

ONE

ST · JAMES

SQUARE

MANCHESTER M2 6DN

FULLY REFURBISHED GRADE 'A' OFFICE SUITES
2,800 — 17,800 SQ FT

TO LET



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 2,800 sq ft suites to self-contained floors of 6,785 sq ft.

The property has undergone a comprehensive refurbishment 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 ARE
ALSO AVAILABLE, AS SHOWN
HERE ON THE BUILDING'S
FIFTH FLOOR





BEAUTÉ
HENRI MATISSE

The building's fully-fitted fifth floor (tenanted) 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.

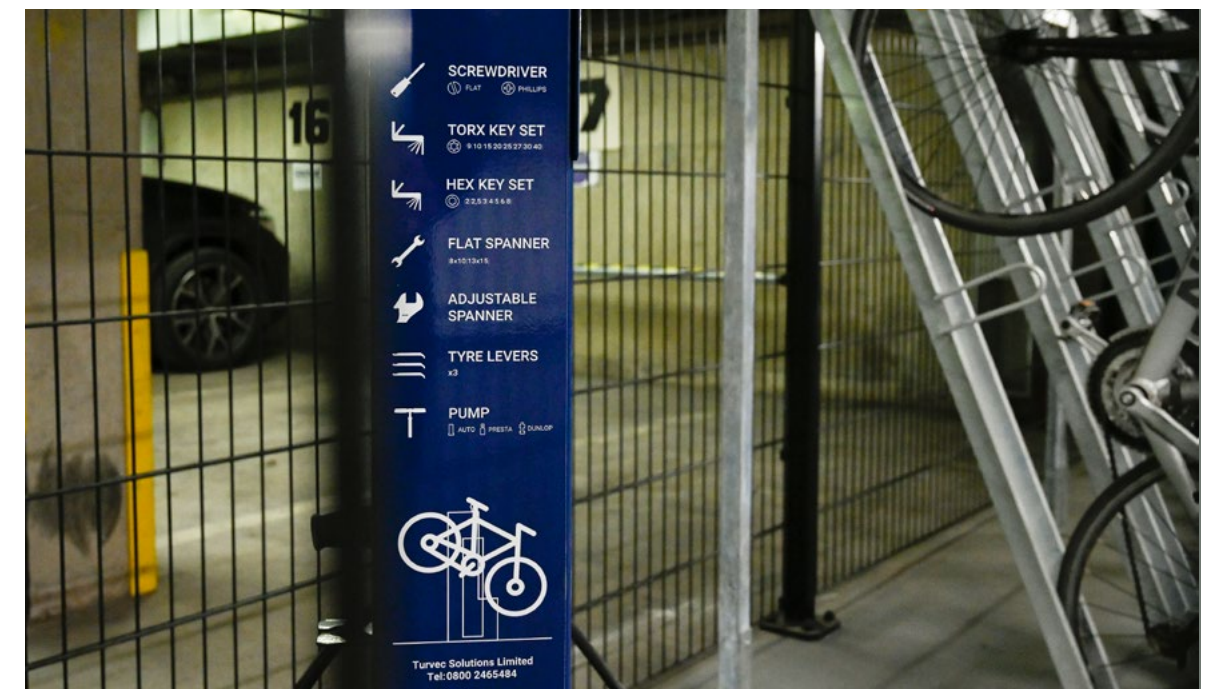
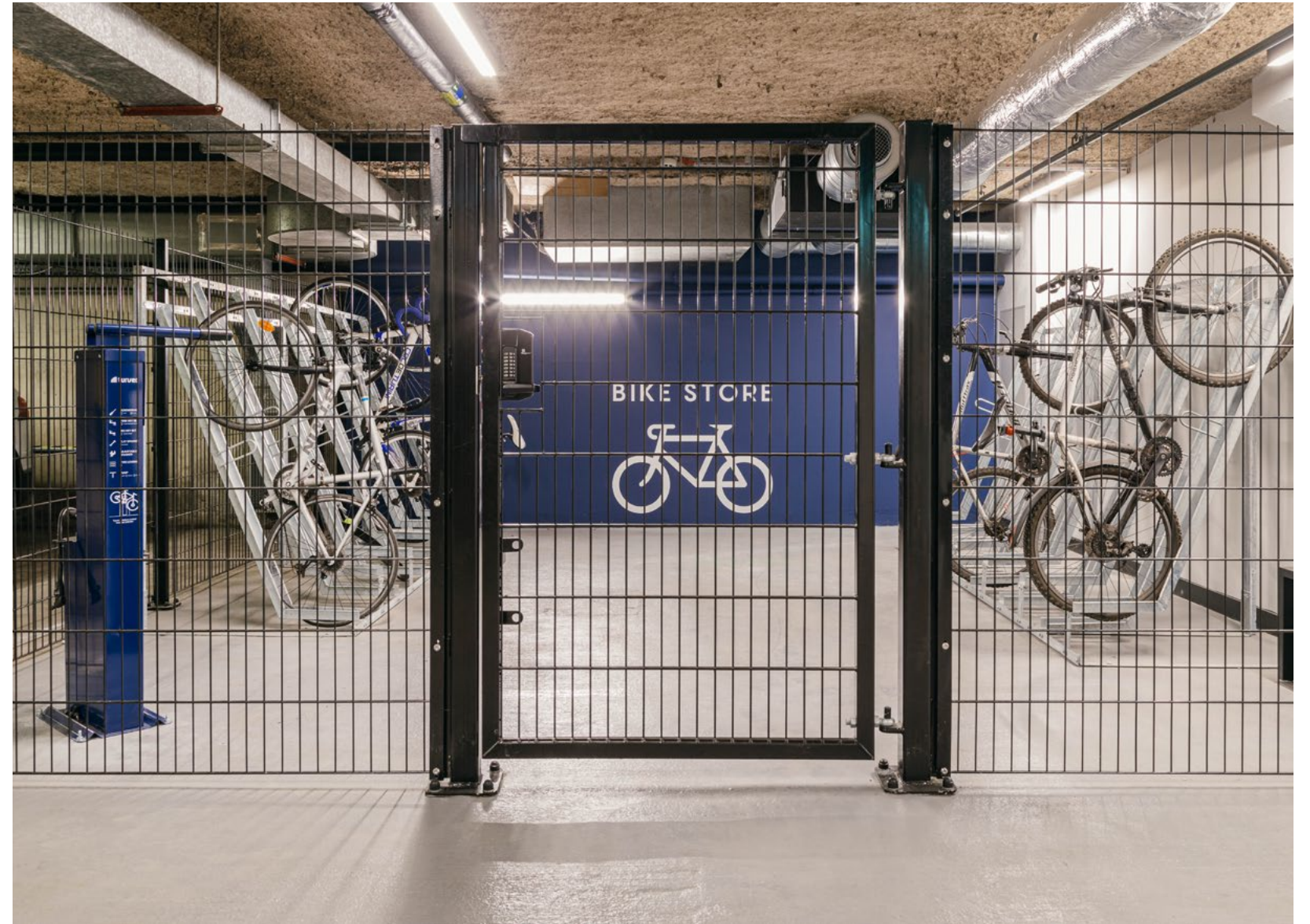




