

# TO LET TRADE COUNTER / WAREHOUSE UNITS



Artists Impression

## MARITIME TRADE PARK, RIMROSE ROAD, BOOTLE, LIVERPOOL L20 4DY

FROM £4.50 PER SQ FT

- \ Preliminary particulars.
- \ To be refurbished and available Spring 2019.
- \ Close proximity to Liverpool City Centre.
- \ Established industrial area.

### AVAILABLE SPACE

Units from 266.30 m<sup>2</sup> (2,866 sq ft)  
To 1,736.5 m<sup>2</sup> (18,692 sq ft Units  
21, 22, 23 & 24)

## 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 with full breeze block elevations to the sides and rear and 2/3 height cladding to the front elevation.

The refurbishment works are to include painting of current concrete slab flooring and the installation of a glass fronted trade pedestrian entrance.

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

## ACCOMMODATION

We understand that the Gross Internal Areas (GIA) are as follows:

AREA	M <sup>2</sup>	SQ FT
Unit 21	406.90	4,380
Unit 22	410.70	4,421
Unit 23	652.60	7,025
Unit 24	266.30	2,866
TOTAL	1,736.50	18,692

## TERMS

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

## RENT

Unit 21 - £6.50 equating to £28,470  
Unit 22 - £6.50 equating to £28,737  
Unit 23 - £4.50 equating to £31,613  
Unit 24 - £5.50 equating to £15,763

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

## RATEABLE VALUES

Units are entered in the 2017 Rating List as follows:

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

## VAT

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

## EPC

EPC's have been commissioned copies of which are available upon request.

Unit 21 C74  
Unit 22 C64  
Unit 23 C68  
Unit 24 C82

## SURVEYORS/LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 0151 268 5280  
Email / robert.diggle@eddisons.com

Or via our joint agents, Mason Owen  
Contact: Mark Coulthurst.  
Tel: 0151 242 3123

**MARCH 2019**  
**SUBJECT TO CONTRACT**

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0151 268 5280

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# TOWN PLAN



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