



130 Wallasey Road, Wallasey, CH44 2AF £1,150 Per Calendar Month



Nestled on the bustling Wallasey Road, this impressive office space offers a prime opportunity for businesses seeking a prominent location. Spanning an expansive 1,109 square feet, this large shop unit is designed to accommodate a variety of professional needs.

The property features three versatile office spaces that can also serve as storage rooms, providing ample room for your operations. The generous kitchen area is perfect for staff breaks or informal meetings, while the inclusion of a WC adds to the convenience of the layout.

Situated on a busy high street, this office benefits from high foot traffic and excellent visibility, making it an ideal spot for attracting customers and clients alike. Whether you are looking to establish a new business or expand your current operations, this property presents a fantastic opportunity in a vibrant community.

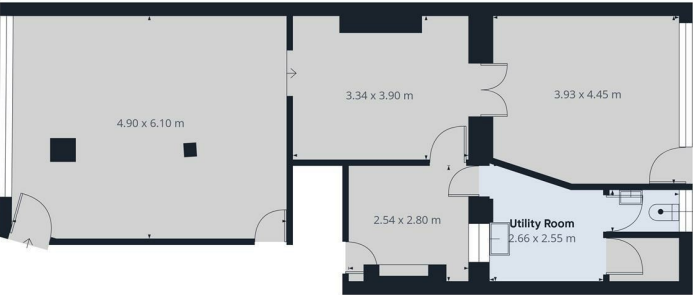
Do not miss the chance to secure this well-located office space that combines functionality with accessibility.

Utilities and Internet included!

- Commercial Unit
- Situated On A Busy High Street
- Three Office/ Storage Areas
- Main Shop Floor Area
- Kitchen
- WC
- Sought After Location
- Viewing Essential!

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*
75 m²

(1) Excluding balconies and terraces

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		



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