

St Hugh's ●



bruntwood



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Welcome to St Hugh's

At St Hugh's you will find a range of suites to create the right space for your business.

St Hugh's is a 6 storey office building located in the office quarter of Bootle. If you're a small business starting up or an established one in need of new work space, St Hugh's suites can be tailored to suit the needs of your business.

The flexible, open plan space can accommodate a wide range of requirements, catering for small start-ups right through to large enterprises. The building also benefits from an on-site customer service team and a welcoming reception area for staff and visitors.

Creating the right space for your business

At St Hugh's there are a variety of spaces, in all shapes and sizes, and we are confident that we can help you find the perfect one.

We can offer you a blank canvas to make your mark and create a work space that is uniquely your own.

With a vision and collaborative approach, our in house design team can help turn your ideas into reality and create a space that reflects you and your brand.

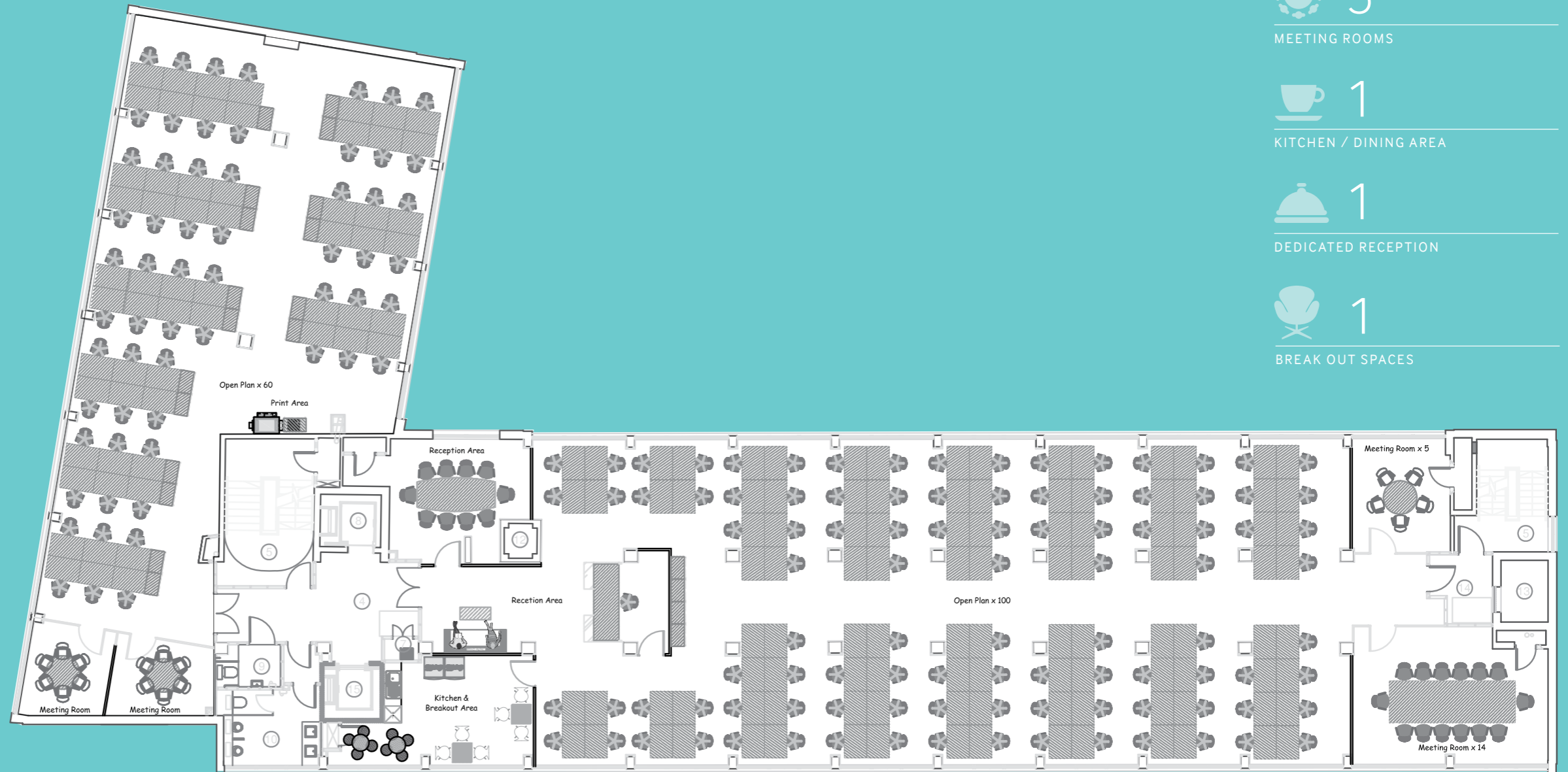


Attention to detail

All of the office space in St Hugh's has been refurbished to a high standard and the specification is included below.

