



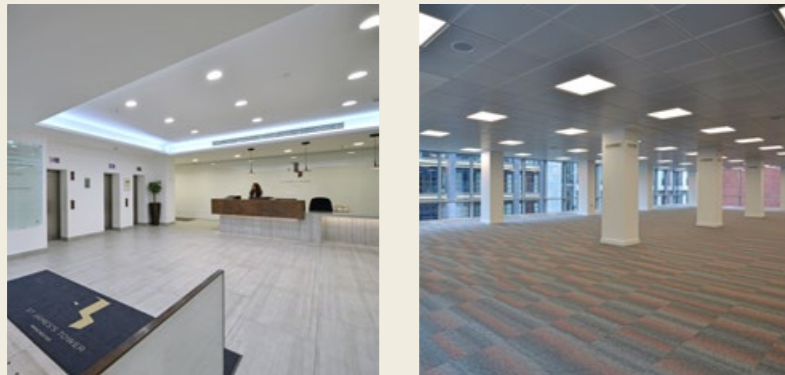
ST JAMES'S TOWER

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.









M Victoria Station

M Manchester Arndale

Northern Quarter

M Piccadilly Station

All Bar One

Browns

Gotham Hotel

Moose Cafe

M M&S

Piccadilly Gardens

Grandé Café

Starbucks

Salut Wine Bar

Sainsbury's Local

Alchemist

ASK

M Pizza Express

Higher Ground

M St Peter's Sq

Caffè Nero

Art Gallery

Little Yang Sing

The Alan

China Town

Roomzzz Aparthotel

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



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. Giovanni's 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



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

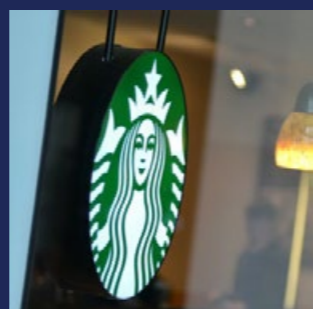
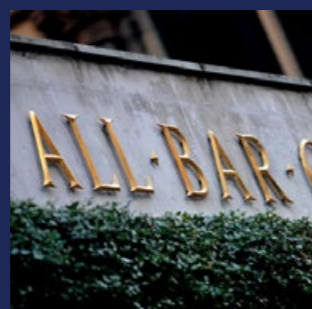
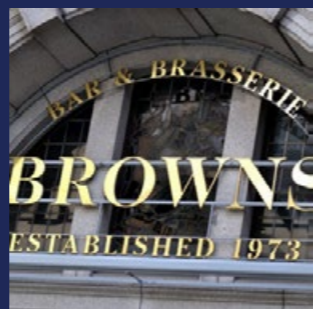
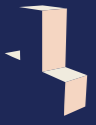
- Manchester Central
- Spinningfields
- Piccadilly Station
- Exchange Square

