St James's Tower

MANCHESTER M1 4DZ

Office Suites **To Let**

1,041 to 25,357 sq ft

ELEVATED SPACE.
EXCEPTIONAL ADDRESS.

A New Perspective.

The fully refurbished & updated reception creates an exceptional first impression for colleagues and visitors to St James's Tower. The remodelled concierge desk and ground floor business lounge promotes informal touch down meetings within a welcoming and secure environment acting as an extension of the office space and upgraded on site amenity including secure parking with EV charging points, cycle store and showers, prioritising staff wellbeing and accessibility.



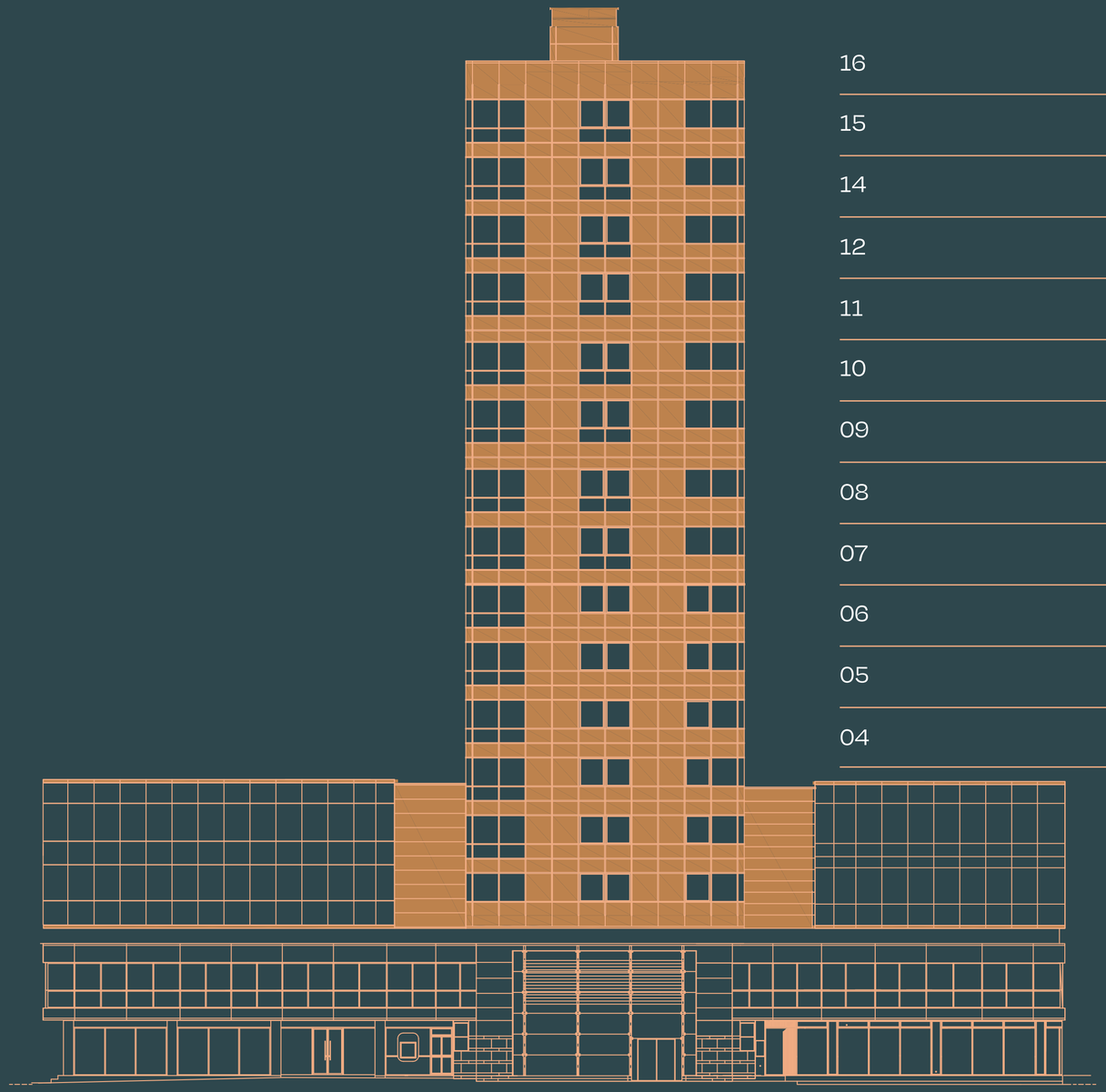
ST JAMES'S TOWER MANCHESTER M1 4DZ



Defined by Detail.

