



# TO LET

## TRADE PARK

2,866 sq.ft. - 7,025 sq.ft. (266.30 sq.m. - 652.60 sq.m.)

Maritime Trade Park, Rimrose Road, Bootle, Liverpool, L20 4DY

- Preliminary Particulars
- To be refurbished & available Spring 2019
- Units can be combined to suit larger requirements
- 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.



### 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 refurbishment works are to include painting of the current concrete slab flooring and the installation of a glass fronted trade pedestrian entrance. The units also benefits from an electric roller shutter door with direct access to the warehouse area.

Externally, the units benefit from on-site parking areas, within a landscaped surrounding and offer good security with perimeter fencing and electric gates.

### Areas

Unit 21	4,380 sq.ft.	(406.90 sq.m.)
Unit 22	4,421 sq.ft.	(410.70 sq.m.)
Unit 23	7,025 sq.ft.	(652.60 sq.m.)
Unit 24	2,866 sq.ft.	(266.30 sq.m.)

### Terms

Available by way of new full repairing and insuring leases for a term of years to be agreed.

### Rent

Unit 21	£6.00 equating to £26,300
Unit 22	£6.00 equating to £26,525
Unit 23	£4.75 equating to £33,370
Unit 24	Coming Soon

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

### Rateable Values

Unit 21	£13,750
Unit 22	£14,500
Unit 23	£18,750
Unit 24	£11,000

### VAT

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



### EPC's

Unit 21	C74
Unit 22	C64
Unit 23	C68
Unit 24	D82

### Legal Costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let 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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