

TO LET

St Johns House

2-10 Queen Street, Manchester, M2 5JB

Welcome to the St Johns House

PROMINENT OFFICE BUILDING IN THE HEART OF THE CITY

Primely located on Deansgate, right in the centre of Manchester, St Johns House offers attractively renovated offices in a prime location offering a modern twist on a character filled building.

St Johns House has exceptional transport links and surrounded by thriving businesses, popular eateries, and shopping destinations, this is an address that places you in the middle of the action.



A stylish and contemporary office property in the heart of the City Centre.

St. John's House is a prominent seven-storey office building providing 41,413 sq ft of high-quality workspace, currently benefiting from a comprehensive phased refurbishment programme.

The completed first phase has delivered a striking new reception, upgraded common areas, and a selection of fully refurbished office suites, designed to meet the needs of today's modern occupiers.

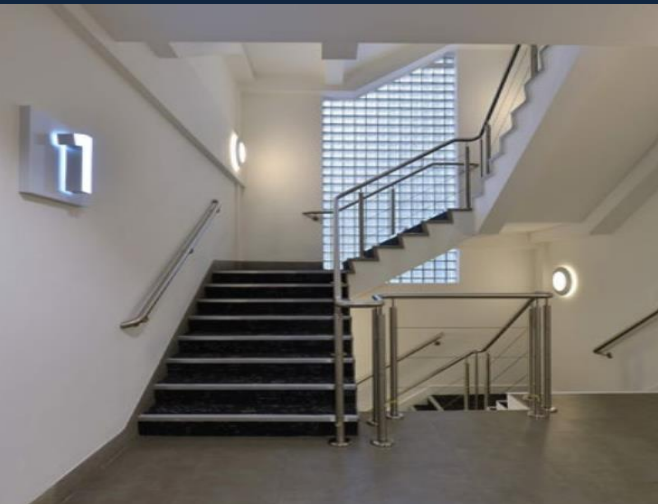
Ideally positioned opposite Spinningfields, St. John's House places businesses at the heart of the city, surrounded by an unrivalled choice of restaurants, bars, retail and transport links — allowing occupiers to work, meet and socialise with ease.

SPECIFICATION

- Refurbished office accommodation over seven floors
- Self-contained floors with private access
- Open plan office suites
- Meeting rooms
- Kitchen area
- Staff breakout space
- Raised floor
- LED lighting
- 24/7 access
- Accommodates 25 desks
- WC and shower facilities
- Passenger Lifts
- Secure access system
- DDA compliant access

Availability

Floor	Sq m	Sq Ft
Part 1st Floor (Front)	386.2	4,157
Part 1st Floor (Part Rear)	139.4	1,500
Part 2nd Floor (Front)	386.2	4,157
Part 2nd Floor (Rear)	229.7	2,472
3rd Floor (Front)	386.2	4,157
Part 3rd Floor (Rear)	231.0	2,486
Part 4th Floor (Rear)	230.6	2,482
Part 5th Floor (Front)	386.2	4,157
Part 5th Floor (Rear)	230.6	2,482
Part 6th Floor (Front)	386.2	4,157