St James's Tower is a high quality office building which has been transformed to provide Grade A office accommodation over ground, three "podium floors" and 12 tower floors.

The Spaces.



16	Fletchers Solicitors	
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14	Birchall Blackburn Solicitors	
12	Available	2,977 sq ft (276.6 sq m)
11	Core Talent	
10	Bright Horizons / Available	1,041 sq ft
09	Pimberley	
08	Pimberley	
07	Taylors Solicitors	
06	Available	2,921 sq ft (271.3 sq m) fitted & furnished
05	Regus	
04	Regus	
03	Available	12,751 sq ft (1,184.5 sq m)
02	Available	12,606 sq ft (1,171.1 sq m)
01	Regus	
G	Regus	

Flexible by Design.

2nd and 3rd Floor – Typical Floor Plan





Restaurants

01 Piccolino
02 Cibo
03 The Alchemist
04 El Gato Negro
05 The Ivy Spinningfields
06 Hawksmoor
07 Gusto
08 Albert's Schloss
09 Wagamama
10 Adam Reid at The French
11 Rudy's
12 Pizza Express

Hotels

01 King Street Townhouse
02 The Rex
03 The Midland
04 Malmaison
05 Yotel
06 Motel One
07 Stock Exchange Hotel
08 Clayton Hotel
09 A&O
10 Mercure Piccadilly
11 Hilton

Retail

01 Tesco
02 Arndale Shopping Centre
03 White Company, Fred Perry
04 House of Fraser
05 Waterstones
06 Sainsburys



Perfectly Positioned.

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.


DRAKE & MORGAN


Last Ditchers


DI++
COFFEE


SIX by NICO


Malmaison
BAR & GRILL


BLACK SHEEP
COFFEE


AO ARENA
VICTORIA RAIL
NOMA
SHUDEHILL
TRANSPORT INTERCHANGE
EXCHANGE SQUARE
ARNDALE CENTRE
MARKET STREET
PICCADILLY GARDENS
THE LOWRY
DEANSGATE
TOWN HALL
PICCADILLY RAIL
PICCADILLY GARDENS
SPINNINGFIELDS
ALBERT SQUARE
ST PETER'S SQUARE
St James's Tower
CHORLTON STREET BUS STATION
ALBERT HALL
MIDLAND HOTEL
MANCHESTER CENTRAL
BRIDGEWATER HALL
OXFORD ROAD RAIL

City Life.

With the fastest growing economy outside of London and being the UK's leading regional city for attracting foreign investment Manchester is the UK's most dynamic city region for business growth.



ST JAMES'S TOWER MANCHESTER M1 4DZ



250
Direct Flight Destinations From Manchester Airport

2 hour
Journey From Manchester to London

7m
Population Within One Hour's Drive

47
Trains Daily Between Manchester & London

100
Metrolink Is The Uk's Largest Light Rail System With Almost 100 Stops

27m
Passengers Through Manchester Piccadilly Each Year

20m
Of The Uk's Population Within A 2 Hour Drive

100,000
City centre residents

80,000
Students within 3 universities

Considered Details.

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
- Basment shower facilities
- Metal tile suspended ceiling
- Air conditioning
- Secure underground car parking
- Secure cycle storage
- DDA compliant
- EV charging points

The Final Word.

EPC

An EPC certificate will be provided.

TERMS

Suites are available by way of a new lease on terms to be agreed.



Start the Conversation.

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