



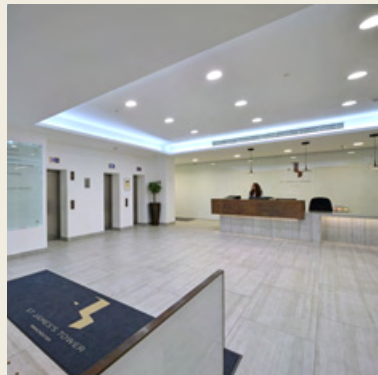
ST JAMES'S TOWER

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.

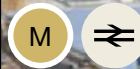








- Restaurant / Bars
- Amenities
- Hotels
- Places of Interest



Victoria Station



Manchester Arndale

All Bar One

Browns

Gotham Hotel

Moose Cafe



M&S

Northern Quarter

Piccadilly Station



Grandé Café

Piccadilly Gardens

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



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. Giovannis 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

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



1–3 Minutes

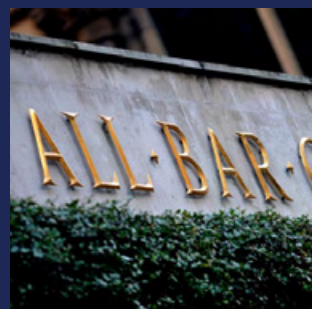
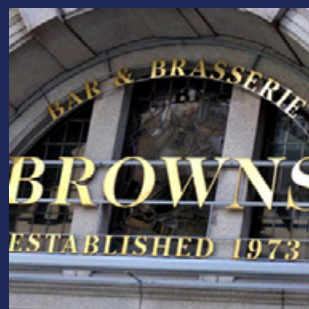
Piccadilly Gardens Metro
Market Street
Manchester Arndale
The Northern Quarter
St Peter's Square Metro
China Town
Portland Street

3–5 Minutes

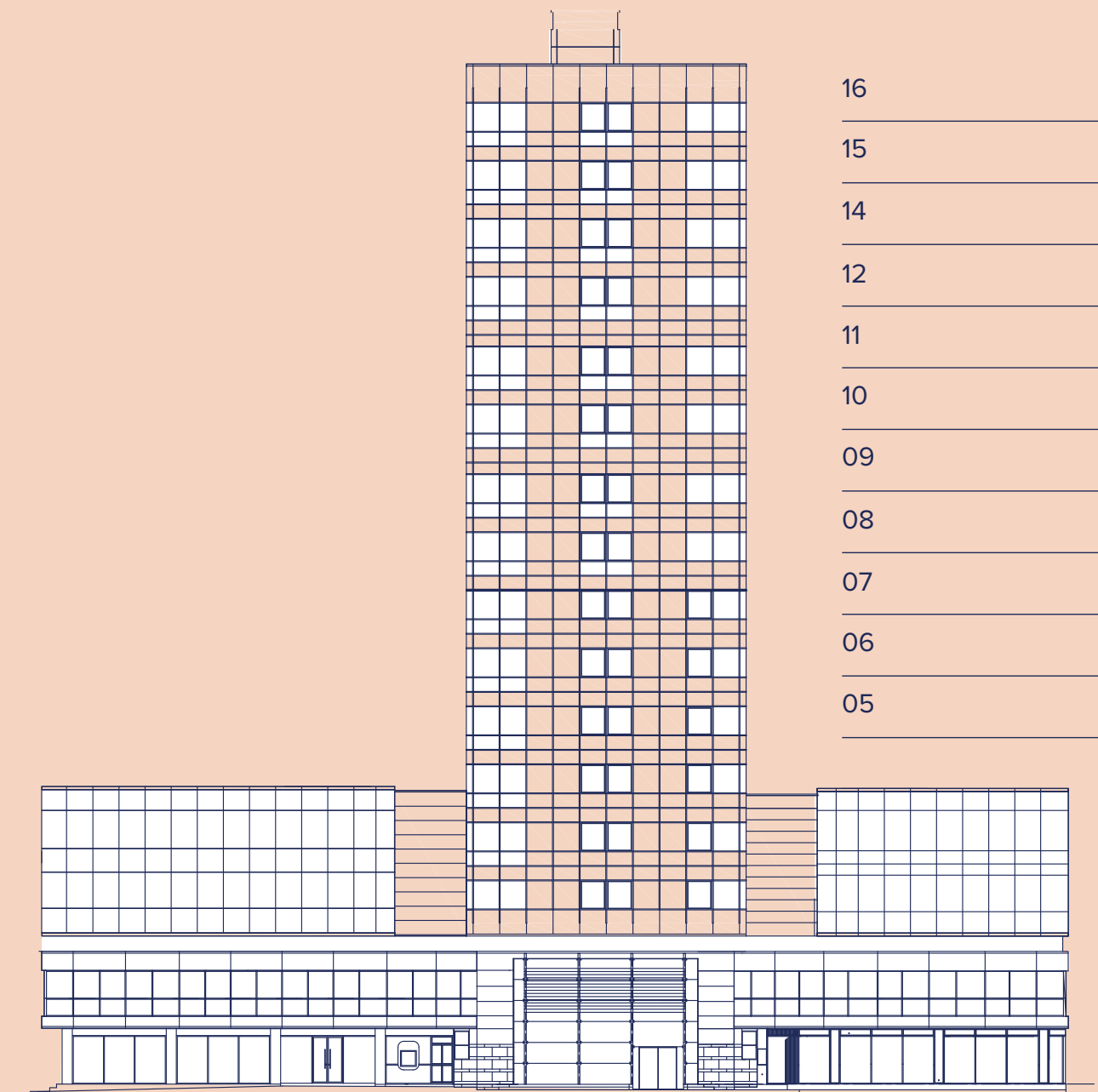
St Ann's Square
Central Library
Canal Street
King Street