○ Amenities

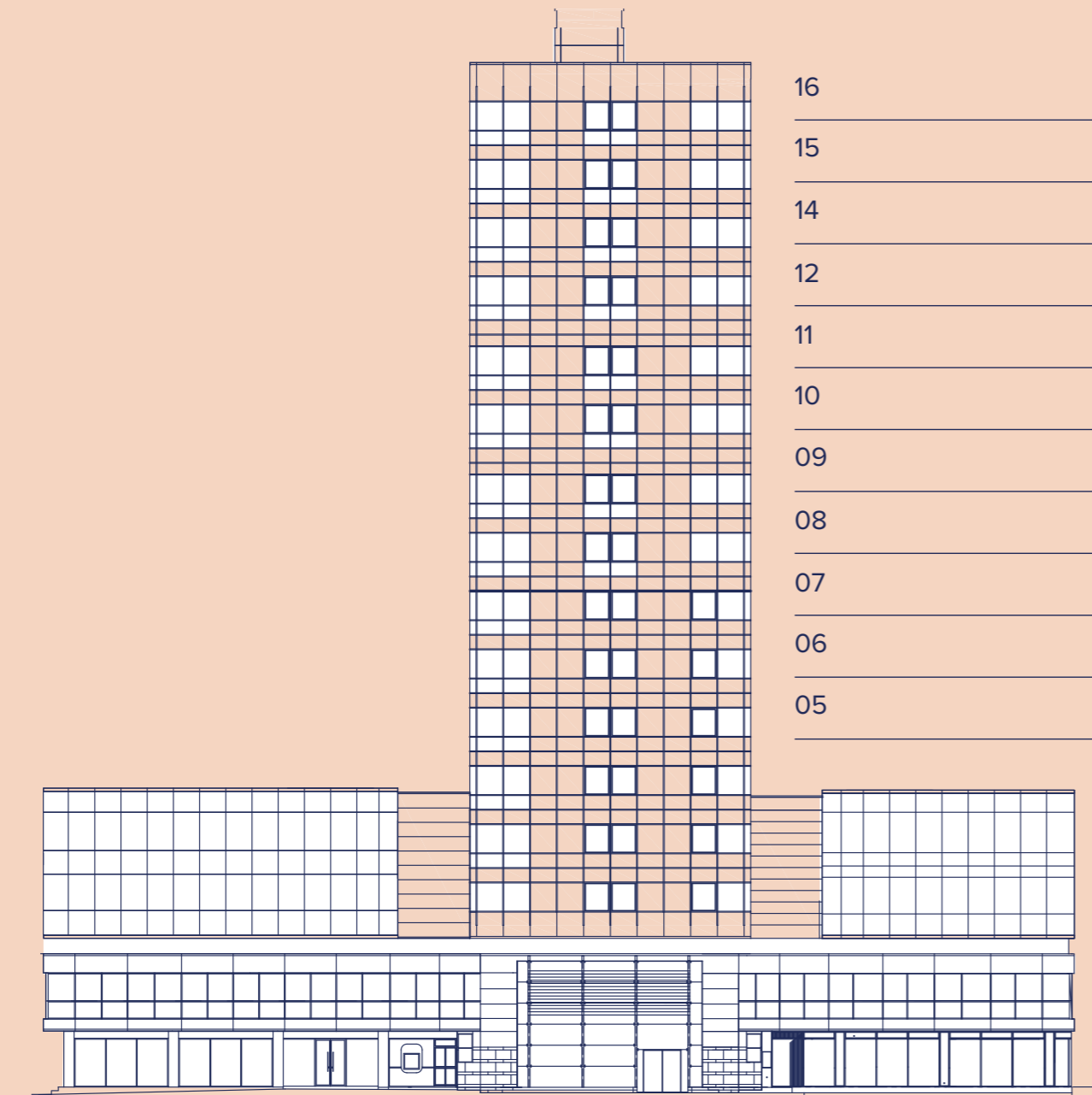
14. Sainsbury's Local
15. Natwest
16. Cafe Nero
17. Lloyds Bank
18. Tesco Express
19. Gym
20. Starbucks
21. Manchester Art Gallery

