



# TO LET

## MARITIME ENTERPRISE PARK

ATLAS ROAD | BOOTLE | L20 4DY

### INDUSTRIAL UNITS

1,291 - 7,025 SQ FT (120 - 985 SQ M)

### KEY FEATURES

- Excellent Transport Links
- Range Of Unit Sizes
- Ample Parking And Circulation Space
- Well Established Business Location
- Fully Fenced Site
- Three Phase Electric Supply



### CONTACT US:

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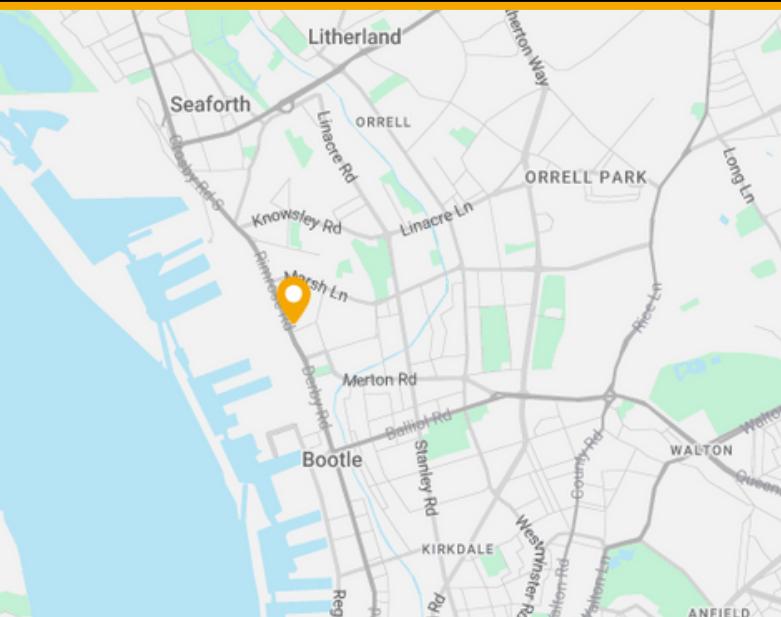
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# MARITIME ENTERPRISE PARK

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## MODERN INDUSTRIAL UNITS

1,291 - 7,025 SQ FT

### DESCRIPTION

Maritime Enterprise Park is a well-presented industrial and business estate extending to 70,222 sq ft, arranged across 21 units in four separate blocks. Individual units range in size from 1,291 sq ft to 7,025 sq ft, with the flexibility to accommodate a variety of business requirements.

The estate benefits from excellent circulation space, ample car parking, and a secure environment with perimeter fencing. Units are set within landscaped surroundings, creating an attractive working environment while maintaining strong functionality for industrial and warehouse use.

### KEY FEATURES

- Secure estate with perimeter fencing.
- Ample on-site car parking and circulation space.
- Three phase electric supply.
- Integrated WC facilities.
- Approximately 2.5 miles north of Liverpool City Centre.
- Close proximity to Liverpool Freeport and Docks.
- Good range of nearby shops, services and amenities.
- CCTV coverage.
- Direct access to the A5058 inner ring road, connecting to the M62 and A580 East Lancashire Road

### LOCATION

Maritime Enterprise Park occupies a highly prominent position on Rimrose Road (A565), one of Liverpool's main arterial routes. The estate is just 2.5 miles from Liverpool City Centre and enjoys excellent transport connections to both local and regional destinations.

Its proximity to the A5058 inner ring road provides a direct link to the M62 motorway and A580 East Lancashire Road, while Liverpool Freeport and Docks are located nearby. The M57 and M58 motorways are also easily accessible, supporting efficient distribution routes across the North West.



### EPC

The EPC ratings on the units range up to B38. A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



## BUSINESS UNITS TO LET ACROSS THE UK

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