

# UNIT TO LET



Maritime Trade Park, Rimrose Road, Bootle  
L20 4DY



UNIT 7



**3,644 sq ft**  
Area



**£27,370**  
Rent pax



**£17,750**  
Rates - RV



**£0.75 psf**  
Service Charge/  
Insurance

- Trade Counter/Warehouse Unit
- 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.

# Maritime Trade Park 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 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 7	338.50	3,644	£7.51	£27,370	£17,750	£0.75 psf	TBC

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

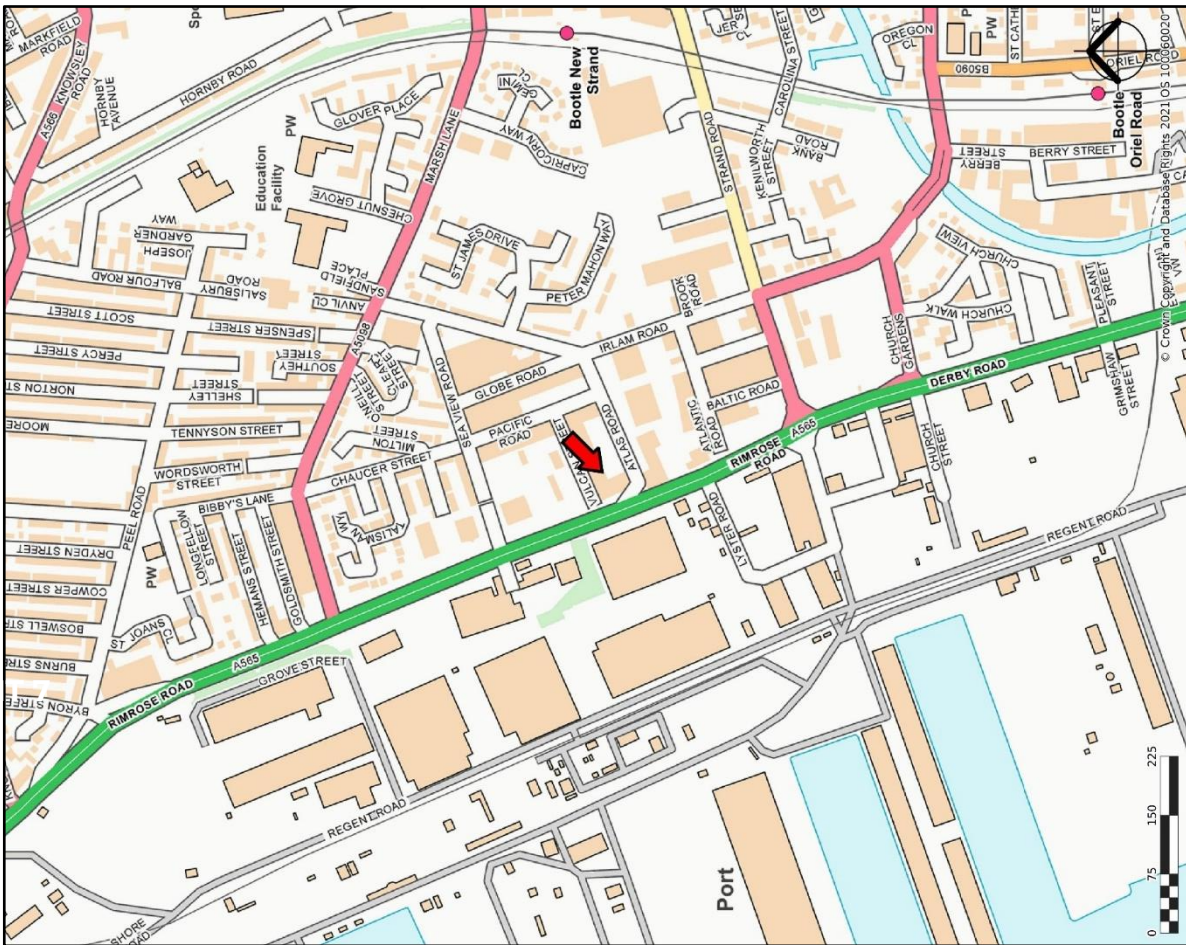
Each party to be responsible for their own legal costs.

## VAT

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



# Maritime Trade Park Boote L20 4DY



For further information please contact:



**Liam Barlow**  
**M: 07557 769848**  
**E: liam.barlow@masonowen.com**

**Joint Agents:**  
**Eddisons**  
**Robert Diggle**  
**M: 07979 541260**  
**E: Robert.diggle@eddisons.com**

#### 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](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

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. June 2024



7th Floor, 20 Chapel Street,  
Liverpool, L3 9AG

0151 242 3000  
[masonowen.com](http://masonowen.com)

Mason Owen & Partners Limited: Reg No. 1426226.  
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.  
Partners list is available upon request.