

TO LET TRADE COUNTER / WAREHOUSE UNIT

Eddisons



UNIT 21, MARITIME TRADE PARK, RIMROSE ROAD, BOOTLE, LIVERPOOL L20 4DY

- Close proximity to Liverpool City Centre.
- Established industrial location.

AVAILABLE SPACE
Unit 21 407 sq m (4,380 sq ft)

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 unit is 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 unit benefits from electric roller shutter doors and toilet block.

The estate benefits from communal car parking, 24 hour access and CCTV security.

ACCOMMODATION

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

UNIT	M ²	SQ FT
Unit 21	407	4,380

TERMS

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

RENT

Unit 21 - £6.50 per sq ft equating to £28,470 per annum.

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

RATEABLE VALUE

Unit 21 is entered in the 2023 Rating List as:

Description: Workshop & Premises
Rateable Value: RV £21,750

VAT

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

EPC

An EPC has been commissioned and the property has an energy performance rating in Band B. A copy is available upon request.

SURVEYORS/LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

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

Or via our joint agents

Mark Coulthurst
Mason Owen
Tel / 0151 242 3123
Email / mark.coulthurst@masonowen.com

MARCH 2023
SUBJECT TO CONTRACT

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

Eddisons

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.

PHOTOGRAPHS



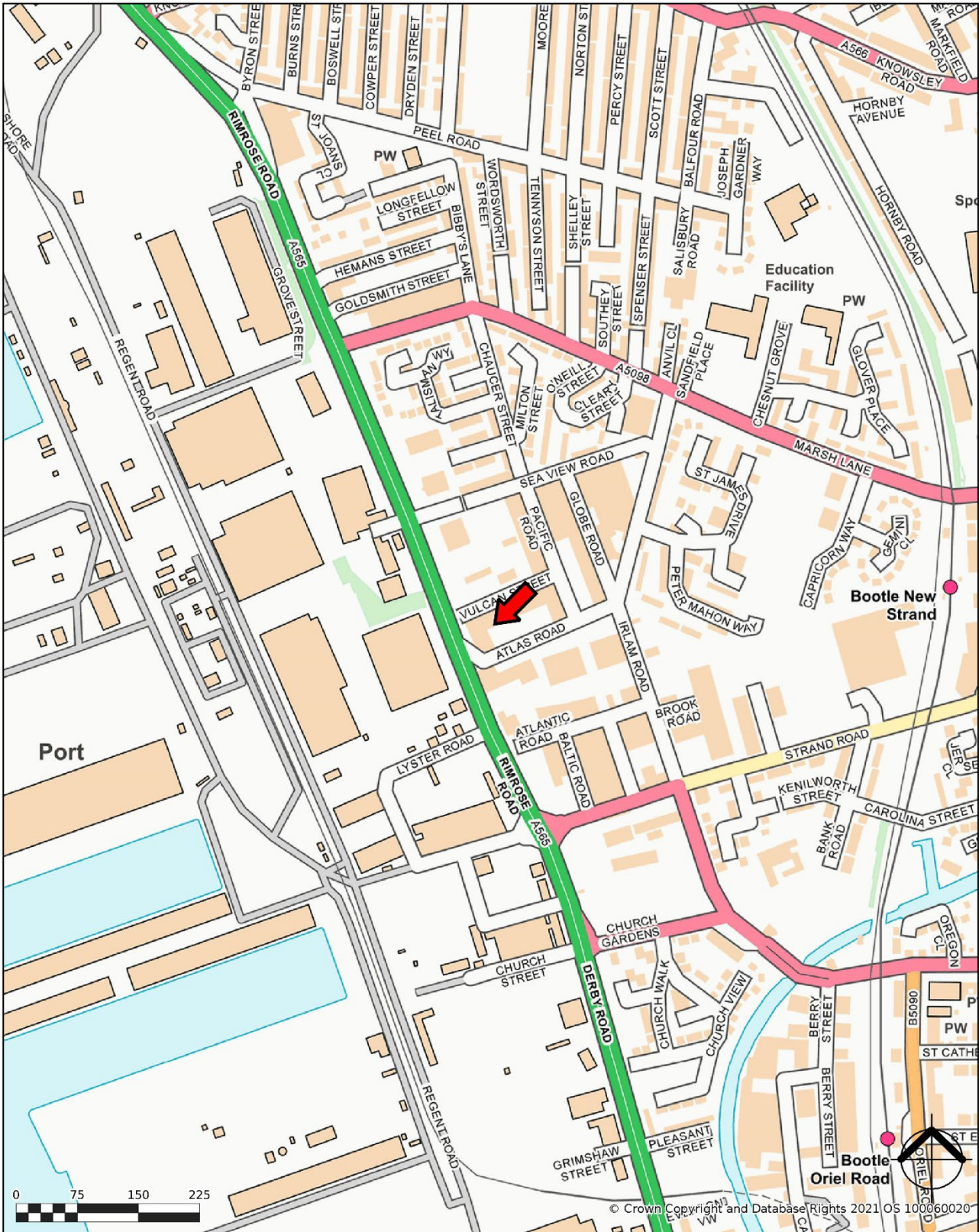
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STREET PLAN



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