

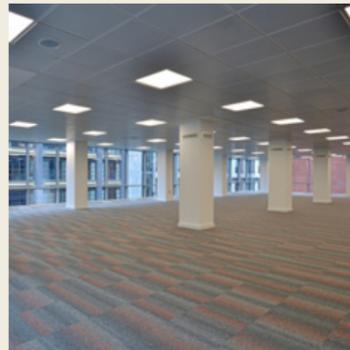
ST JAMES'S TOWER

MANCHESTER

Flexible options available between 1,755 sq ft – 52,000 sq ft



St James's Tower is a high-quality office building, which has been transformed to provide Grade A workspace. The available tower floors offer stunning 360 degree views of Manchester city centre.





ST JAMES'S TOWER





Victoria Station



Manchester Arndale

Northern Quarter



Piccadilly Station

All Bar One

Browns

Gotham Hotel

Moose Cafe



M&S

Piccadilly Gardens

Grandé Café

Starbucks

Salut Wine Bar

Sainsbury's Local

Alchemist

ASK

Pizza Express



St Peter's Sq

Caffè Nero

Art Gallery

Little Yang Sing

Higher Ground



The Alan

China Town

Roomzzz Aparthotel

-  Restaurant / Bars
-  Amenities
-  Hotels
-  Places of Interest



St James's Tower is located on Charlotte Street in the heart of Manchester and is perfectly positioned to take advantage of the city's exceptional transport links. The Metrolink at St Peter's Square and the Piccadilly Gardens transport interchange are within close walking distance, whilst Piccadilly train station is a 7 minute walk away.

Location and Amenities

● Restaurants / Bars

1. Alchemist
2. Giovanni's Deli
3. Grill on New York Street
4. Salut Wine Bar
5. Grand Pacific
6. Moose Cafe
7. All-Bar-One
8. Pizza Express
9. Browns
10. The Little Yang Sing
11. ASK
12. The Bank
13. Teppanyaki Chinatown



1-3 Minutes

- Piccadilly Gardens Metro
- Market Street
- Manchester Arndale
- The Northern Quarter
- St Peter's Square Metro
- China Town
- Portland Street

