

ST. JAMES'S HOUSE

MANCHESTER



Professional, Flexible, Affordable

St. James's House

3rd FLOOR
 To Let 2,092 sqft
 To Let 1,395 sqft
 Strategic UK Solutions
 To Let 1,430 sqft
 Salford Charismatic Clinic & Wellness Centre
 Managed Office Suites from 80 sqft - 592 sqft

2nd FLOOR
 NHS Salford CCG
 To Let 4,360 sqft

1st FLOOR
 Edge West Executive Offices
 The Stroke Association

5th FLOOR
 Emerson Business Centre
 NHS North West Commissioning Support Unit

4th FLOOR
 NHS North West Commissioning Support Unit
 The Greater Manchester School For PCOs

3rd FLOOR
 To Let 5,660 sqft
 To Let 2,960 sqft

2nd FLOOR
 To Let 7,960 sqft
 To Let 4,340 sqft

1st FLOOR
 GMW Staff
 To Let 2,210 sqft
 To Let 260 sqft
 To Let 260 sqft
 To Let 2,880 sqft

Mezz FLOOR
 GMW/Bridgeview Suite
 NHS Salford CCG
 NHS North West Commissioning Support Unit

Developed and managed by
The Emerson Group



DESCRIPTION

St. James's House is a prominent eleven storey office building in central Salford providing a mix of refurbished workspace ranging from small suites to open plan wings.

The property is easily accessible from the M602 and M60 motorways in addition to MediaCityUK and Manchester City Centre.

The building boasts a 'Secure by Design' awarded private multi-deck car park with barrier access, with additional parking in nearby car parks.

St. James's House is ideal for start-up and growing businesses due to the serviced and managed office provision with furnished small suites available on flexible, all-inclusive and short term licences.



PARKING



PASSENGER LIFTS



BUILDING MANAGER



FAST INTERNET



GROWTH



THE LOCATION

St. James's House is conveniently located on the A6 in Salford with close links to the M602 providing further connections to the M60 motorway.



The property also offers easy access into Manchester City Centre with a train station nearby at Salford Crescent providing services to Victoria Station and a Metrolink Park and Ride just ten minutes away offering frequent services into the city centre.

MediaCityUK

MediaCityUK is home to the BBC and ITV studios and accessible just 8 minutes away by car. The area provides a number of eateries and retail outlets including Boots, Costa Coffee, The DOCKyard and Marco's New York Italian.



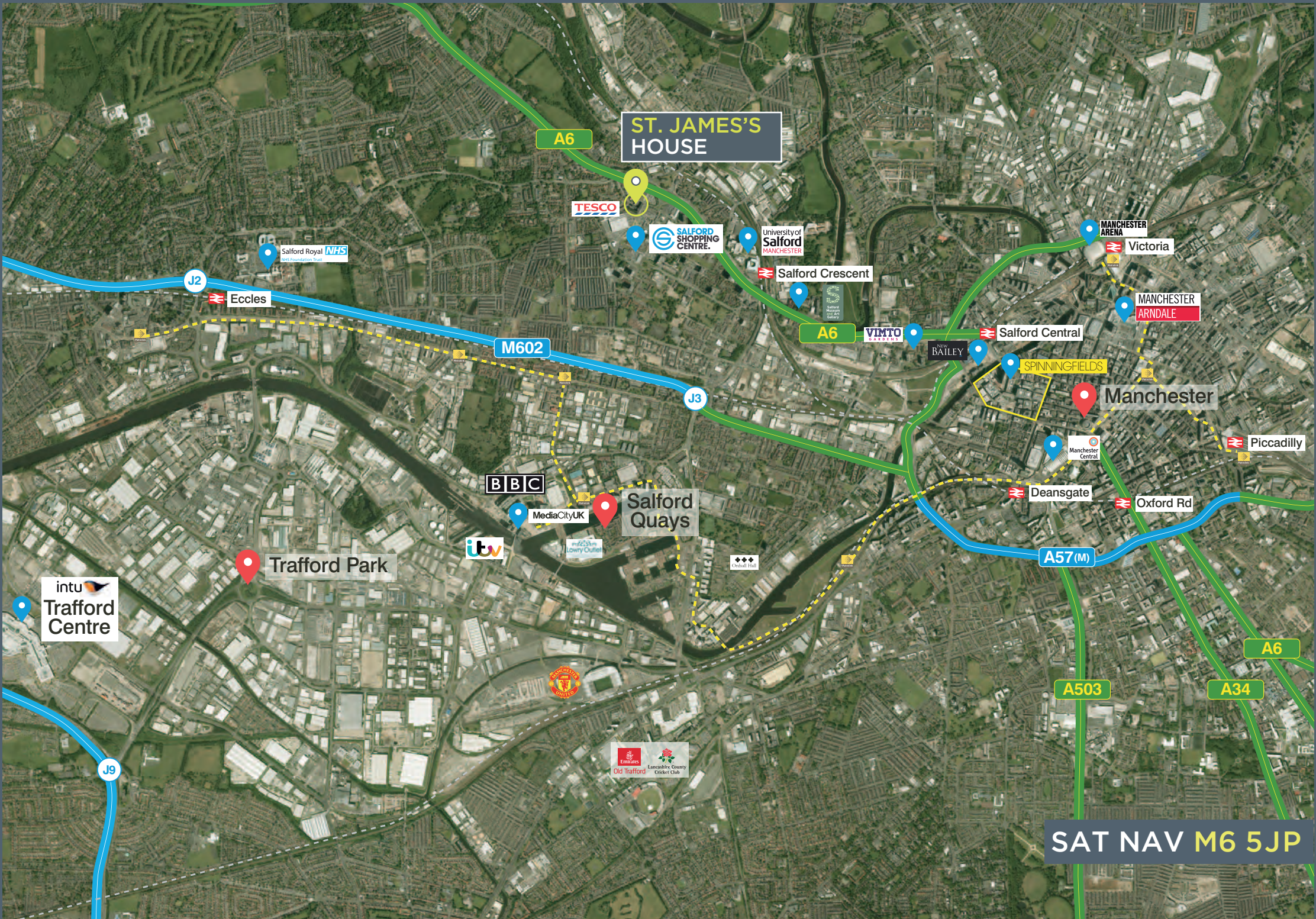
Amenities in the immediate area include a Tesco Superstore with petrol station along with Salford Shopping Centre featuring high street brands such as Boots, Pure Gym, Subway, The Post Office and banks including Halifax, Lloyds, Nationwide and RBS.



