

# UNITS TO LET



Maritime Trade Park, Rimrose Road, Bootle  
L20 4DY



Unit 15



Unit 22

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

UNIT 22 – Internal Image



Internal generic images of units



### 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.

### Description

The unit is of steel portal frame construction, with 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 and toilet block.

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.

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### Availability

Unit	SQ M	SQ FT	Rent PSF	Rent PA	RV	Service Charge/ Insurance	EPC	AVAILABILITY
Unit 15	120.78	1,300	£11.00	£14,300	£8,400	£0.80 psf	Band D	Available
Unit 22	411.00	4,421	£8.00	£35,368	£23,000	£0.80 psf	Band B	Available

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

### Tenure

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

### 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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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.

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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.  
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