

ONE

ST · JAMES

SQUARE

MANCHESTER M2 6DN

FULLY REFURBISHED GRADE 'A'  
OFFICE SUITES TO LET

FULLY FITTED OPTIONS AVAILABLE

3,300 — 25,000 SQ FT



ONE ST JAMES SQUARE IS A FULLY REFURBISHED FIVE-STOREY OFFICE BUILDING IN MANCHESTER'S CENTRAL BUSINESS DISTRICT.

The building's office accommodation is available as a whole or in part, with availability at the building ranging from fully-fitted suites of 3,300 sq ft to self-contained floors of 6,917.

The property has undergone a comprehensive refurbishment throughout all its common parts and most of its office suites providing exceptional Grade 'A' office accommodation. The refurbishment is building-wide and includes a contemporised reception, new communal areas, a brand-new dedicated cycle hub complete with cycle store and repair station, showers, lockers and a drying room.

Tenants have the option of having any of the floors on offer fully fitted-out or divided to accommodate requirements for smaller floorplates.





THE BUILDING'S SMART AND  
CONTEMPORISED RECEPTION MAKES FOR  
AN IMPRESSIVE AND SLEEK ENTRANCE.



SPACIOUS, CONTEMPORARY  
& ENERGY EFFICIENT

FULLY-FITTED OPTIONS  
AVAILABLE





The building's fully-fitted Third Floor suite boasts high-end commercial grade finishes in its furniture fittings, lighting fixtures and kitchenware.







THE BUILDING ENJOYS TOTALLY REFURBISHED COMMON PARTS INCLUDING WIDE LIFT LOBBIES LEADING ONTO TWO LIFTS WHICH SERVICE THE LOWER GROUND TO FIFTH FLOORS.



IN ADDITION TO ALL COMMON PARTS, THE WCS ON ALL FLOORS HAVE BEEN FULLY REFURBISHED IN A CLASSIC CONTEMPORARY AESTHETIC.

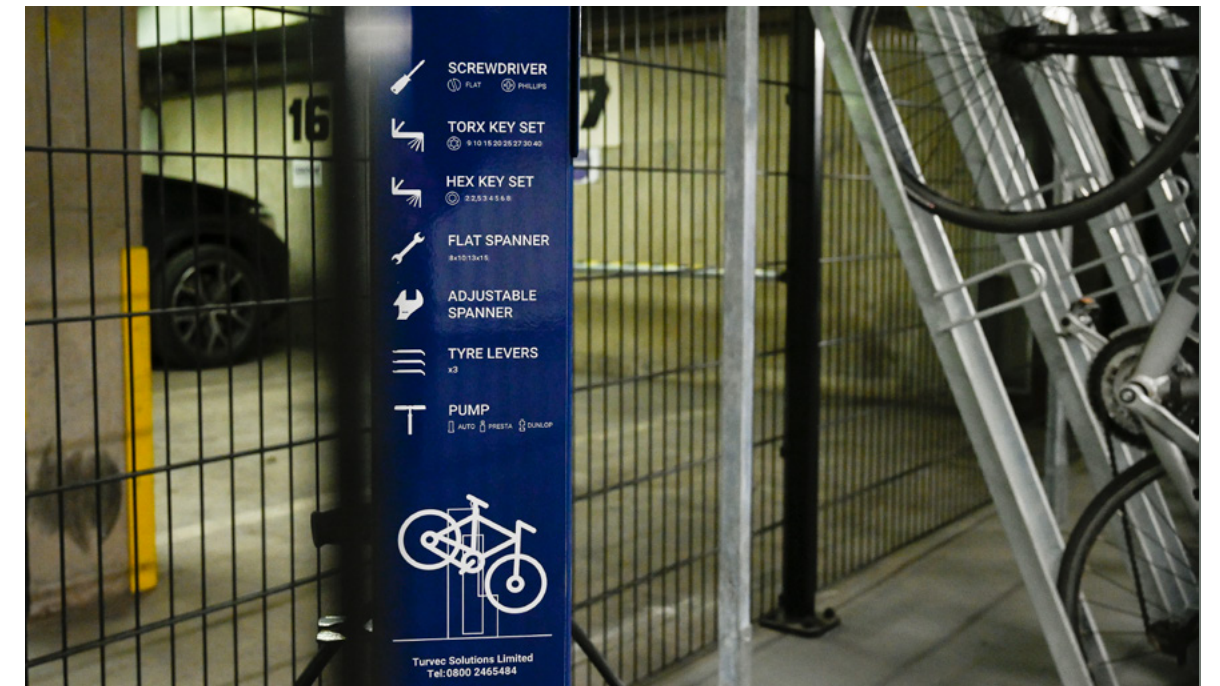




A BRAND-NEW SHOWER FACILITY, BOASTING THREE PRIVATE CHANGING ROOMS/ SHOWERS AS WELL AS TWENTY PRIVATE LOCKERS AND A DRYING ROOM WILL PROVIDE OCCUPIERS WITH A SPACE IN WHICH TO REFRESH AND REJUVENATE.



