



## 72b Liverpool Road, Liverpool, Merseyside L23 5SJ

£750 PCM

Berkeley Shaw are pleased to offer this smart First Floor commercial unit for let. Renting on a fully insurable and self repairing lease, this unit consists of a hallway, 3 large office rooms, 1 reception waiting room, 2 x w.c. and kitchen. This fantastic unit is fully equip with lighting, network and electric sockets installed throughout. Gas central heating system will also be installed and double glazed.

Call arrange your own internal inspection today on 01519246000



## Entrance Hallway

UPVC Double Glazed door, Alarm, Stairs to first floor, UPVC Double glazed window, blinds

## Reception Hallway

Entrance hallway, inner door, with double radiator carpet lighting

## Office 1

14'6" x 9'1" (4.440 x 2.772)

L-shaped office with multiple power points and network cable sockets around with one double glazed UPVC window with blind door off reception hallway door also into second office

## Office 2

15'1" x 14'4" (4.607 x 4.394)

UPVC double glaze windows to buy and UPVC double glazed window to side office overlooks road again multiple sockets around the room and network cable points double radiator and Air-conditioning unit  
Door out to reception hallway and also door into reception waiting room

## Reception/Waiting Room

7'8" x 8'6" (2.346 x 2.609)

UPVC double glaze window single radiator power sockets lights and TV unit to wall

## Office 3

14'11" x 13'0" (4.563 x 3.975)

UPVC double glazed bay window power sockets around the room and phone sockets single radiator and air-conditioning unit door out to reception hallway

## Toilet 1

3'6" x 5'7" (1.070 x 1.712)

UPVC double glaze window low-level WC small wash and basin

## Inner Hallway

6'1" x 4'5" (1.878 x 1.358)

Light switches and carpet

## Toilet 2

6'5" x 4'1" (1.965 x 1.258)

UPVC double glaze window low-level WC single radiator and sink

## Kitchen

8'10" x 3'11" (2.697 x 1.210)

UPVC double glaze window stainless steel single drainer sink with unit below a tiled shelf work surface Ravenheat Combi boiler and a freestanding fridge

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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