



## 112 Victoria Road, Wirral, CH45 2JF

### £1,500 Per Calendar Month



Situated in the vibrant area of New Brighton, Wirral, this impressive commercial property on Victoria Road offers a remarkable opportunity for businesses seeking a spacious and versatile environment. Spanning over three floors, the building boasts ten large office areas, providing ample room for a variety of professional activities.

The layout is designed to accommodate a dynamic work atmosphere, making it ideal for companies looking to expand or establish themselves in a thriving community. With its generous space and strategic location, this property holds heaps of potential for innovative enterprises or creative ventures.

New Brighton is known for its lively atmosphere, with a range of amenities and attractions nearby, ensuring that both clients and employees will enjoy the benefits of this bustling locale. Whether you are looking to invest or to set up your business in a prime location, this property on Victoria Road is a fantastic choice that promises to meet your needs and exceed your expectations.

- Set Over Three Floors
- Ten Large Office Rooms
- Highly Sought After Area
- A Short Walk To The Promenade
- Close To New Brighton Train Station
- Endless Potential
- Viewing Highly Recommended
- EPC Rating TBC

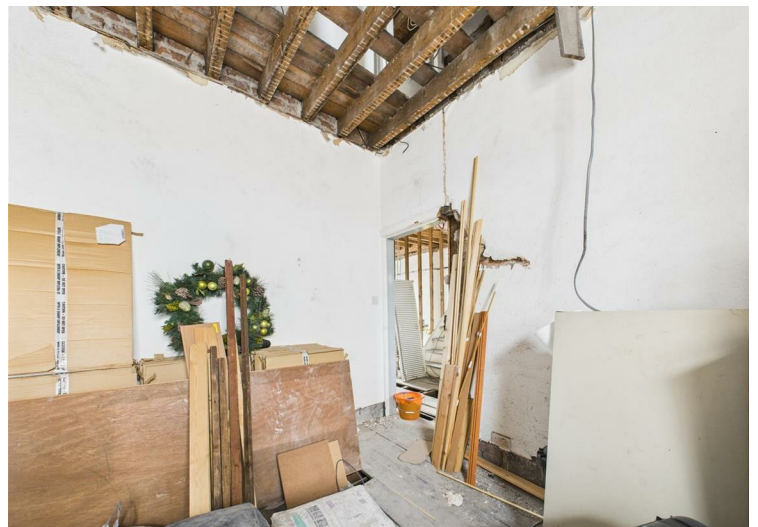
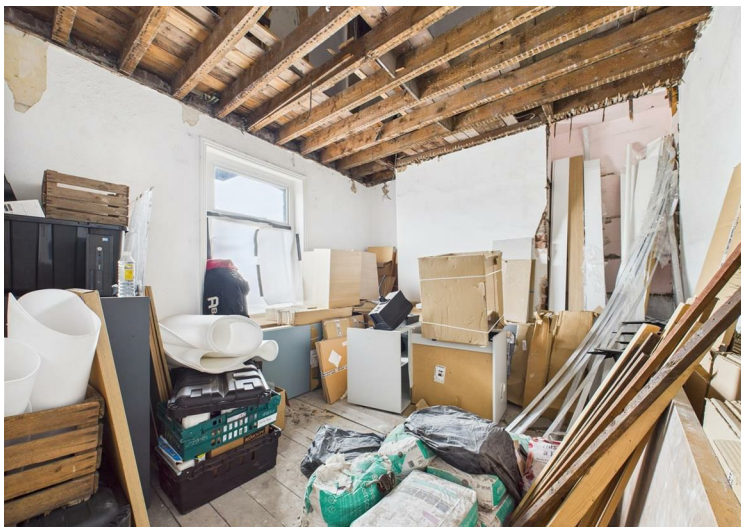
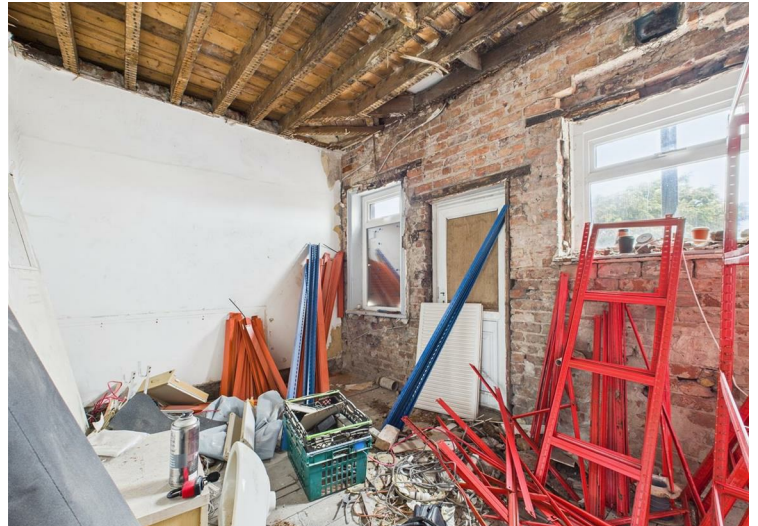
### Viewing

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





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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