



SUMMARY

- Bike racks
- On-site parking available
- Design led & manned reception area
- Modern refurbished meeting room
- Broad range of suite sizes
- Shower facilities for tenant use

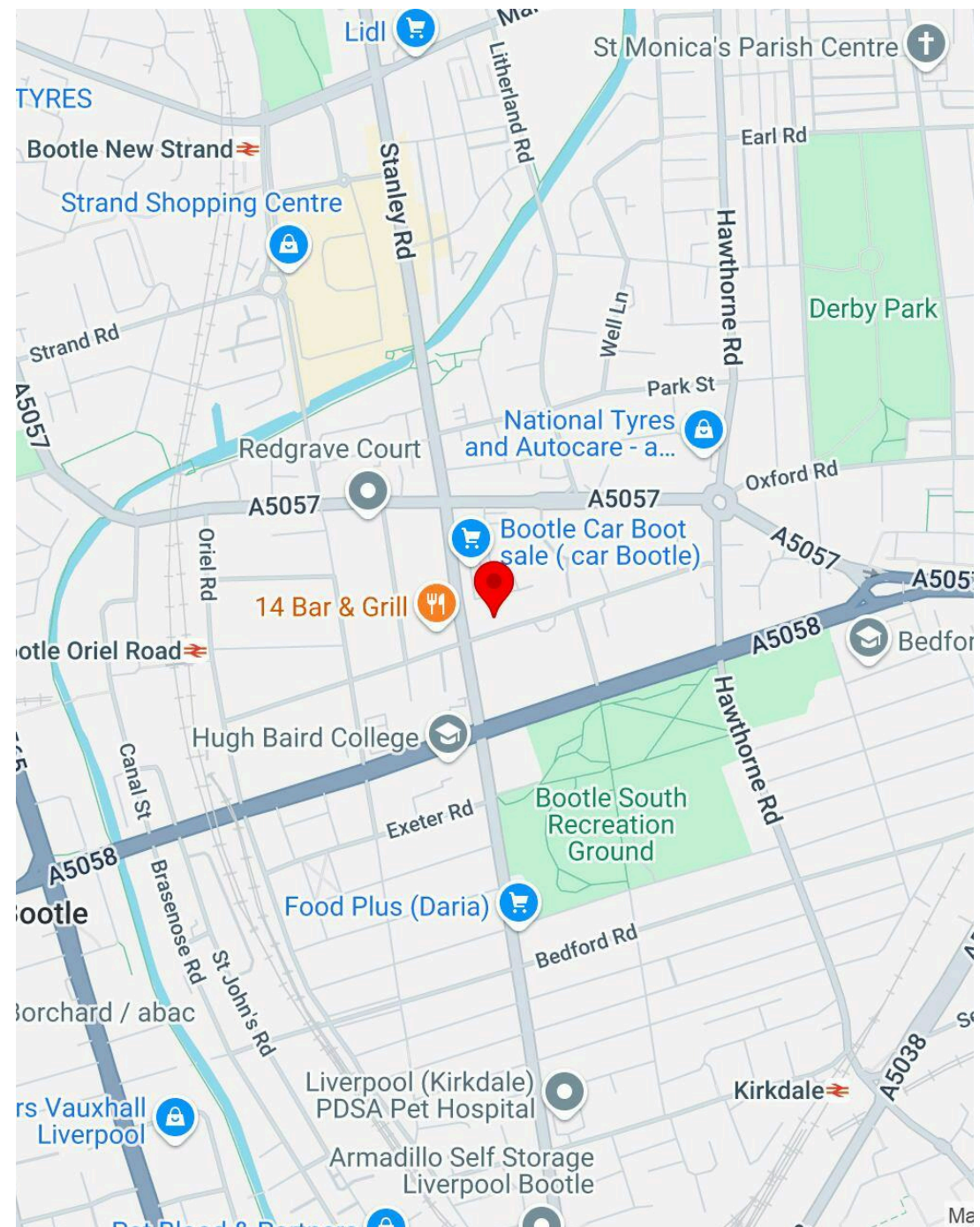
DESCRIPTION

St Hughs House comprises 42,656 sq ft of high-quality refurbished office accommodation over ground and six upper floors. The floorplates of the property are regular in shape and extend approximately 6,400 sq ft, other than the sixth floor which extends approximately 4,800 sq ft. The floorplates are flexible and allow for a mix of small suites off a central corridor as well as larger open-plan areas. The 0.75-acre site benefits from 52 car parking spaces providing an excellent ratio of 1:820 sq ft, the property has been refurbished internally to a high standard.



LOCATION

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.



ST Hughs House



ST Hughs House



AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
1st - Suite 3	2,515	£2,305 /month	£1,300 /month
1st - Suite 5,6,7	1,667	£1,528 /month	£862 /month
Suite - Full Floor	4,830	£4,025 /month	£2,535 /month
2nd - Suite 19	481	£440 /month	£253 /month
4th - Suite 35 & 38	1,115	£1,022 /month	£585 /month
3rd - Suite 3B	409	£614 /month	£68 /month
3rd - Suite 3C	215	£340 /month	£36 /month
3rd - Suite 3D	215	£340 /month	£36 /month
3rd - Suite 3E	215	£340 /month	£36 /month
3rd - Suite 3F	441	£662 /month	£74 /month
3rd - Suite 3G	215	£340 /month	£36 /month
3rd - Suite 3H	388	£614 /month	£65 /month
3rd - Suite 3J	409	£614 /month	£68 /month
3rd - Suite 3L	635	£953 /month	£106 /month
Total	13,750		

LEASE TERMS

New Lease

TO ARRANGE A VIEWING, PLEASE CONTACT



Constantine Thanopoulos

0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com



Robbie Harrocks

0161 220 1999 | 07842421659

robbie.harrocks@hurstwoodholdings.com



HURSTWOOD HOLDINGS

