

0151 268 5280

eddisons.com

TO LET – TRADE COUNTER/WORKSHOP UNIT

**Eddisons**



**UNIT 11, MARITIME TRADE PARK, RIMROSE ROAD, BOOTLE,**

**LIVERPOOL L20 4DY**

**Size: Size 120 sq m (1,292 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 11	120	1,292

## TERMS

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

## RENT

Unit 11 - £9.00 per sq ft equating to £11,628 per annum.

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

## RATES

Unit 11 is entered in the 2023 Rating List as:

Description: Workshop & Premises

Rateable Value: RV £9,100

## 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 E.

## 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

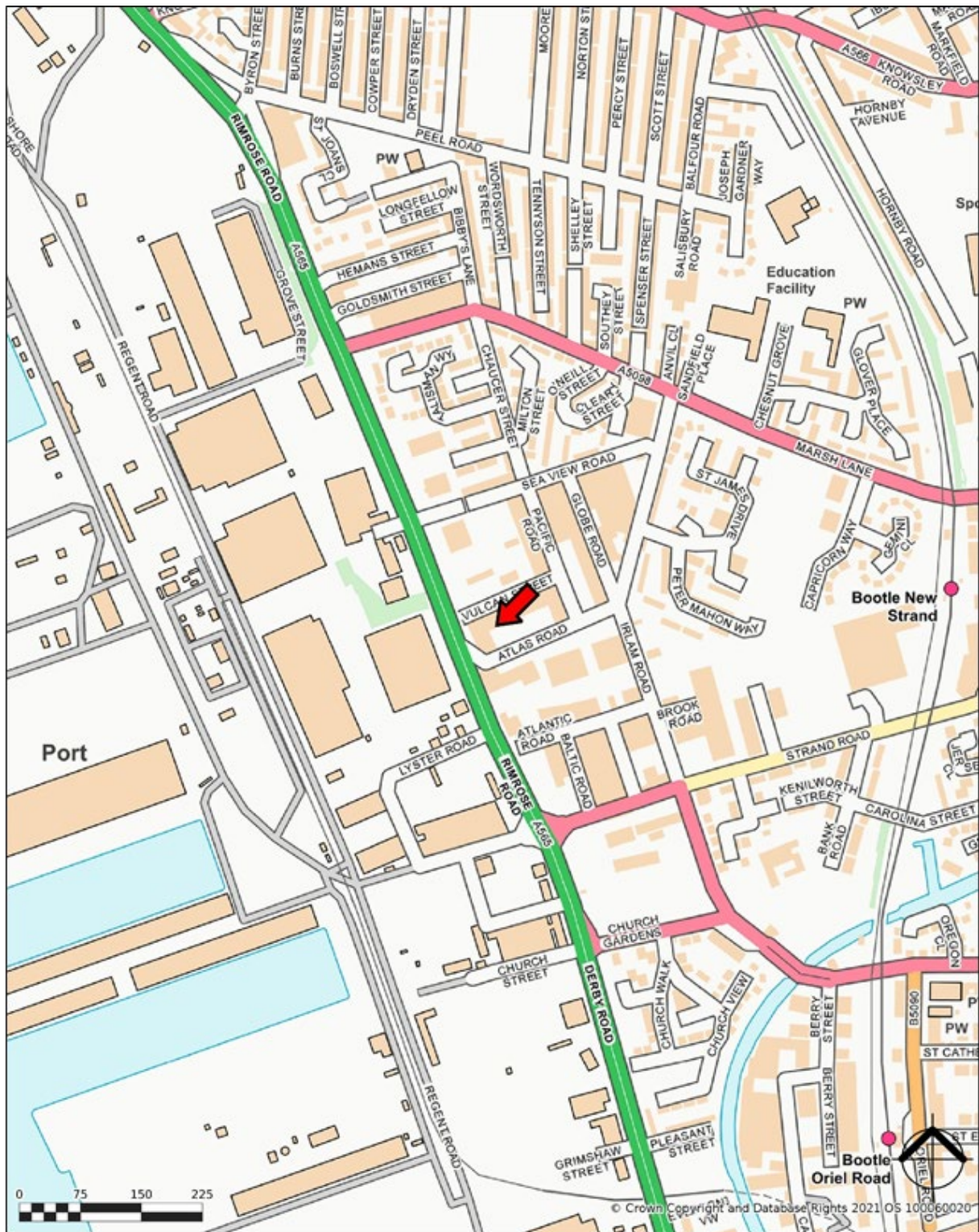
### Important Information

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## STREET PLAN



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