● Hotels

22. The Alan
23. Roomzzz Aparthotel
24. Piccadilly Hotel







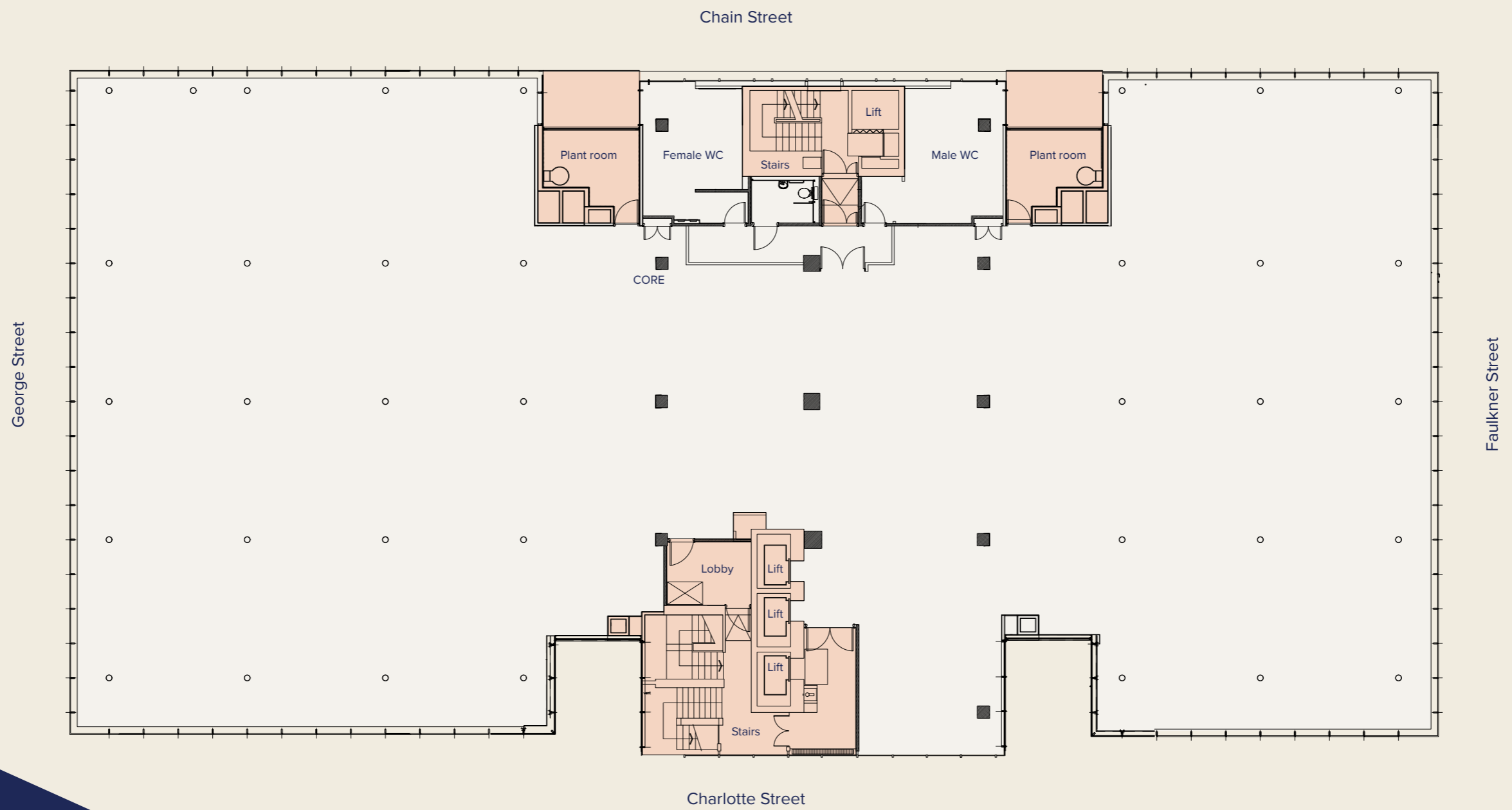
Elevation to Charlotte Street

Tenancy Schedule

16	Fletchers Solicitors	
15	Fletchers Solicitors	
14	Birchall Blackburn Law	
12	Spence & Partners	
11	Under Offer	
10	Watts Group Ltd	1,755 Sq ft (163 sq m) Fitted & furnished
09	Pimberley	
08	Pimberley	
07	Taylor's Solicitors	Orbiton Group
06	Keoghs	
05	Regus (subject to notice period or VP)	
04	Regus (subject to notice period or VP)	
03	12,751 sq ft (1,184 sq m)	
02	12,606 sq ft (1,171 sq m)	
01	Regus	
G	Regus (Ground Floor)	
G	Zen Land Investments	