3-5 Minutes

- St Ann's Square
- Central Library
- Canal Street
- King Street

5-7 Minutes

- Manchester Central
- Spinningfields
- Piccadilly Station
- Exchange Square

○ Amenities

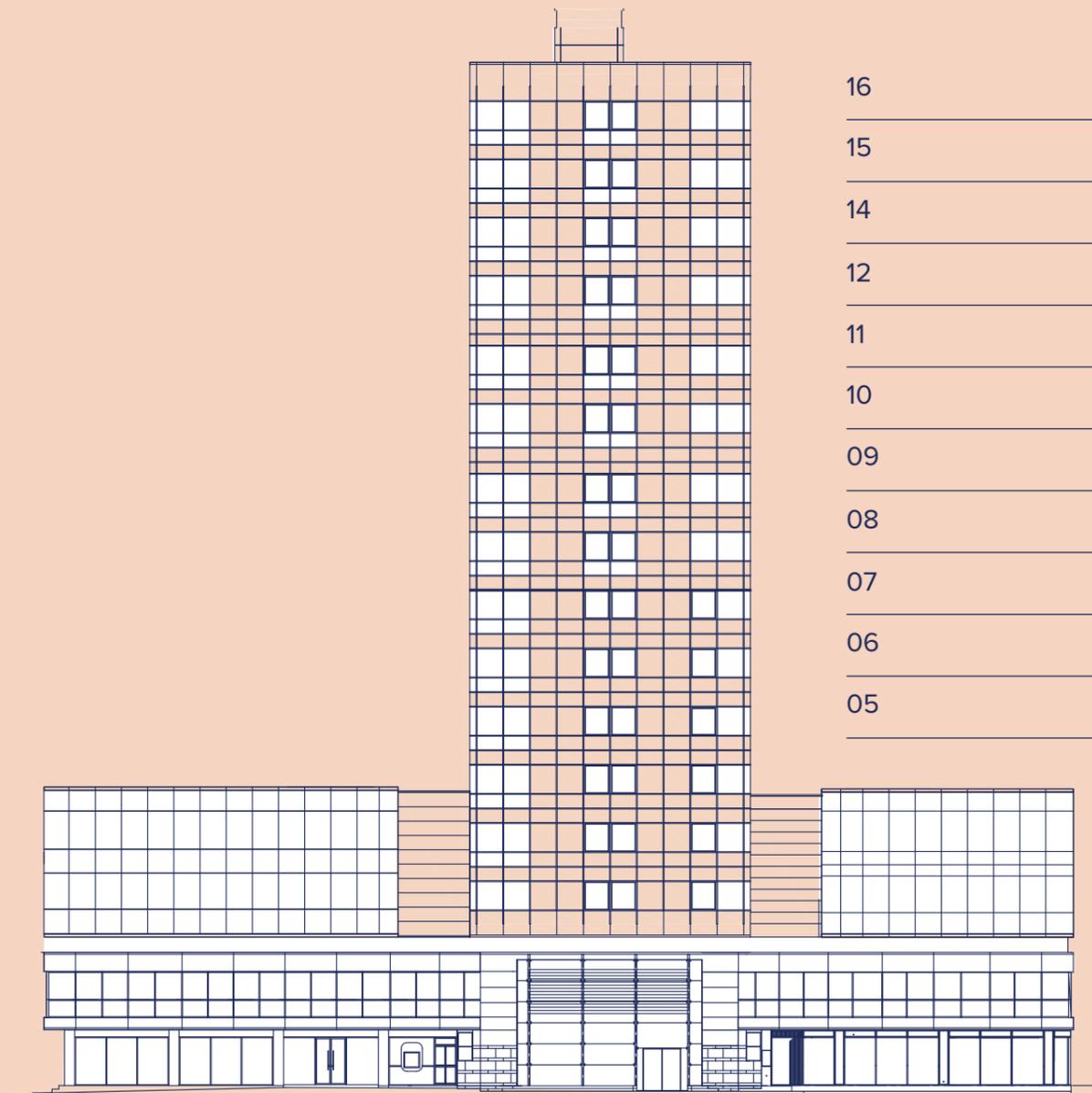
14. Sainsbury's Local
15. Natwest
16. Cafe Nero
17. Lloyds Bank
18. Tesco Express
19. Gym
20. Starbucks
21. Manchester Art Gallery

