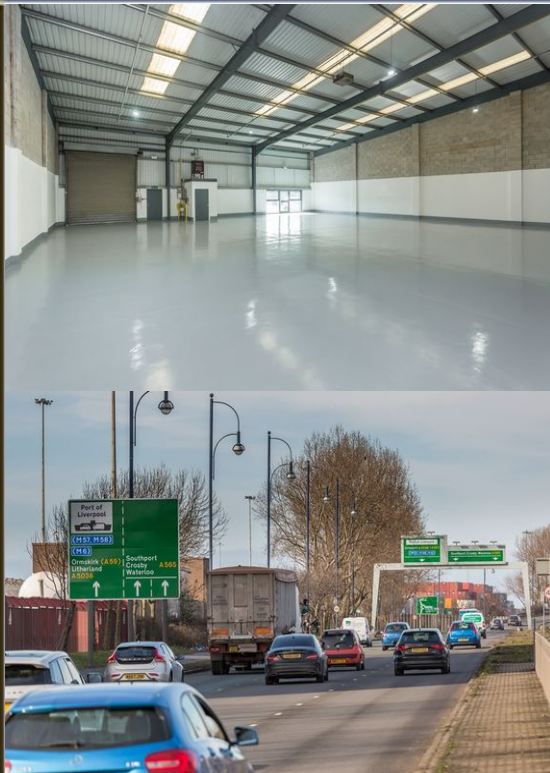




**TO LET**

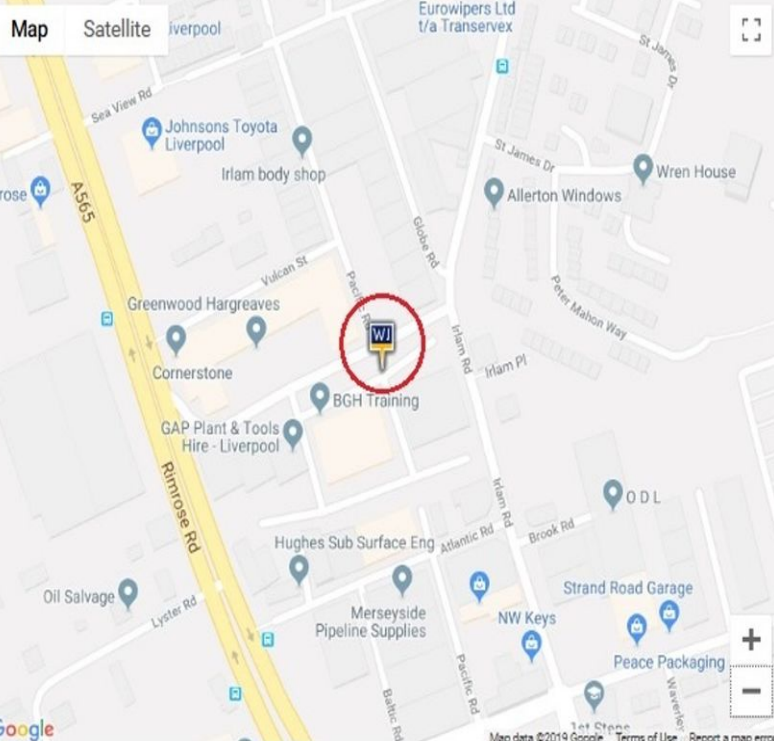
# UNITS 21 & 22 MARITIME TRADE PARK

ATLAS ROAD, BOOTLE, LIVERPOOL, L20 4DY



- New glazed trade counter frontage
- Recent internal refurbishment
- 24 hour secure access with CCTV on site
- Prominently situated on the A565
- Established business location
- 3 miles from Liverpool City Centre

**TRADE COUNTER UNITS**  
**4,380 - 4,421 SQ FT (406-407 SQ M)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
Liverpool City Centre	3.5	13	Drive
Bootle New Strand Train Station	0.5	10	Walk
M57/M58 Switch Island Junction	5	15	Drive
Manchester	42	70	Drive

Source: theAA.com

# UNITS 21 & 22 MARITIME TRADE PARK

ATLAS ROAD, BOOTLE, LIVERPOOL



## DESCRIPTION

Units 21 & 22 form part of the popular Maritime Trade Park, which comprises 70,222 sq ft and is split into 21 units within 3 separate blocks.

These two units have recently undergone a substantial refurbishment programme which has included external redecoration, new glazed trade counter frontage with security shutter and separate personnel door. Internally the units have been repainted and there is LED low bay lighting to the warehouse area. Unit 21 measures 4,380 sq ft whilst Unit 22 measures 4,421 sq ft.

Externally the units benefit from good circulation space and ample car parking provisions. The estate offers 24 hour access with security fencing and CCTV on site.

## SPECIFICATION

- Glazed trade counter frontage
- New personnel door
- External redecoration and internal refurbishment
- LED low bay lights to warehouse
- 3 phase electricity supply

## EPC

The EPC rating on Unit 21 is C74 and Unit 22 is C64. Copies of the individual EPC certificates are available upon request.

## LOCATION

Maritime Trade Park is prominently situated fronting Rimrose Road (A565), which is one of the main arterial routes into Liverpool and generates on an average weekday 25,000 passing vehicles (source Sefton Council). The estate is accessed off Atlas Road.

Liverpool City Centre is only 3 miles away, and the estate offers quick and easy access to the A5058, which forms part of the City's inner ring road and connect directly with the M62 and A580 East Lancashire Road. The site is close to Liverpool Freeport and Docks and also enjoys good access to the M57 and M58 motorways.

The estate offers good nearby amenities including Asda Superstore and other key operators in the vicinity include Enterprise Car Rental and Go Outdoors.

## TERMS

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

## VIEWING / FURTHER INFO

For further details and current availability please contact of the letting agents.



**Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY**

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