



St Hughs House, Trinity Road, Bootle, Liverpool, L20 3QQ

St Hughs House comprises 42,656 sq ft of high-quality refurbished office accommodation over ground and six upper floors.

Tenure	To Let
Available Size	427 to 5,661 sq ft / 39.67 to 525.92 sq m
Rent	£391 - £4,718 per month
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- > Bike racks
- > On-site parking available

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.

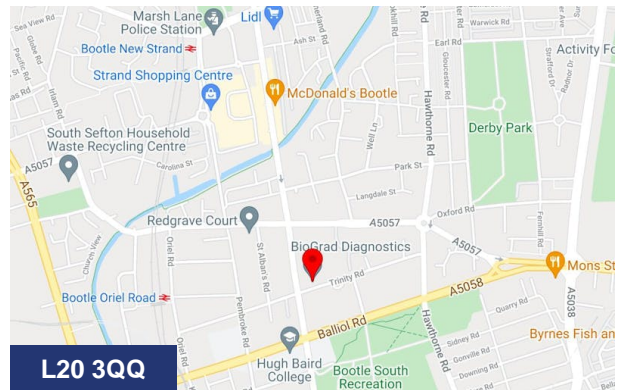
Accommodation

The accommodation comprises of the following:

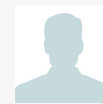
Name	Description	sq ft	Rent	Service Charge
1st - Suites 8, 9 & 10	Suites 8, 9 & 10	821	£752 per month	£431 /month
2nd - Suite 14	Suite 14	490	£450 per month	£257 /month
2nd - Suite 15	Suite 15	427	£391 per month	£224 /month
2nd - Suite 17 & 18	Suite 17 & 18	1,278	£1,065 per month	£670 /month
3rd - Suite 30	Suite 30	504	£462 per month	£264 /month
5th - Suites 40,41 &42	Suites 40,41 &42	1,385	£1,270 per month	£727 /month

Specification

- 52 On-Site Car Parking Spces
- Bike Racks
- 24 Hour Access
- Superfast Internet
- 2 x Passenger Lifts



Viewing & Further Information



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- Recessed Modular Lighting