● Hotels

22. The Alan
23. Roomzzz Aparthotel
24. Piccadilly Hotel







Elevation to Charlotte Street

16
15
14
12
11
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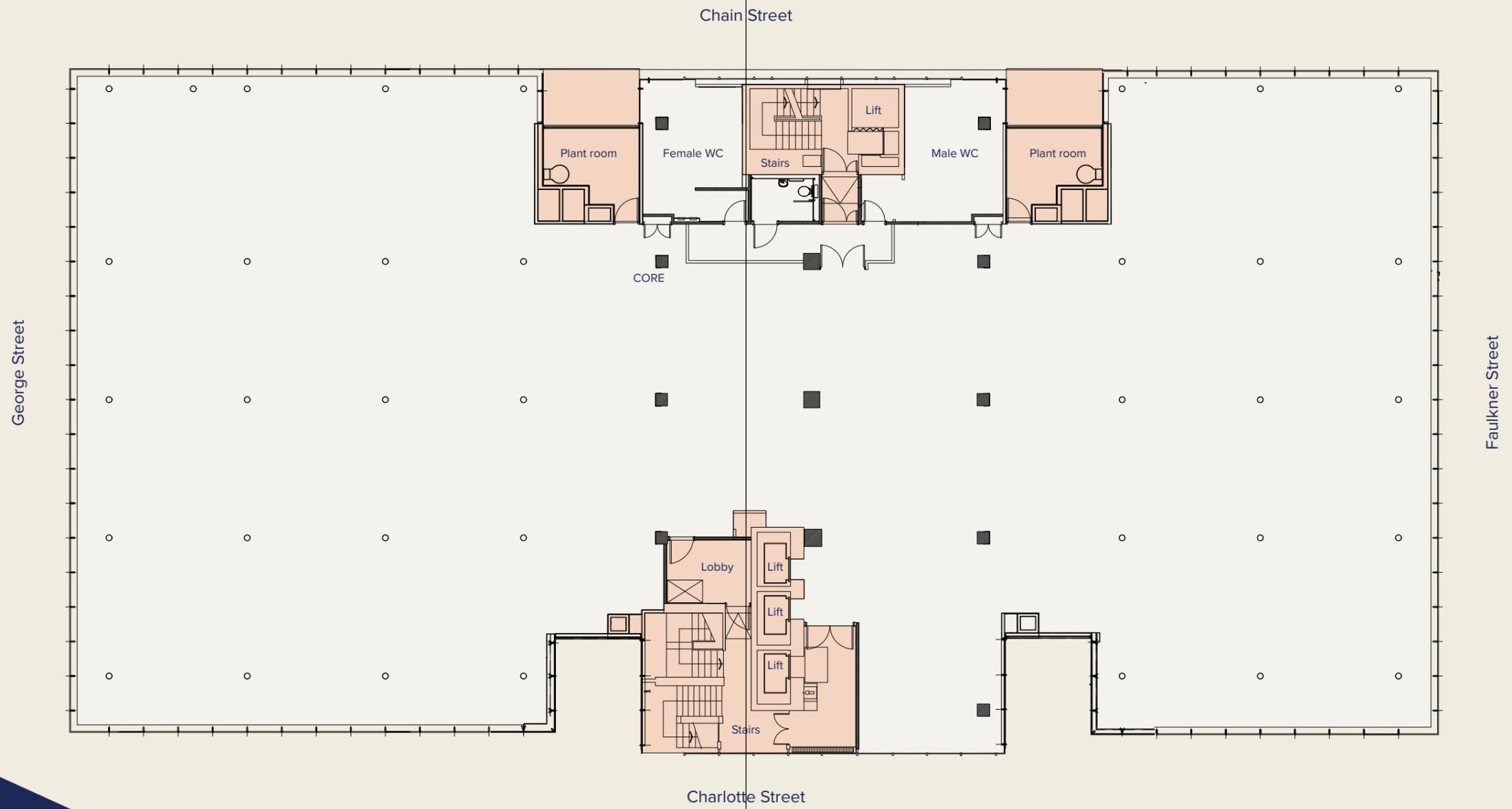
04
03
02
01
G
G

Availability

16	Let	
15	Let	
14	Let	
12	Let	
11	Let	
10	Let	Available 1,755 Sq ft (163 sq m) EPC A fitted & furnished
09	Let	
08	Let	
07	Let	Let
06	Let	
05	Available 2,921 sq ft (271 sq m) EPC A subject to a 3 month notice period	
04	Available 2,754 sq ft (256 sq m) EPC A subject to a 3 month notice period	
03	Available 6,118 sq ft (568 sq m) EPC A	Available 6,125 sq ft (569 sq m) EPC A
02	Available 6,118 sq ft (568 sq m) EPC A	Available 6,125 sq ft (569 sq m) EPC A
01	Available 15,291 sq ft (1,421 sq m) EPC A subject to a 6 month notice period	
G	Available 5,753 sq ft (534 sq m) EPC A subject to a 6 month notice period	
G	Let	



