



92 Liverpool Road North, Liverpool, L31 2HN

£3,600 Per Annum

Available immediately - 1st Floor Office To Let in a shared office suite close to the heart of Maghull. The property is situated within a shared building, offering a collaborative atmosphere that is ideal for networking and fostering creativity.

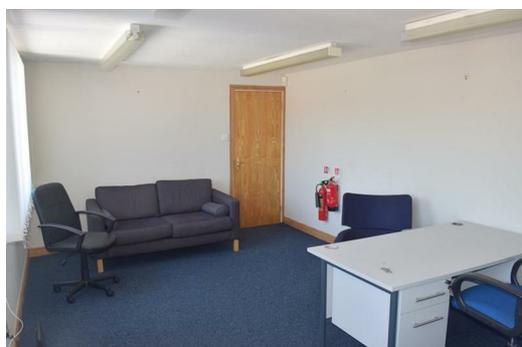
The subject property benefits from a shared ground floor entrance hall with stairs to the first floor and has the benefit of an open plan office with double glazing. In addition, there is a communal adjacent staff room, a shower room with WC and kitchen facilities

The office area is approximately 21 sqm (223 sqft).

There is a landlord re-charge for water rates and sub-meters for electricity usage.

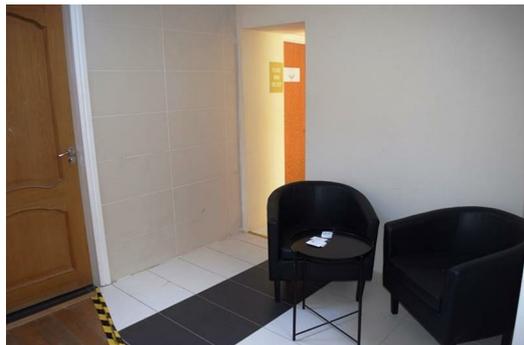
Outside the business centre is accessed via a security gate and a rear yard with communal parking with one space included.

Available by way of a new lease, terms to be agreed.



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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