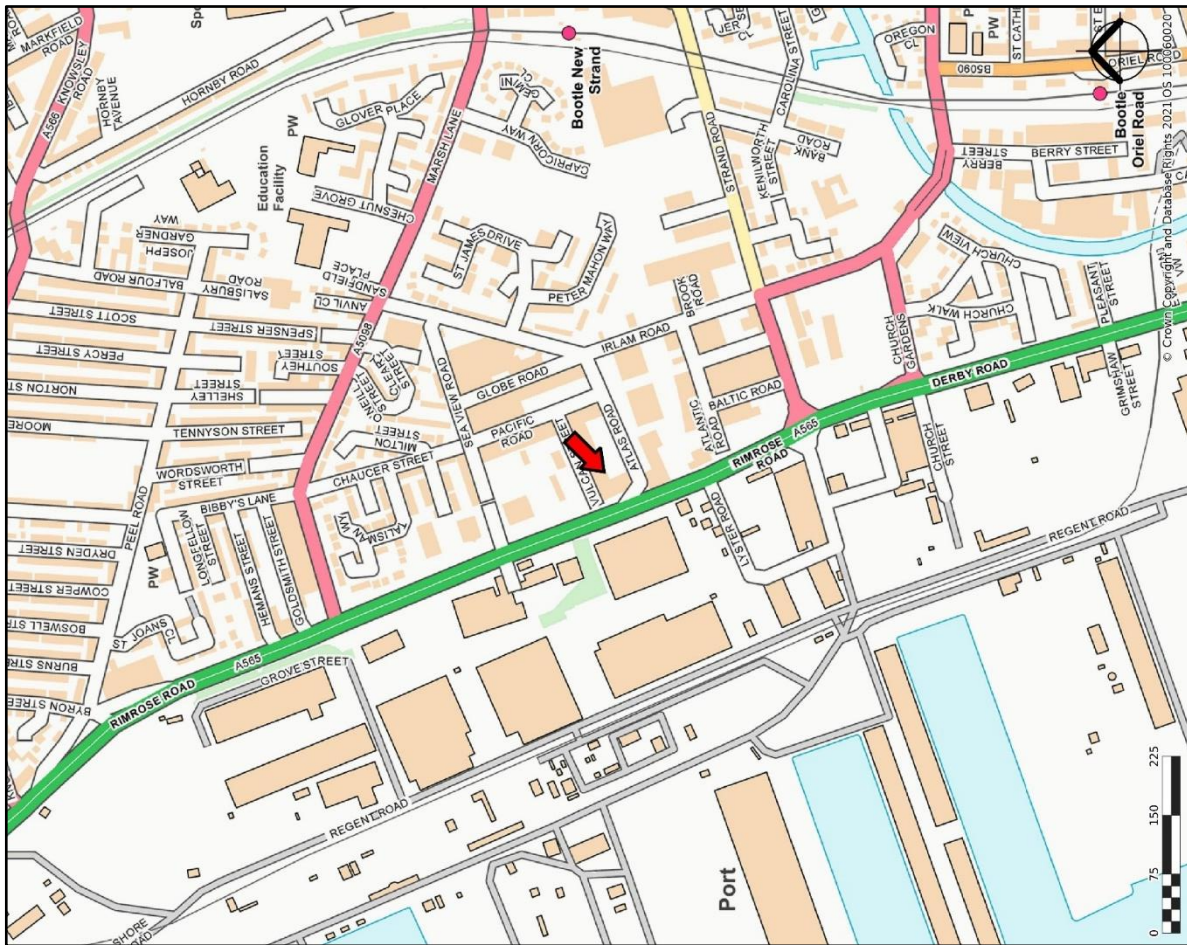
All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.



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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.

Anti 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.

Disclaimer

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