A BRAND-NEW SHOWER FACILITY, BOASTING THREE PRIVATE CHANGING ROOMS/ SHOWERS AS WELL AS TWENTY PRIVATE LOCKERS AND A DRYING ROOM WILL PROVIDE OCCUPIERS WITH A SPACE IN WHICH TO REFRESH AND REJUVENATE.



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.

SEE FLOORPLAN OPTIONS OF THE THIRD (PAGE 16) AND FOURTH (PAGE 18) FLOORS BELOW

AREAS	SQ M	SQ FT
GROUND FLOOR	470	5,064
THIRD FLOOR (SPLITS FROM 3,317 SQ FT)	630	6,785
FOURTH FLOOR (SPLITS FROM 2,865 SQ FT)	555	5,969
TOTAL	1,655	17,818

GROUND FLOOR

470 SQ M / 5,064 SQ FT



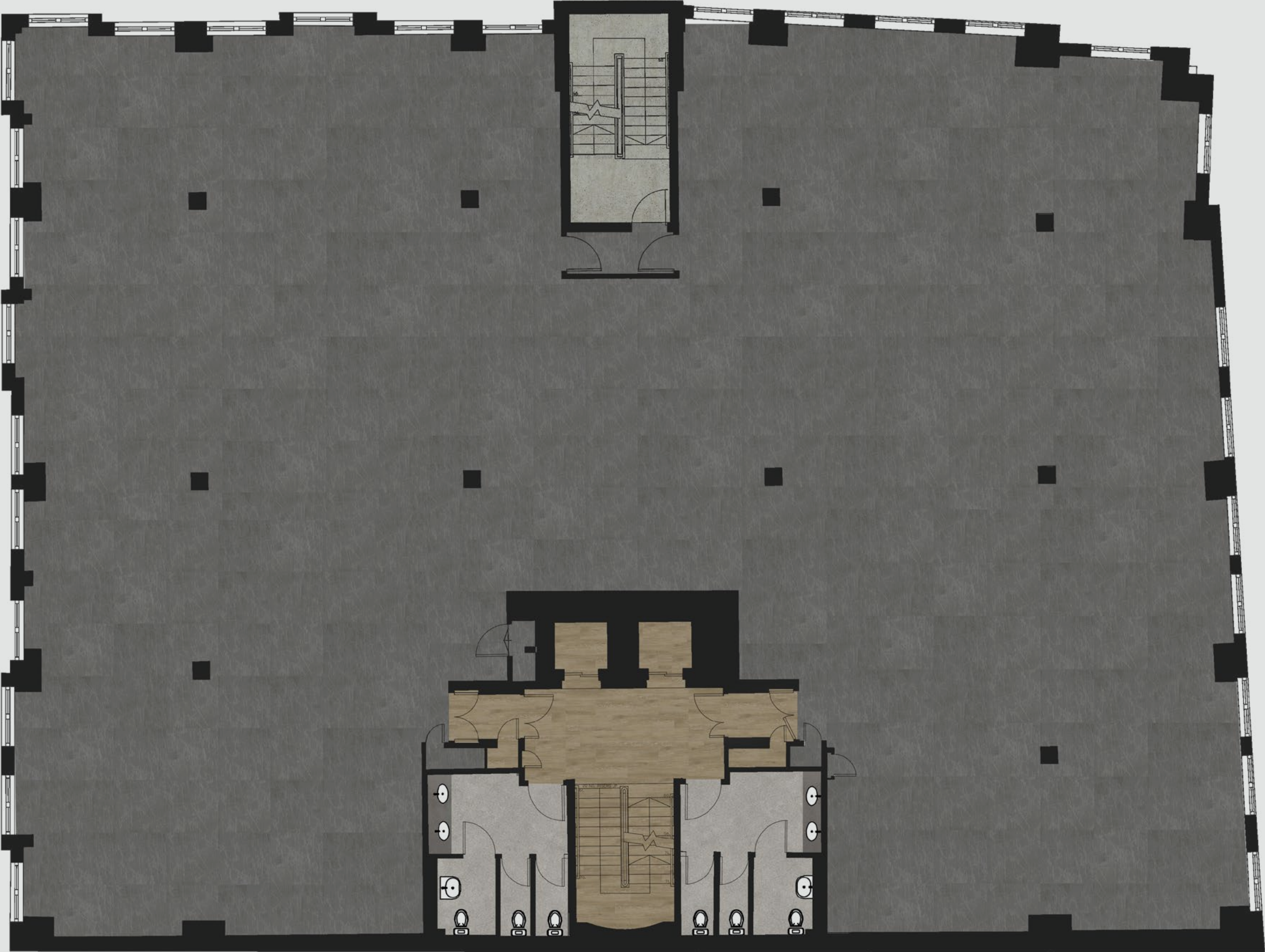
FULLY FITTED OPTION



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

THIRD FLOOR

630 SQ M /
6,785 SQ FT



THIRD FLOOR FULLY FITTED OPTIONS

630 SQ M / 6,785 SQ FT



DESKS	90	BREAKOUT	48
MEETING ROOMS	5	ZOOM PODS	4
KITCHEN	1	WC	6
COLLABORATION	10		

SPLIT A

317 SQ M / 3,414 SQ FT



DESKS	32	BREAKOUT	39
MEETING ROOMS	2	ZOOM PODS	2
KITCHEN	1	WC	2
COLLABORATION	18		

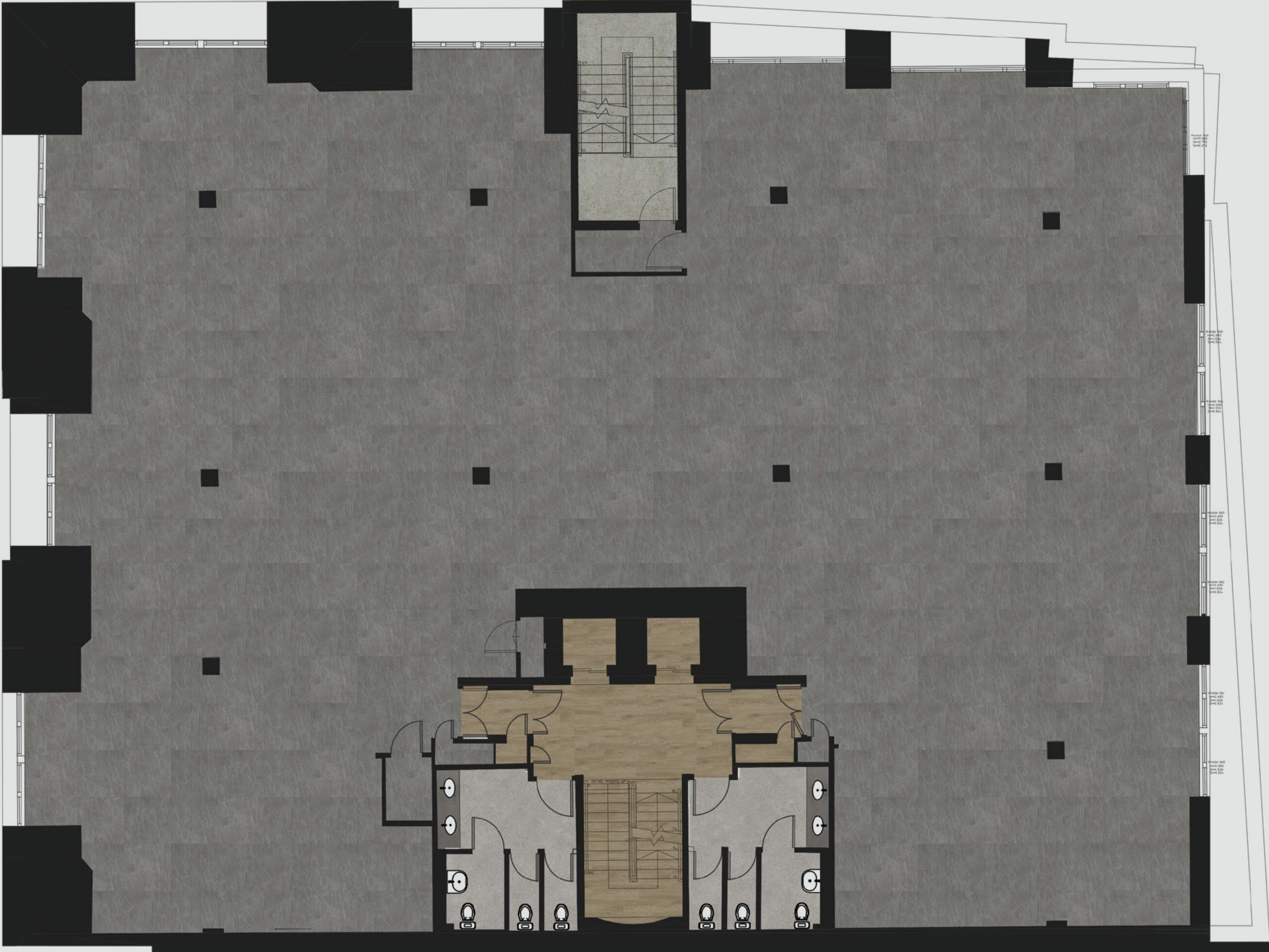
SPLIT B

308 SQ M / 3,317 SQ FT

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

FOURTH FLOOR

555 SQ M /
5,969 SQ FT



FOURTH FLOOR FULLY FITTED OPTIONS

555 SQ M / 5,969 SQ FT



DESKS	64	BREAKOUT	42
MEETING ROOMS	2	ZOOM PODS	4