ST. JAMES'S HOUSE MANCHESTER

KEY DESTINATIONS

Salford Crescent train station	1 mile	Media City	2.3 miles
Langworthy Metrolink station	1.1 mile	Manchester City Centre	3 miles
M602/M60	1.5 miles	Manchester Airport	12 miles



ST. JAMES'S HOUSE

A6

TESCO

SALFORD SHOPPING CENTRE.

University of Salford MANCHESTER

Salford Crescent

MANCHESTER ARENA

Victoria

MANCHESTER ARNDALE

Salford Central

VIMTO

NEW BAILEY

SPINNINGFIELDS

Manchester

Piccadilly

Oxford Rd

A57(M)

Deansgate

Salford Quays

BBC

MediaCityUK

itv

Lowry Outlet

Trafford Park

intu Trafford Centre

Emirates Old Trafford
Lancashire County Cricket Club

A6

A503

A34

SAT NAV M6 5JP

J2

Eccles

M602

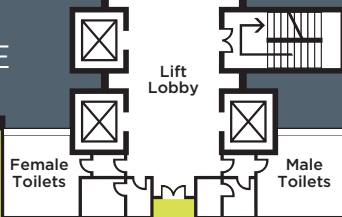
J3

J9

ABOUT THE SPACE



TYPICAL FLOORPLATE



Front Wing

St. James's House can provide leased, managed and serviced office space ranging from 100 sq ft up to 7,960 sq ft on a single floorplate.

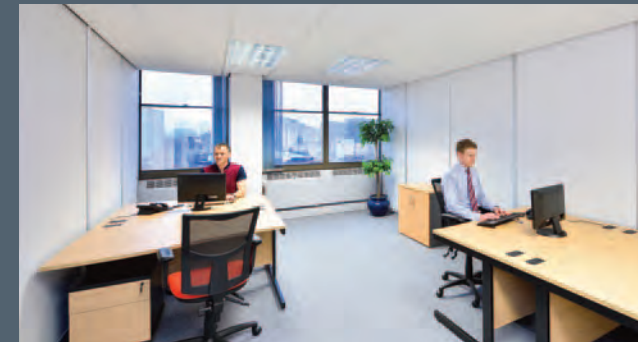
The space can be easily subdivided to accommodate ancillary offices and provides connections to affordable, superfast broadband with The Fourth Utility, Metronet and Virgin.

IDEAL FOR GROWING BUSINESSES

The serviced and managed suites are located on the 5th and 6th floors and have been recently refurbished to a high standard. These small suites are designed to encourage business growth with flexible and short term licences at an affordable price with the added convenience of call and mail handling, a manned reception desk to greet visitors and fully furnished offices.

FLEXIBLE WORKING

The 5th floor is also home to The Hub, an informal business lounge exclusively available to companies who work within St. James' House. The shared workspace provides work stations, small meeting table, complementary Wi-Fi access and refreshments for businesses to use on a first come, first served basis.





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Orbit
Developments

To arrange a viewing please call

01625 588200

www.orbit-developments.co.uk



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