5–7 Minutes

Manchester Central
Spinningfields
Piccadilly Station
Exchange Square







Elevation to Charlotte Street

16
15
14
12
11
10
09
08
07
06
05

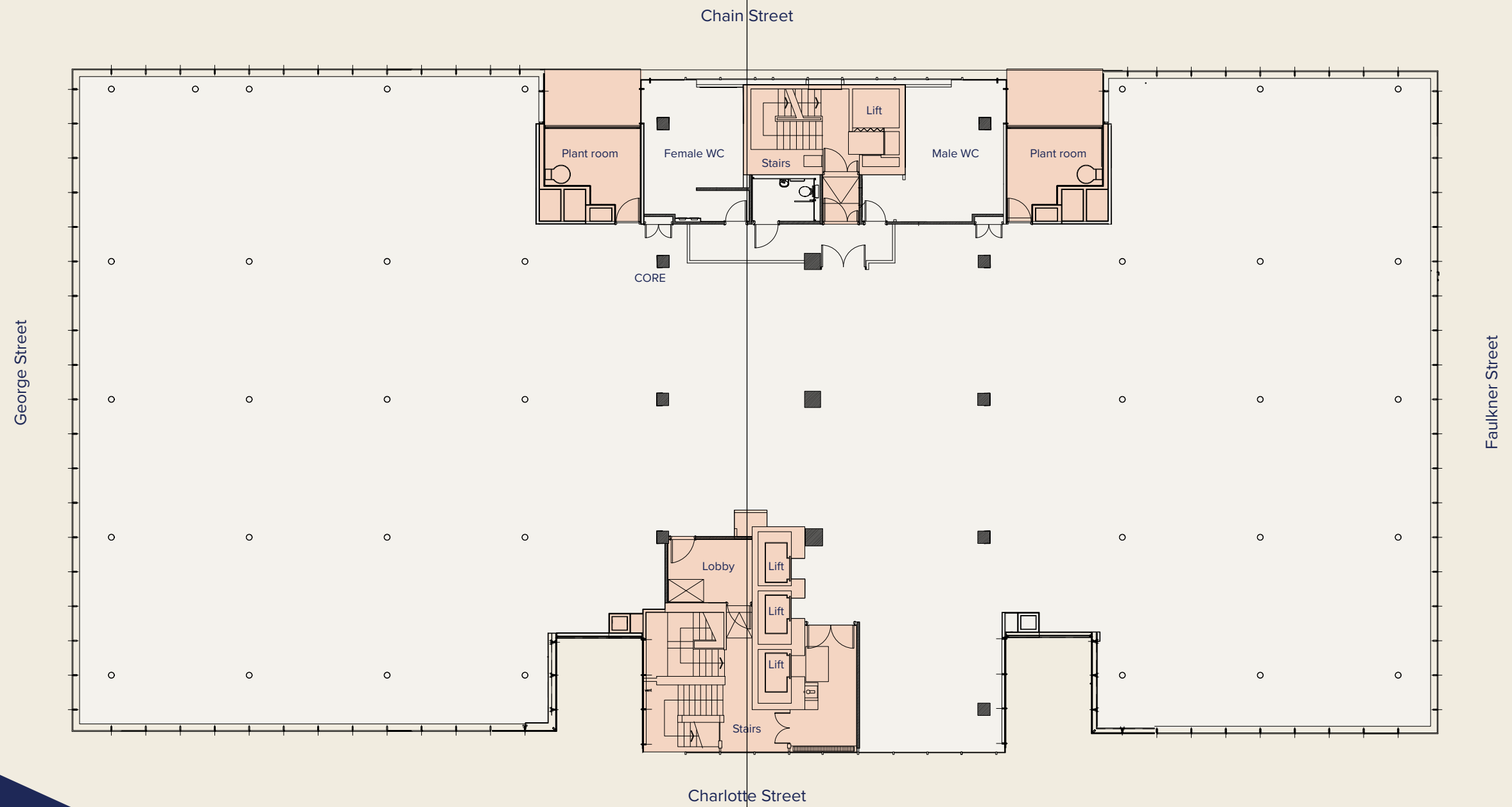
04
03
02
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G