In addition to new showers, the building's lower ground floor boasts an array of amenities; an on-site car park, a bike storage facility and a fully equipped bike repair station.



IN ADDITION TO THE OPTION OF HAVING ANY OF THE FLOORS ON OFFER FULLY FITTED-OUT, PROSPECTIVE TENANTS CAN ALSO SPLIT FLOORS TO ACCOMMODATE REQUIREMENTS FOR SMALLER FLOOR PLATES.

AREAS	SQ M	SQ FT
GROUND FLOOR	470	5,064
FIRST FLOOR	642	6,917
SECOND FLOOR	639	6,885
THIRD FLOOR SUITE A	317	3,414
THIRD FLOOR SUITE B	308	3,317
TOTAL	2,377	25,589

# GROUND FLOOR

EXISTING OFFER

470 SQ M / 5,064 SQ FT



FULLY FITTED OPTION

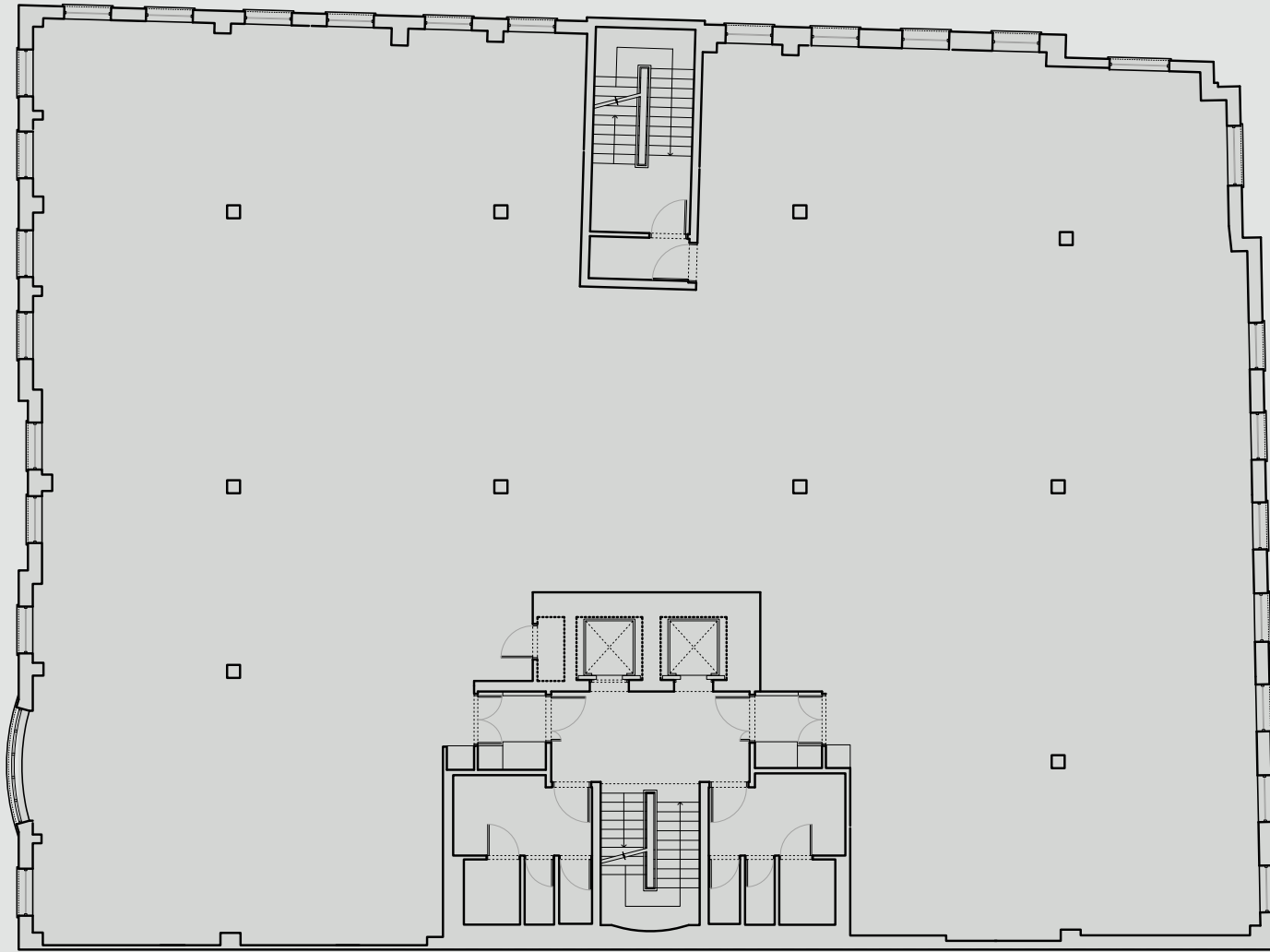


DESKS	75	BREAKOUT	24
MEETING ROOMS	2	WC	5
KITCHEN	1		
COLLABORATION	30		

## FIRST FLOOR

EXISTING OFFER

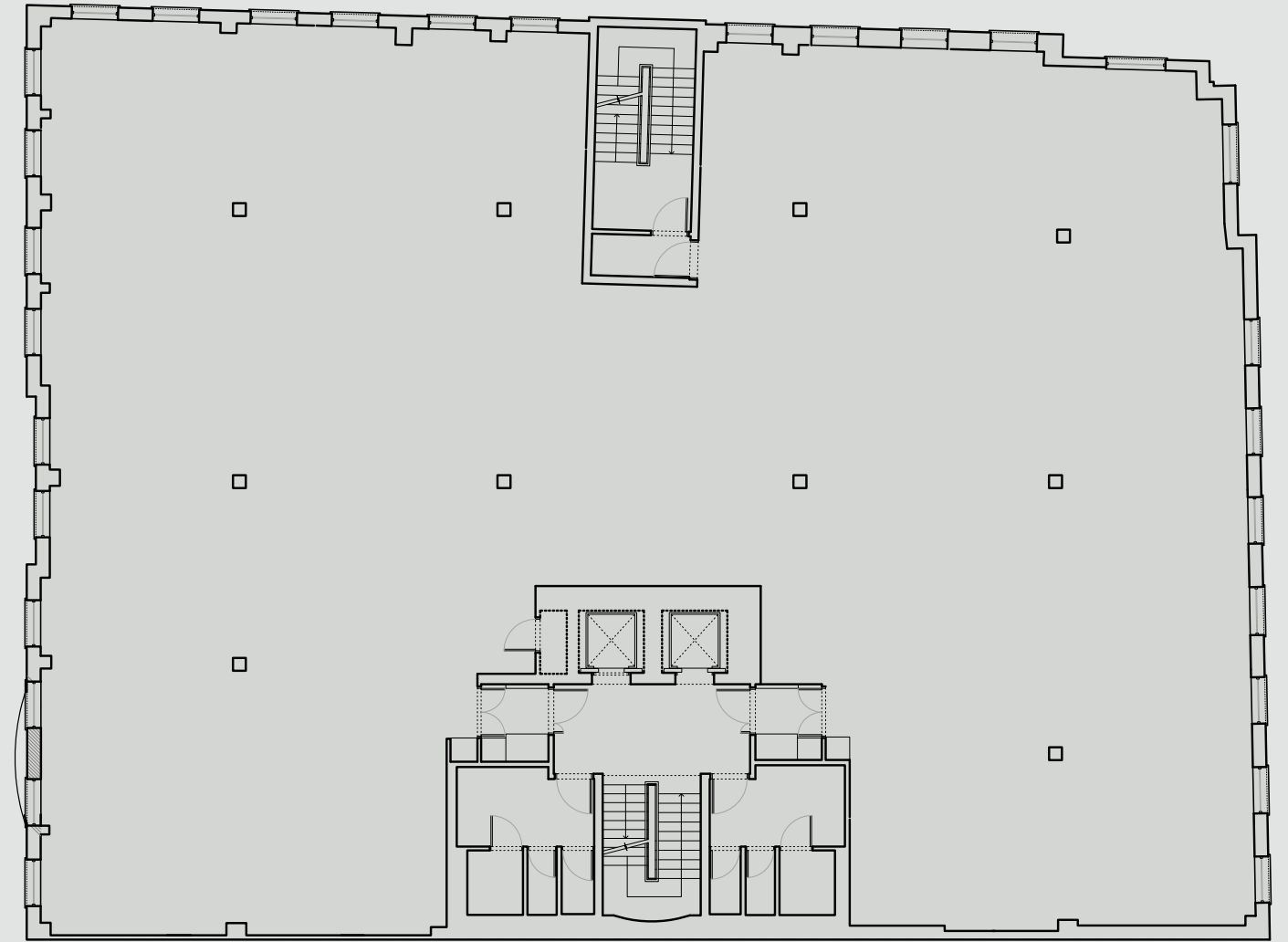
642 SQ M / 6,917 SQ FT



## SECOND FLOOR

EXISTING OFFER

639 SQ M / 6,885 SQ FT



The First and Second Floors of the building remain unrefurbished. Each of these floors can be refurbished and split according to an incoming tenant's requirements.

Both floors can also be let as contiguous office space to a single tenant.



