



24 HOUR  
ACCESS



SECURE  
ON-SITE  
PARKING



SUPERFAST  
INTERNET



TRINITY ROAD | BOOTLE | L20 3QQ

# ST HUGH'S HOUSE

ENTER >>>

HIGH-QUALITY REFURBISHED OFFICE ACCOMMODATION

## 200 SQ FT - 5,661 SQ FT



**HURSTWOOD**  
HOLDINGS

# ST HUGH'S HOUSE

# DESIGN

DESCRIPTION >>>

SPECIFICATION >>>

ACCOMMODATION >>>

LOCATION >>>

DEMOGRAPHICS >>>

ENQUIRIES >>>

**ST HUGHS HOUSE** comprises **42,656 sq ft of high quality refurbished office accommodation** over ground and six upper floors.

The floorplates are flexible and allow for a range of sizes from 250 – 6,400 sq ft.

The 0.75-acre site benefits from 52 car parking spaces providing an excellent ratio of 1:820 sq ft, there are also off site options for parking at a neighbouring site. The property has been refurbished internally to a high standard with an onsite team to cover concierge and general maintenance.



# ST HUGH'S HOUSE

|               |     |
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| LOCATION      | >>> |
| DEMOGRAPHICS  | >>> |
| ENQUIRIES     | >>> |

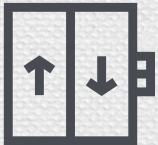
# SPECIFICATION

## THE ACCOMMODATION BENEFITS FROM:

SUPERFAST  
INTERNET  
CONNECTIONS



2 X PASSENGER  
LIFTS



52 ON SITE  
PARKING SPACES



HIGH QUALITY  
REFURBISHMENT  
INCLUDING LED  
IN RECEPTION AREA



COMMUNAL  
MEETING ROOM  
AND BREAK OUT  
SPACE



CONCIERGE &  
MAINTENANCE  
SERVICE



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| ENQUIRIES     | >>> |

# ACCOMMODATION



**SUITE SIZES  
RANGING FROM  
250 – 6,400 SQ FT.**



**PRICES  
STARTING FROM  
£11 PER SQ FT.**



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**ST HUGHS HOUSE** is located on the corner of the A567 Stanley Road and Trinity Road in the heart of Bootle, a suburb of Liverpool. Bootle is a town in the Metropolitan Borough of Sefton, located approximately 3 miles north of Liverpool, 17 miles south of Southport, and 19 miles west of Warrington. The area benefits from good road communications with the A567 providing access to Liverpool (via the A565), Southport, and Crosby. Both the M58 and M57 motorways are easily accessible, connecting Bootle to the regional (M62) and national (M6) road network. Bootle is also well served by public transport. The town benefits from frequent bus services through Merseyside and is served by two train stations. Bootle Oriel train station and Bootle New Strand are both located within a 12-minute walk of the property.

## DRIVE TIMES

|     |         |           |           |         |           |            |              |            |
|-----|---------|-----------|-----------|---------|-----------|------------|--------------|------------|
| M57 | 15 mins | 5.1 miles | Liverpool | 11 mins | 2.8 miles | Manchester | 61 mins      | 35.1 miles |
| M58 | 15 mins | 4.5 miles | Preston   | 55 mins | 34 miles  | Lancaster  | 1 hr 10 mins | 54.8 miles |
| M62 | 18 mins | 5.2 miles | Chester   | 49 mins | 23 miles  | Leeds      | 1 hr 31 mins | 73.7 miles |



M57, M58 & M62 motorways nearby



Liverpool city centre 2.8 miles



A580 East Lancashire Rd nearby



Bootle Oriel Rd station within short walk



Port of Liverpool 8 mins

# ST HUGH'S HOUSE

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- ENQUIRIES >>>

53,718  
population of  
Bootle



~35,000  
businesses within a  
30 minute drive

~3,000  
Active enterprises in  
the Bootle area



Students at the  
Hugh Baird College  
7,500

3.4M  
60 minute drivetime  
population

>2.8M  
Merseyside  
employment  
catchment



# ST HUGH'S HOUSE

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## TERMS

Flexible lease terms are available.

## VAT

We understand that the property is elected for VAT and therefore VAT will be charged on the transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2025. Designed & produced by Creativeworld.co.uk 01282 858 200.

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