

UNIT TO LET



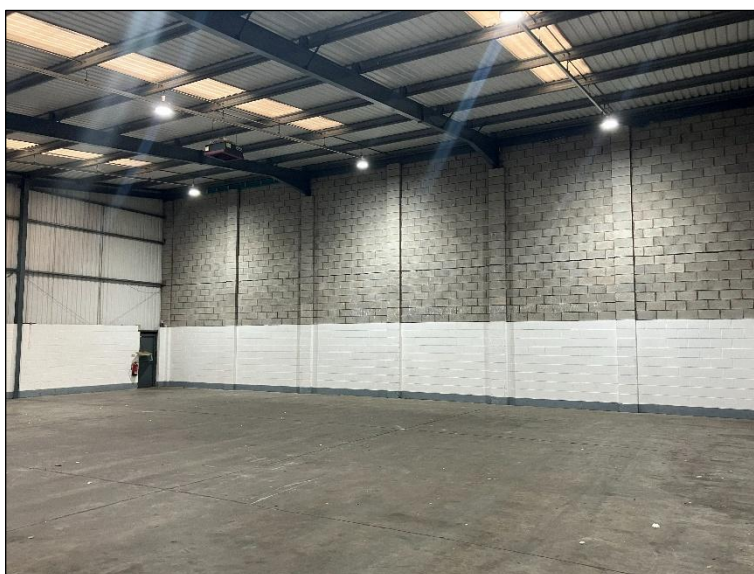
Maritime Trade Park, Rimrose Road, Bootle
L20 4DY



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



UNIT 14 – Internal images



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 2026 onwards	Service Charge/ Insurance	EPC Band	AVAILABILITY
Unit 14	338.72	3,646	£9.05	£33,000	£20,750	£0.85 psf	B41	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:



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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.

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