2nd and 3rd Floor - Typical Floor Plan

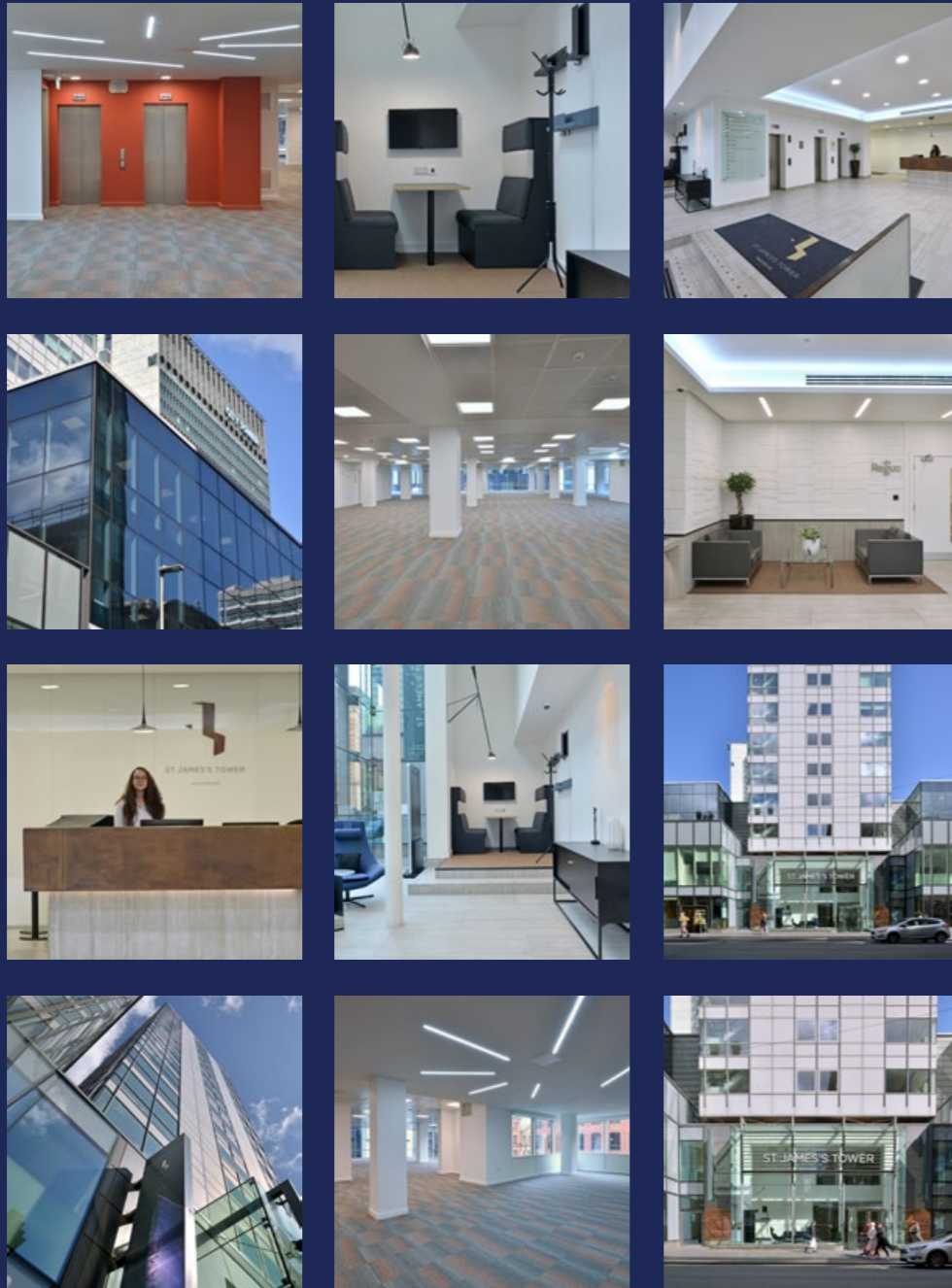
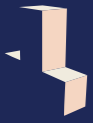




The part 10th and 11th floors, provide fully fitted and furnished, “plug & play” suites.







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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