Availability

Let	
Let	
Let	
Let	
Let	
Let	Available 1,755 Sq ft (163 sq m) EPC A fitted & furnished
Let	
Let	
Let	Let
Let	
Available 2,921 sq ft (271 sq m) EPC A subject to a 3 month notice period	
Available 2,754 sq ft (256 sq m) EPC A subject to a 3 month notice period	
Available 6,118 sq ft (568 sq m) EPC A	Available 6,125 sq ft (569 sq m) EPC A
Available 6,118 sq ft (568 sq m) EPC A	Available 6,125 sq ft (569 sq m) EPC A
Available 15,291 sq ft (1,421 sq m) EPC A subject to a 6 month notice period	
Available 5,753 sq ft (534 sq m) EPC A subject to a 6 month notice period	
Let	



2nd and 3rd Floor – Typical Floor Plan



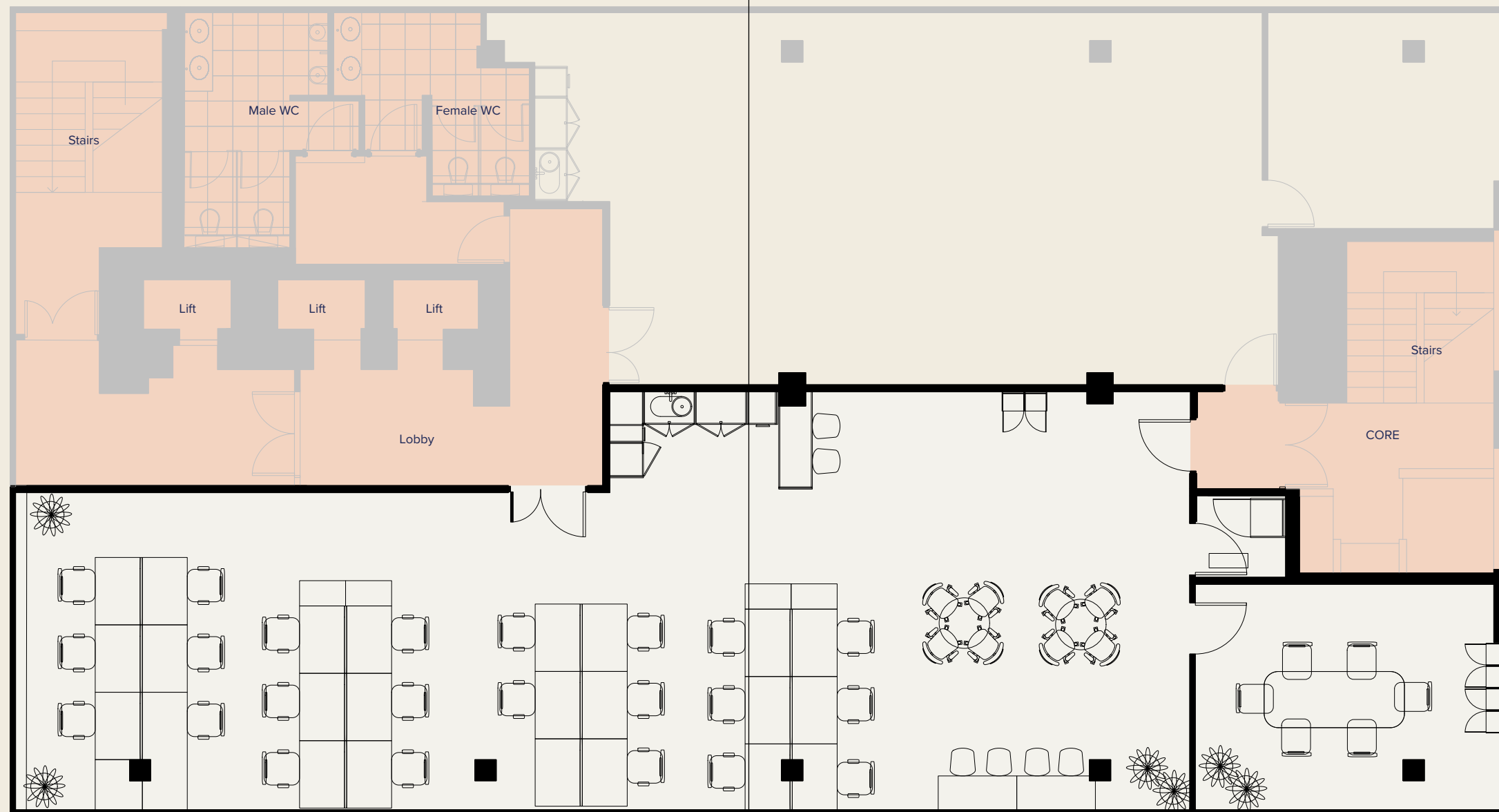


The 10th floor, provides fully fitted and furnished, “plug & play” suites.

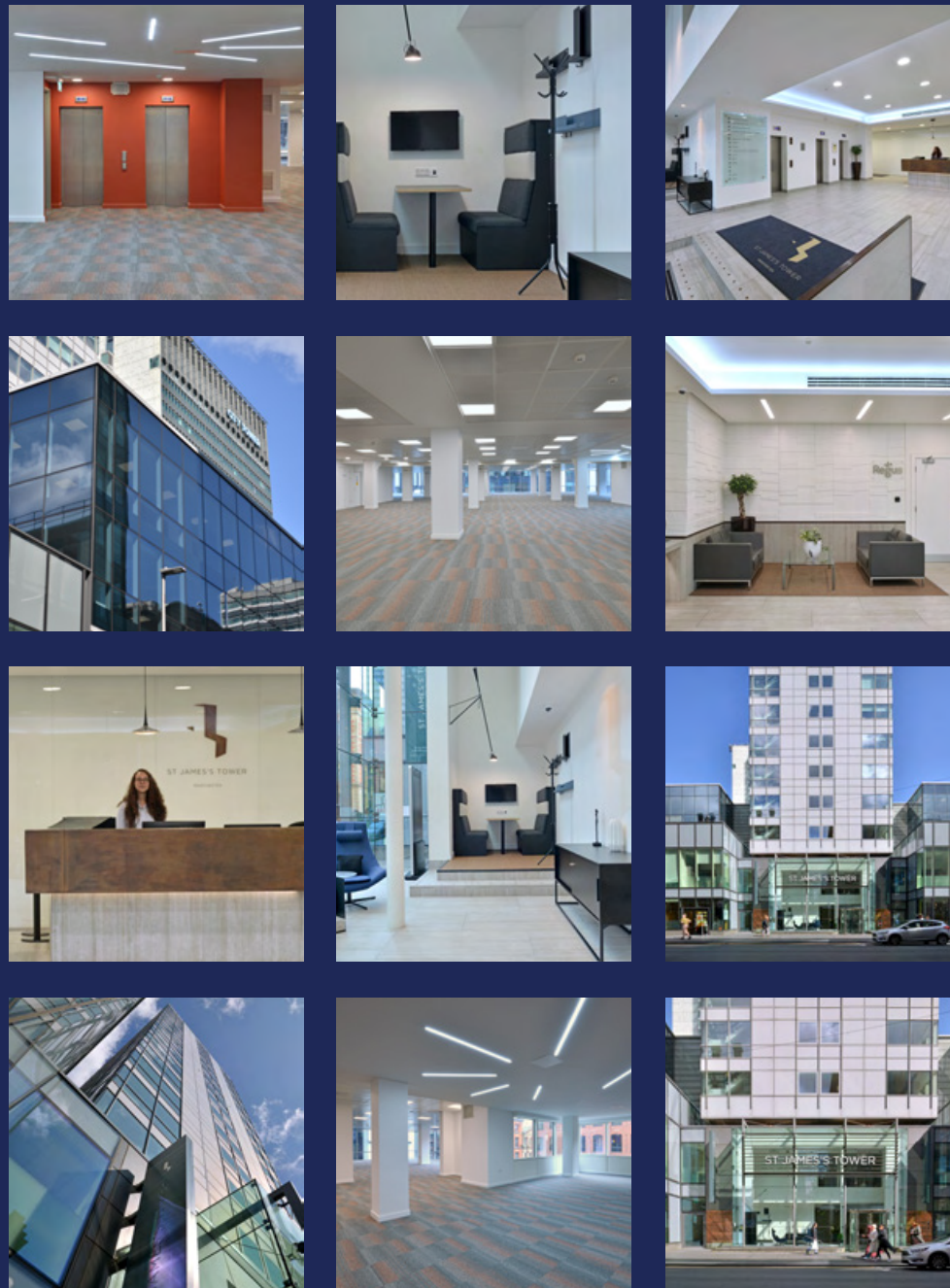




Part 10th Floor – Floor Plan







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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