



St James', St. James Buildings, 79 Oxford Street, Manchester, M1 6EJ

Imposing Grade II listed property on Oxford Street in Manchester City Centre.

Summary

Tenure	To Let
Available Size	6,297 sq ft / 585.01 sq m
Rent	£24.50 - £26.50 per sq ft
Service Charge	£8.79 per sq ft
Rates Payable	£8.50 per sq ft
EPC Rating	Upon Enquiry

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Description

The office you choose says a lot about your business, and the St James's offices in Manchester says more than most. This iconic Grade II-listed building sits in a commanding location overlooking Manchester's busy Oxford Street and dates back to 1912.

The office space available to rent ranges from suites of c. 600 sq ft to 7,500 sq ft. Specification for the offices to rent includes raised floors and air-conditioning (in part). The accommodation has been fully refurbished and the specification includes a mix of carpet tiles and original parquet flooring, exposed ceilings & services, air conditioning and double glazing.

Available immediately are a range of fitted suites with newly installed kitchens / breakout areas, power & comms cabling, and private meeting rooms. This will take a lot of the hassle and up front cost away from moving offices. What's more, we can consider terms shorter term leases here and can ensure no hidden dilapidations costs with a fixed cost solution.

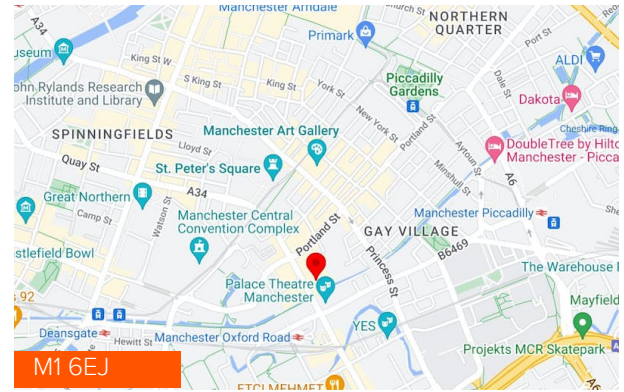
Transport-wise, St James's sits at one end of the well-served Oxford Road bus route. The main commuter railway station of Manchester Oxford Road, offering services across the Northwest, is just minutes away with Manchester Piccadilly and Deansgate railway stations a further 10 minute walk. St Peter's Square and Deansgate-Castlefield Metrolink stops provide direct access to the frequent Altrincham, Chorlton and Eccles services as well as the wider Metrolink network. Both are within a 5-10 minute walk.

Nearby there is an array of supermarkets, shops and lunchtime and evening eateries, including Bondobust, Listo Burrito, Philpotts, and Ditto Coffee.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 4	6,297	585.01	Coming Soon
Total	6,297	585.01	



Viewing & Further Information



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CANNING O'NEILL

THE NORTH WEST'S SPECIALIST OFFICE AGENTS

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