



24 HOUR
ACCESS



SECURE
ON-SITE
PARKING



SUPERFAST
INTERNET



TRINITYROAD | BOOTLE | L20 3QQ

ST HUGH'S HOUSE

ENTER >>>

HIGH-QUALITY REFURBISHED OFFICE ACCOMMODATION

215 SQ FT - 4,830 SQ FT



HURSTWOOD
HOLDINGS

ST HUGH'S HOUSE

RESIDENTIAL

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 between 215 to 4,830 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.

DESCRIPTION >>>

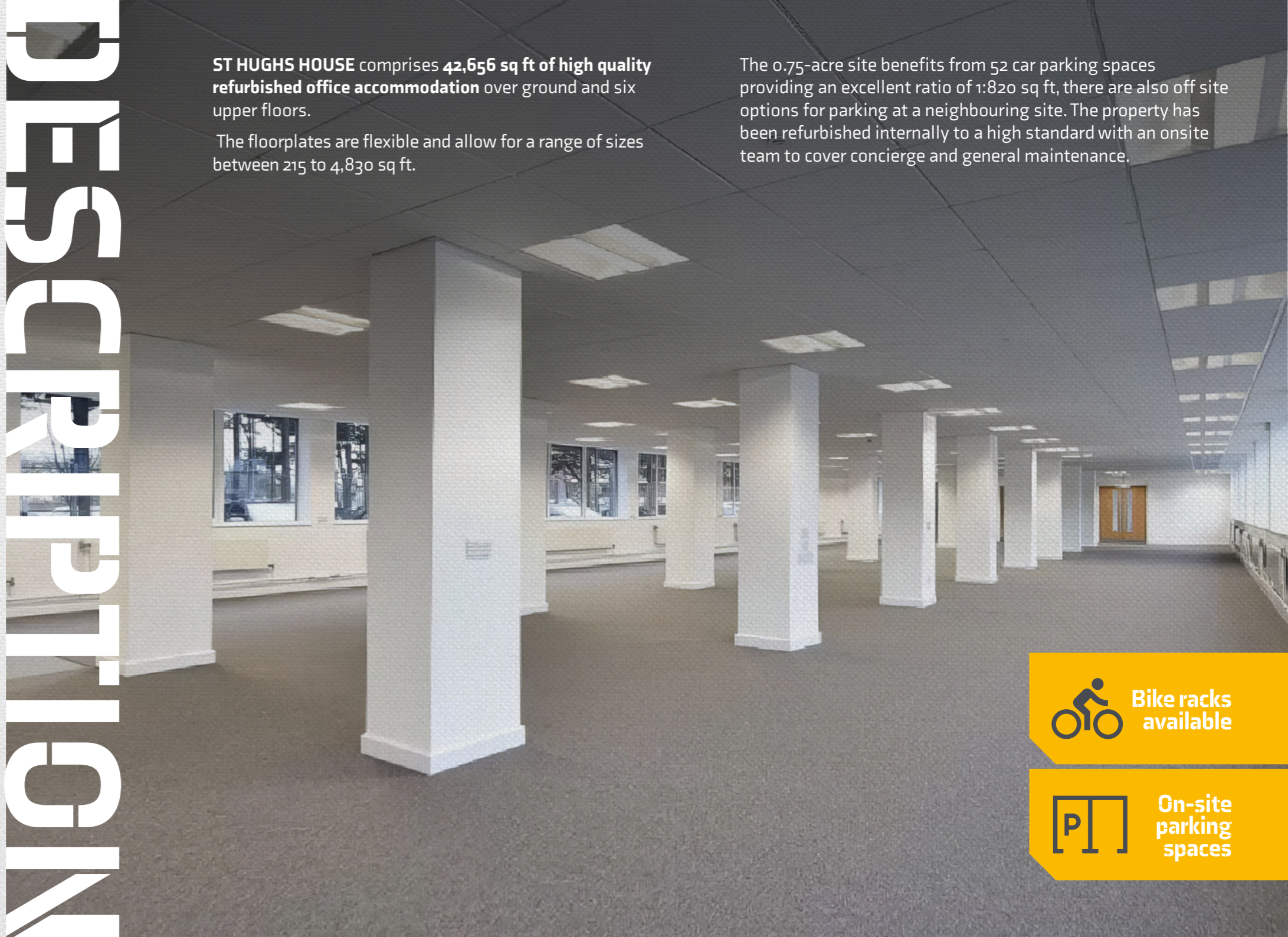
SPECIFICATION >>>

ACCOMMODATION >>>

LOCATION >>>

DEMOGRAPHICS >>>

ENQUIRIES >>>



 Bike racks available

 On-site parking spaces

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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



ST HUGH'S HOUSE

ACCOMMODATION

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**SUITE SIZES
RANGING FROM
215 - 4,830 SQ. FT.**



**PRICES
STARTING FROM
£340 PCM.**



ST HUGH'S HOUSE

AVAILABLE

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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

COMMERCIALS

DESCRIPTION >>>

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ACCOMMODATION >>>

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DEMOGRAPHICS >>>

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

REQUIREMENTS

DESCRIPTION >>>

SPECIFICATION >>>

ACCOMMODATION >>>

LOCATION >>>

DEMOGRAPHICS >>>

ENQUIRIES >>>



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 2026. Designed & produced by Creativeworld.co.uk 01282 858 200.

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