This is an example of a full floor 6,300 sq ft space with suites that are available from 200 sq ft.

The floors were recently refurbished and the flexibility of the space means that we can split the floors to provide you with the space you need not only now, but as your space requirements evolve.



 160

WORK STATIONS

 5

MEETING ROOMS

 1

KITCHEN / DINING AREA

 1

DEDICATED RECEPTION

 1

BREAK OUT SPACES

Features Include:

- Open-plan suites
- On-site car parking available
- 24-hour access
- On-site customer service team
- Suspended ceilings
- Recessed modular lighting
- DDA-compliant access
- Lift access
- EPC Rating 44 (Band B)

A new home for start-ups and growing businesses

St Hugh's is located in Bootle's office quarter, which has recently received significant investment including Liverpool2 Port, the canal, Strand Shopping Centre and Hugh Baird College.

Liverpool2, a new £400m deep-water container terminal opened in 2016 which will double the ports container capacity and make Liverpool2 one of the country's best-equipped and connected terminals. This opens up new business opportunities in the area with St Hugh's a short 5 minute drive to the dock making it perfectly positioned for port operators, logistics offices and surrounding businesses.

A House of Commons study named Bootle in the top five areas in the UK for broadband speed with more than 25% of premises in the area having taken up fibre connections as part of the Merseyside Connected project. A further £2m has been invested in the project to expand the roll out of fibre broadband in Bootle and surrounding areas to help maintain Merseyside's competitive edge as a business destination.

To support growth in the area £100m is planned to be invested in the Bootle Town Centre rejuvenating the area. This investment has been planned alongside several other retail and residential developments, helping enhance this popular office location.



£400m

LIVERPOOL2 PORT



£100m

INVESTMENT IN BOOTLE TOWN CENTRE



How we do things the Bruntwood way

Bruntwood is a family-owned and run property company whose goal is to create the right places for people to succeed.

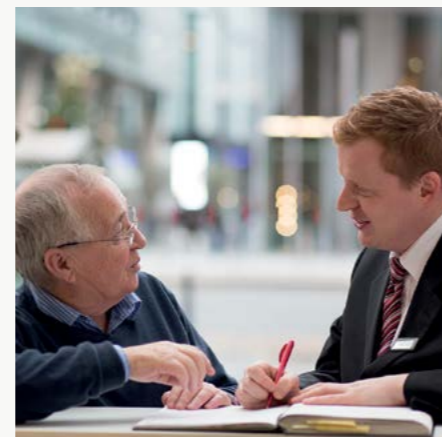
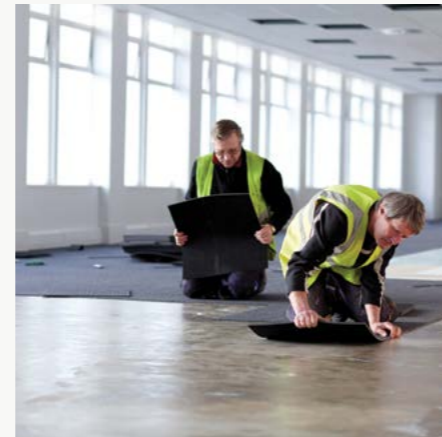
We have a fundamental belief that there is always a way to improve the world around us and that as a good business we have a responsibility to leave things better than we find them. Every place, every company and every person has the potential to improve – they just need to be given the right opportunity to grow and develop.

For our customers, we focus on creating the right environments for their business to thrive, no matter what sector they operate in. We develop, let and manage all our own buildings, combining an innovative approach to property development with a single minded focus on the needs of our customers: if it doesn't work for them, then it doesn't work for us.

In the cities where we operate, we always keep an eye on the bigger picture, as our goal is to create growth that is sustainable in the long term. If our cities improve and grow that helps us to do the same.

For us, good business is a game with two winners. Because if you succeed, we succeed.

Part of enabling our customers to succeed is offering flexibility and structuring deals to suit specific requirements. We have put together a fully furnished and inclusive office proposal designed to enable you to grow your business within our portfolio.



 117
NUMBER OF PROPERTIES

 8.6m
TOTAL OWNERSHIP IN SQ FT

 3,017
TOTAL NUMBER OF CUSTOMERS

bruntwood ●

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This brochure is intended purely as a guide. The information contained within it does not form part of any offer or contract.