



Woodend House Liverpool Road South, Maghull, L31 7BN

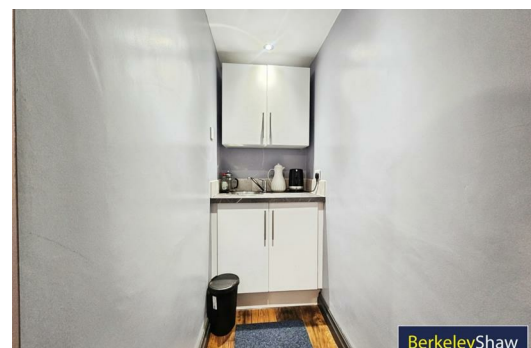
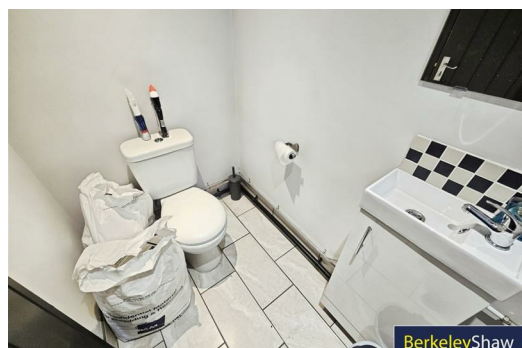
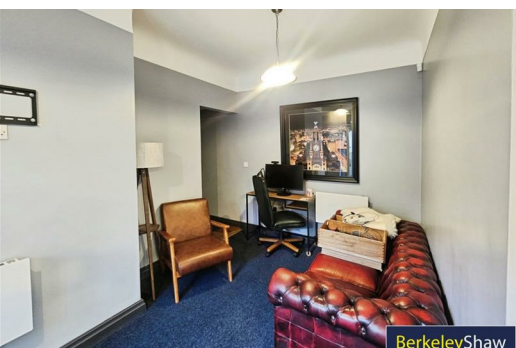
£7,200 Per Month

Nestled on Liverpool Road South in the charming area of Maghull, this self-contained ground floor office presents an excellent opportunity for professionals seeking a versatile workspace. Spanning a generous area, the property boasts high-quality decor throughout, creating an inviting and professional atmosphere.

The office is equipped with essential amenities, including a well-appointed kitchen and a convenient WC, ensuring that all your needs are met within the space. Additionally, the property features parking facilities at the front, providing easy access for both staff and clients.

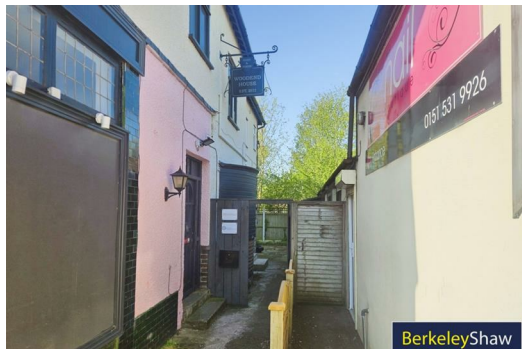
One of the standout features of this property is the garden area, which offers a tranquil outdoor space that can be utilised for breaks or informal meetings. This unique aspect enhances the overall appeal, making it suitable for various professional occupancies.

Whether you are looking to establish a new office or expand your current operations, this property on Liverpool Road South is a remarkable choice. With its prime location, modern facilities, and ample outdoor space, it is sure to meet the demands of any professional environment. Do not miss the chance to make this exceptional property your new business home.



Energy Efficiency Rating		
	Current	Potential
Very 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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