

TO LET TRADE COUNTER / WAREHOUSE UNITS



Artists Impression

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

FROM £4.75 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 m² (2,866 sq ft)
To 1,736.5 m² (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 ²	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 - £6.00 equating to £26,280
Unit 22 - £6.00 equating to £26,526
Unit 23 - £4.75 equating to £33,369
Unit 24 - £6.00 equating to £17,196

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
T: 0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request





For more information, visit eddisons.com/property
T: 0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request


Eddisons

TOWN PLAN



For more information, visit eddisons.com/property
T: 0151 268 5280



Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request