



96-98 Victoria Road, Wallasey, CH45 2JF £1,350 Per Calendar Month



Victoria Road, this impressive top-floor commercial office presents an excellent opportunity for businesses seeking a spacious and functional workspace. The property boasts a large office area, providing ample room for your team to thrive and collaborate effectively.

In addition to the expansive office space, there is a separate office or meeting room, ideal for private discussions or client meetings, ensuring that you can conduct your business with professionalism and ease. The large kitchen and dining area further enhance the appeal of this property, offering a comfortable space for staff to relax and recharge during their busy workdays.

Situated in a sought-after location, this commercial office benefits from excellent visibility and accessibility, making it an attractive choice for both employees and clients alike. With its combination of space, functionality, and prime positioning, this property is a remarkable find for any business looking to establish or expand its presence in Wallasey. Don't miss the chance to make this exceptional office your new business home.

- Set In The Victorian Quarter
- Large Commercial Office Space
- Top Floor
- Kitchen With Dining Area
- Separate Office Space
- High Foot Flow Area
- Viewing Essential
- Storage Area
- EPC Rating TBC

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area⁽¹⁾
78.8 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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