2nd and 3rd Floor – Typical Floor Plan



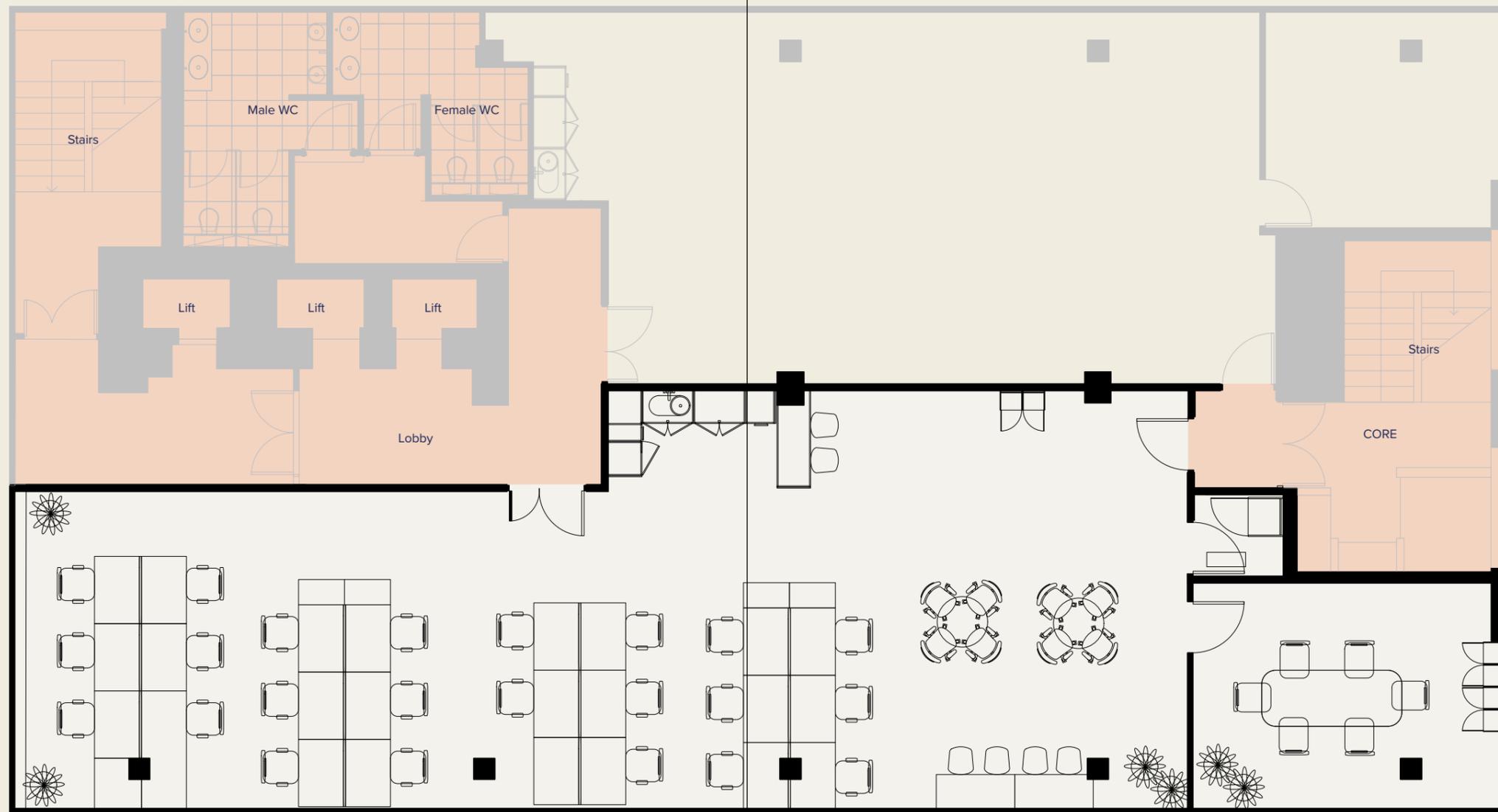


The 10th floor, provides fully fitted and furnished, “plug & play” suites.

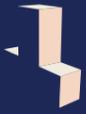




Part 10th Floor – Floor Plan







Specification

St James's Tower provides Grade A refurbished workspace.

The building benefits from the following features:



An impressive manned reception foyer



LED lighting



3 high speed passenger lifts



Male and female WC facilities on each floor



Full raised access floors



Basement shower facilities



Metal tile suspended ceiling



Air conditioning



Secure underground car parking



Secure cycle storage



DDA compliant



Further Information

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