



# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**7A Charley Wood Road, Kirkby, L33 7SG**

**Asking price £200,000**

Nestled within the well-established Knowsley Industrial Park, Charley Wood Road presents an exceptional opportunity for discerning investors and business owners alike. This commercial property, set in a thriving industrial estate, boasts significant development potential, making it an attractive prospect for those looking to expand or establish their business ventures.

The location is strategically positioned with excellent transport links, ensuring easy access to major road networks and facilitating efficient logistics for any enterprise. This connectivity is a vital asset for businesses seeking to optimise their operations and reach a wider market.

Moreover, the business is available for purchase on request, providing a unique investment opportunity for those looking to acquire a commercial building in a prime area. The potential for growth and development in this location is substantial, making it an ideal choice for forward-thinking investors.

Whether you are looking to start a new business or expand an existing one, this property on Charley Wood Road offers the perfect canvas to realise your ambitions. Do not miss the chance to explore this promising opportunity in the heart of Kirkby's industrial landscape.



Office 1

Office 2

Cafe



WC



Hall

Storage

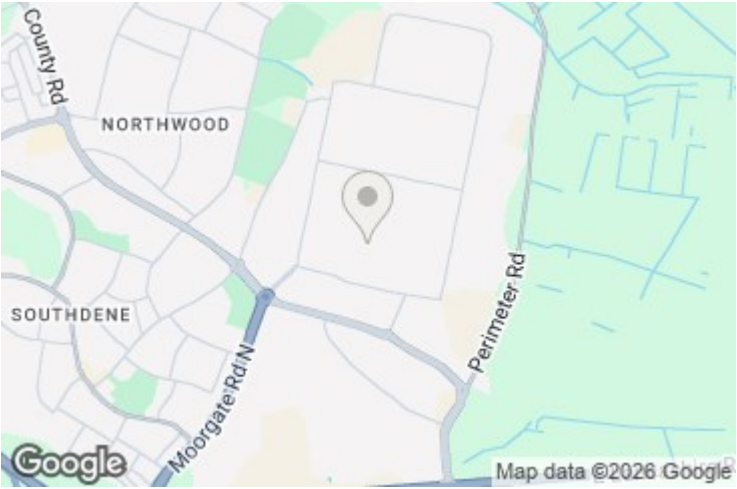


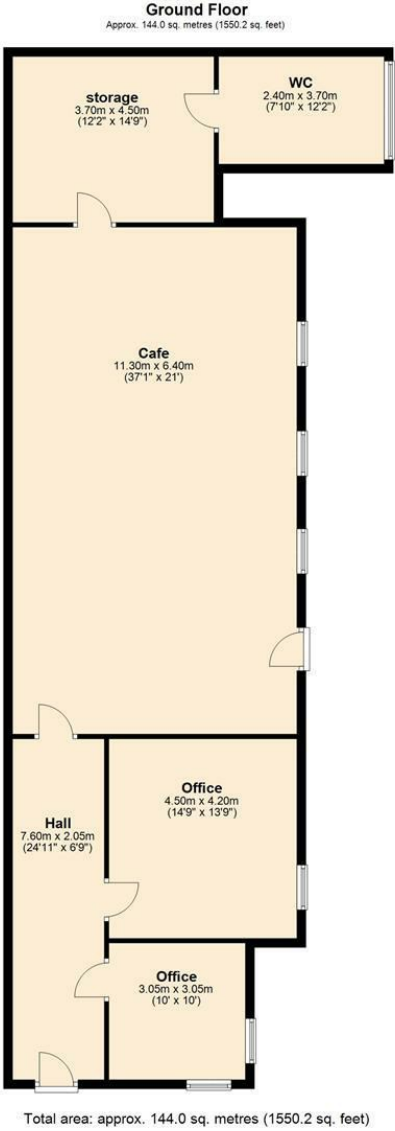
Kitchen



External

Car park





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

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