# THIRD FLOOR

EXISTING OFFER

SUITE A  
317 SQ M / 3,414 SQ FT

SUITE B  
308 SQ M / 3,317 SQ FT

The Third Floor offers two excellent medium size office suites, one of which (Suite B) has been fully fitted to a high standard as per the floorplan. The other (Suite A), currently fitted to a CAT A level, can be fully fitted to meet prospective tenant's requirements.



DESKS	36	BREAKOUT	31
MEETING ROOMS	2	ZOOM PODS	2
KITCHEN	1	WC	3
COLLABORATION	13		

# THIRD FLOOR

FULLY FITTED OPTION

## SUITE A

317 SQ M / 3,414 SQ FT

The lefthand unit on the Third Floor, currently unfitted, can be fitted out as per this floorplan, or in any other way to match an incoming tenant's specifications.



DESKS	32	BREAKOUT	28
MEETING ROOMS	2	ZOOM PODS	2
KITCHEN	1	WC	6
COLLABORATION	12		

## SPECIFICATIONS

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### COMMUNAL

Dedicated on-site management team with manned reception  
Spacious fully refurbished reception space with break out areas  
Fully refurbished lift lobbies, staircase and corridors

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### WC

Ground Floor:  
Male - 2 WC / Female - 2WC / DDA - 1 WC

Floors 1-5:  
Male - 2 WC / Female - 2WC / DDA - 2 WC

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### BASEMENT FACILITIES

3x unisex shower facilities  
20x lockers  
Drying room

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### MECHANICAL & ELECTRICAL SERVICES

Mitsubishi Electric VRF heating/cooling system  
Exposed services detail  
High efficiency LED lighting system  
High speed connectivity via Telcom Pre-Connect  
Pendant LED lights  
Full access raised floors

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### VERTICAL TRANSPORTATION

2x 8-person passenger lifts to service all floors.  
Fully refurbished lift cars.

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### BIKE STORE

Fully equipped on-site bike store  
Cycle Repair Station

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### CAR PARKING

On site car parking available

## LOCATION

One St James Square is perfectly situated in a strategic intersection between King Street, St Peters Square and Spinningfields.

King Street is the city's most traditional office address given its proximity to the Central Business District, whilst St Peters Square is the city's latest premier office area, boasting a mix of cultural landmarks and Grade A office developments. Spinningfields is a fashionable £1.25bn mixed-use scheme which has attracted myriad professional and financial services

companies and now boasts an abundance of high-end eating and drinking establishments.

The city's retail core is also within close proximity, including Market Street and the Arndale Centre which today is the city centre's main shopping district.

As such, the building is prominently situated, in the heart of Manchester City Centre, surrounded by some of the city's best businesses, developments, landmarks, cafes, bars and restaurants.



PICCADILLY TRAIN STATION

METROLINK

STEVENSON SQUARE

OXFORD RD STATION

METROLINK

MANCHESTER ART GALLERY

METROLINK

ST PETERS SQUARE

TOWN HALL

METROLINK

ROYAL EXCHANGE THEATRE

KING STREET



ONE  
ST JAMES  
SQUARE

VICTORIA TRAIN STATION

DEANSGATE

SPINNINGFIELDS

## LOCAL AMENITIES

- 01 92 DEGREES
- 02 ALBERT'S SCHLOSS
- 03 BOX
- 04 CAPRI
- 05 CRAZY PEDROS
- 06 DISHOOM
- 07 EL GATO NEGRO
- 08 EZRA & GIL
- 09 FEDERAL
- 10 GAUCHO
- 11 GRAND PACIFIC
- 12 HOTEL GOTHAM
- 13 KING STREET TOWNHOUSE
- 14 LA VINA
- 15 MY THAI
- 16 RUDY'S
- 17 SAN CARLO
- 18 TAST CATALA
- 19 THE IVY
- 20 YOTEL





## TRANSPORT LINKS AND CONNECTIVITY

In terms of connectivity, One St James Square benefits from excellent multimodal transport links.

The property is a five-minute walk from St Peters Square, through which every Metrolink line runs. St Peters Square is one of a number of stops which allows passengers to travel to all destinations throughout the city.

Similarly, the building's central location provides strong rail connectivity with Salford Central,

Manchester Victoria, Manchester Piccadilly, Deansgate and Oxford Road railway stations, all easily accessible by foot.

John Dalton Street also benefits from a number of bus stops allowing commuters to access the location from the wider Greater Manchester area.

In addition, the Manchester inner ring road is only a short drive and provides the best route by car in and out of the city centre.



# CONTACT

FOR FURTHER INFORMATION,  
PLEASE CONTACT:

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MANCHESTER M2 6DN

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## LEASE TERMS

UPON APPLICATION TO THE JOINT LETTING AGENTS, THE RENT  
WILL BE SUBJECT TO VAT AT THE PREVAILING RATE.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. March 2024.