KITCHEN	1	WC	6
COLLABORATION	26		

SPLIT A

279 SQ M / 3,005 SQ FT



DESKS	34	BREAKOUT	24
MEETING ROOMS	2	WC	3
KITCHEN	1		
COLLABORATION	9		

SPLIT B

266 SQ M / 2,865 SQ FT

DESKS	37	BREAKOUT	22
MEETING ROOMS	2	ZOOM PODS	4
KITCHEN	1	WC	3
COLLABORATION	8		

SPECIFICATIONS

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

WC

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

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

BASEMENT FACILITIES

3x unisex shower facilities
20x lockers
Drying room

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

VERTICAL TRANSPORTATION

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

BIKE STORE

Fully equipped on-site bike store
Cycle Repair Station

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:

RUPERT BARRON

RUPERT.BARRON@AVISONYOUNG.COM

T: +44 161 956 4091

M: +44 7500 840 978

MATT PICKERSGILL

MATT.PICKERSGILL@AVISONYOUNG.COM

T: + 44 161 956 40 17

M: + 44 7837 032488



ONE ST · JAMES SQUARE

MANCHESTER M2 6DN

OLIVER WOODALL

OLIVER@EDWARDSANDCO.COM

T: +44 161 837 1396

M: +44 7741 634 874



ANDREW TIMMS

ANDREW@EDWARDSANDCO.COM

T: +44 161 833 9991

M: +44 7843 674231

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. January 2023.