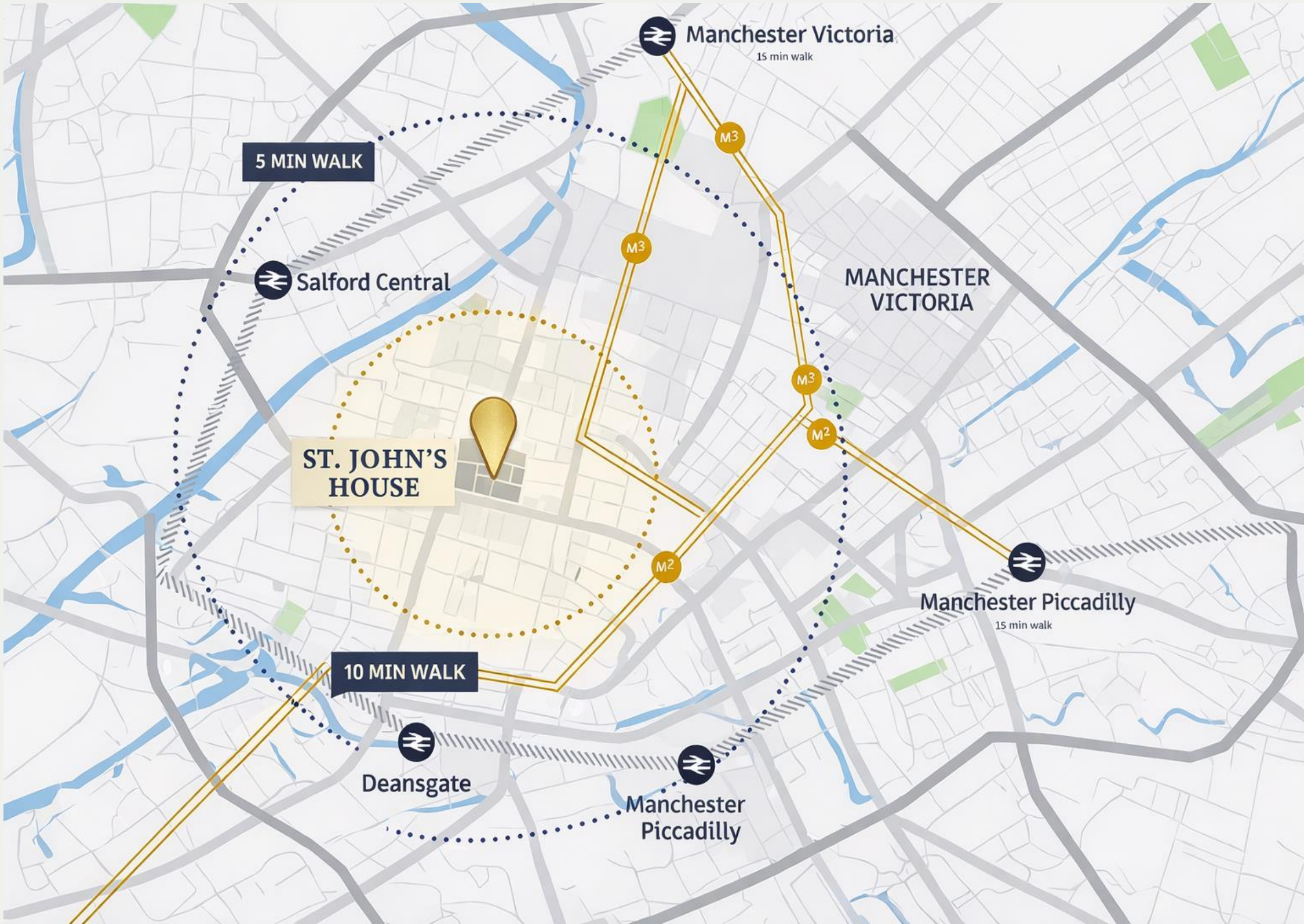


All of Manchester City Centre’s transport links are within a walking distance of the St Johns House.

Located in the heart of Manchester City Centre and one the most popular areas of the city centre offering an array of independent restaurants, bars and boutiques, alongside workspaces, studios and prime retail and office accommodation, creating a truly integrated community.

Retail and leisure amenities along with the main shopping district are on the doorstep. Manchester’s famous independent neighbourhoods, Spinningfields and Deansgate, are just a short walk from the offices meaning that employees are never too far away from that Friday evening drinks venue or the newest up and coming restaurant in town.

St Johns House sits just off Deansgate, within a network of small streets a stone’s throw away from Albert Square that boast some of the most popular cafes and bars in Manchester, including El Gato Negro, Knoop's, Blank Street Coffee and Gail's.



- Manchester Piccadilly 15 Minute Walk
 - Manchester Victoria 15 Minute Walk
 - Manchester Oxford Road 10 Minute Walk
 - Manchester Piccadilly 15 Minute Walk
 - St Peters Square 5 Minute Walk
 - Shudehill 15 Minute Walk
 - Manchester Victoria 15 Minute Walk
 - Manchester Oxford Road 10 Minute Walk
- Metro Shuttle Bus is a free bus service throughout Manchester City Centre and routes 1, 2 and 3 all pass through the nearby Piccadilly Station and Gardens.

LEASE

Premises are available by way of new full repairing and insuring leases for a term of years to be agreed.

QUOTING RENT

Upon application.

SERVICE CHARGE

Upon application.

INSURANCE

Building insurance will be payable.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

EPC

Available upon request.

Viewing strictly by appointment, please contact



Matthew Roberts
Chartered Surveyor
Graham & Sibbald
07570 294 627

Matthew.roberts@g-s.co.uk



Conor Mulloy
Director
Graham & Sibbald
07841 661 990

Conor.mulloy@g-s.co.uk

GRAHAM + SIBBALD

IMPORTANT NOTICE

Graham & Sibbald gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published September 2024. Graham and Sibbald.