

0151 268 5280

eddisons.com

**Eddisons**

TO LET – TRADE COUNTER/WORKSHOP UNIT



**UNIT 19, MARITIME TRADE PARK, RIMROSE ROAD, BOOTLE,**

**LIVERPOOL L20 4DY**

**Size: 407.2 sq m (4,383 sq ft)**

- Close proximity to Liverpool City Centre
- Established industrial location

## 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 <sup>2</sup>	SQ FT
Unit 19	407.2	4,383

## TERMS

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

## RENT

Unit 19 - £7.26 per sq ft equating to £31,820 per annum.

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

## RATES

Unit 19 is entered in the 2023 Rating List as:

Description: Workshop & Premises

Rateable Value: RV £22,000

## VAT

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

## EPC

An EPC has been commissioned and the unit has an EPC rating in Band D.

## 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

Liam Barlow  
Mason Owen  
Tel / 07557 769848  
Email / liam.barlow@masonowen.com

JUNE 2024  
SUBJECT TO CONTRACT

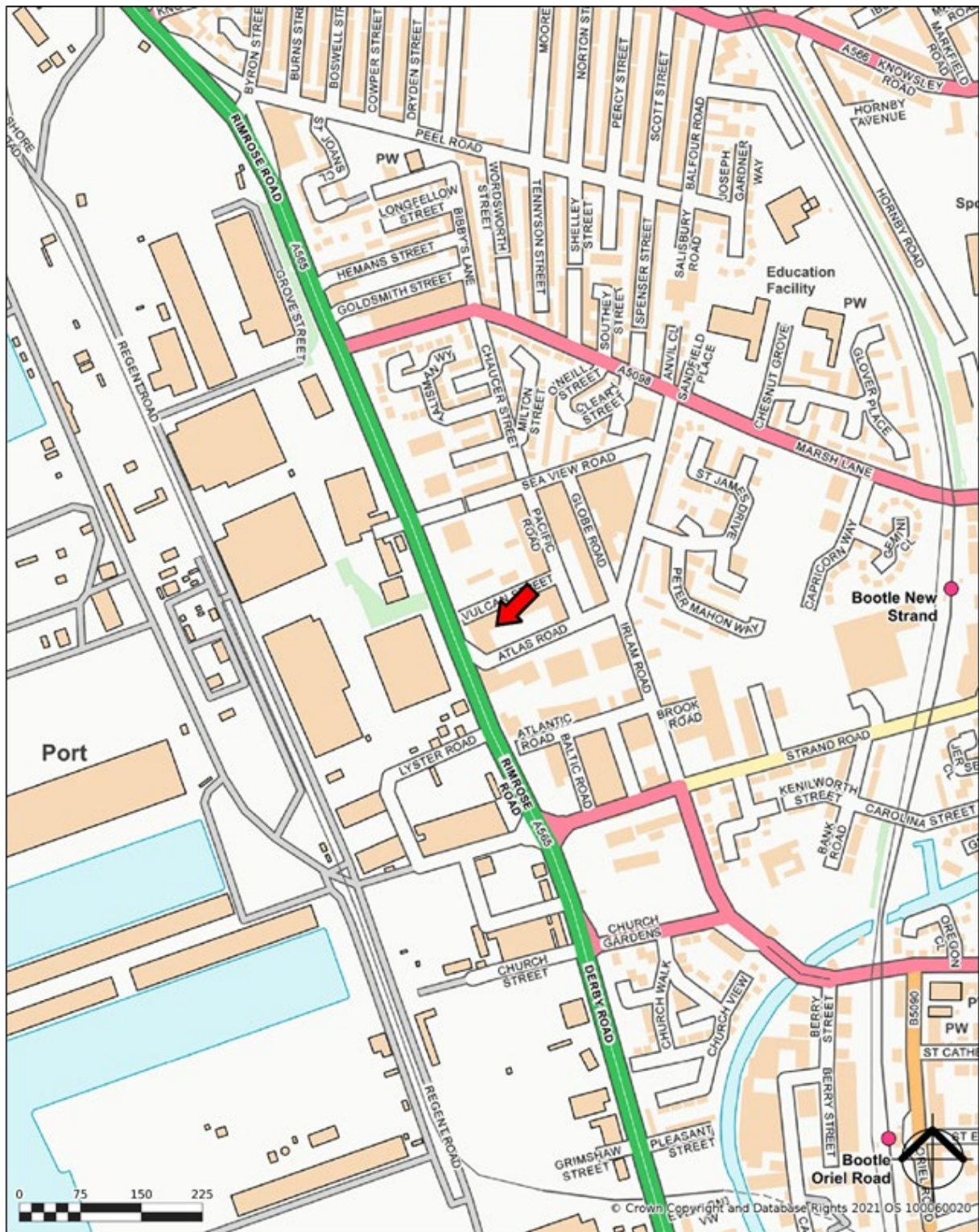
For more information, visit [eddisons.com](https://www.eddisons.com)  
T:0151 268 5280

### Important Information

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## STREET PLAN



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