



ST JAMES'S TOWER

MANCHESTER

DESCRIPTION

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St James's Tower is a high-quality office building, which has been transformed to provide Grade A accommodation. The available tower floors offer stunning 360 degree views.



Architectural CGI

ST JAMES'S TOWER



SUITES AVAILABLE FROM 1,100 SQ FT
TOTAL AVAILABLE SPACE 7,900 SQ FT

ST JAMES'S TOWER

An aerial photograph of Manchester City Centre, showing a mix of historic and modern architecture. The image is overlaid with a fine grid pattern. The text "STUNNING VIEWS ACROSS MANCHESTER CITY CENTRE" is centered horizontally across the middle of the image.

STUNNING VIEWS ACROSS MANCHESTER CITY CENTRE

ST JAMES'S TOWER

LOCATION



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.



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

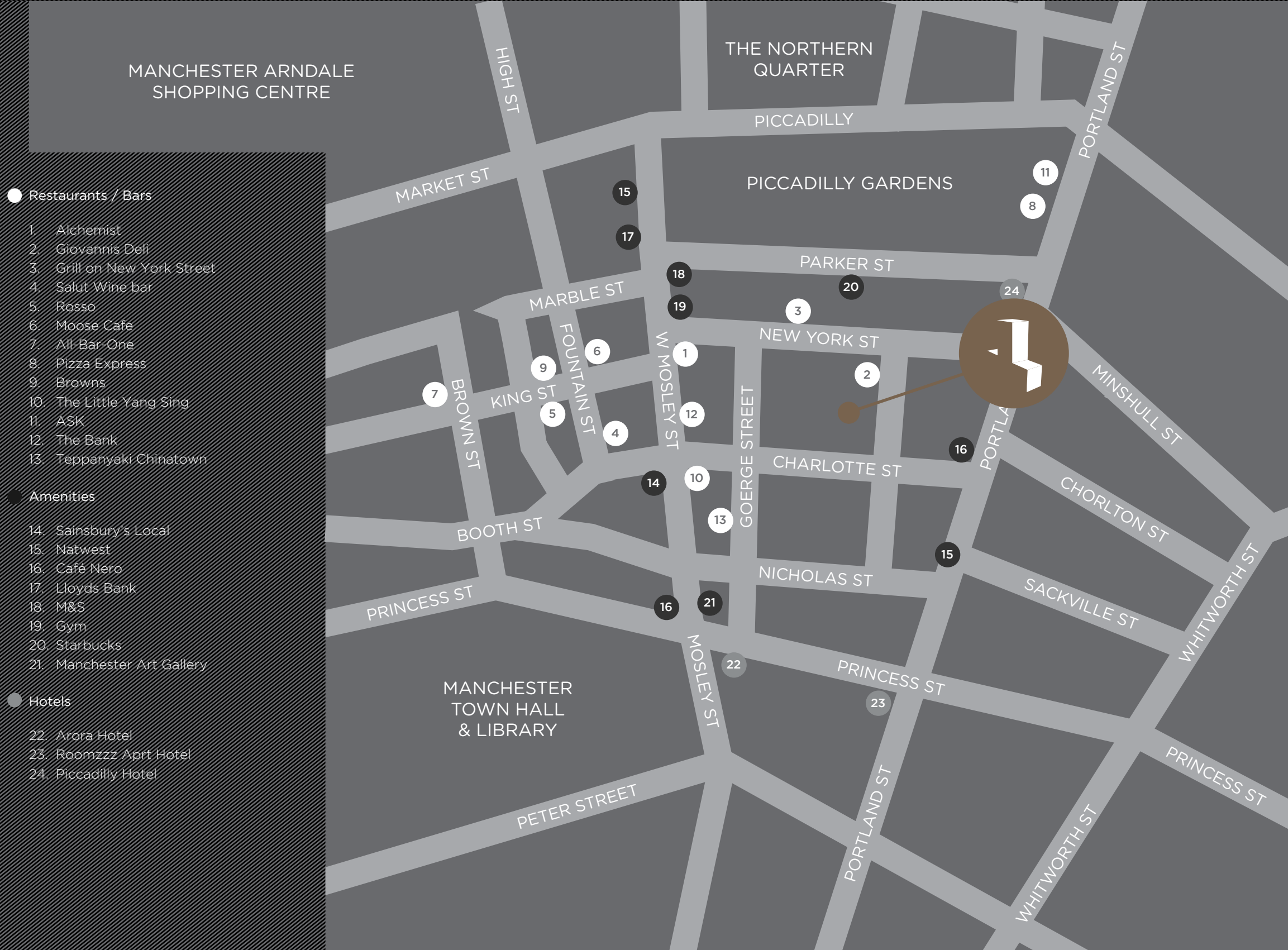
5-7 minutes

Manchester Central
Spinningfields
Piccadilly Station
Exchange Square



ST JAMES'S TOWER

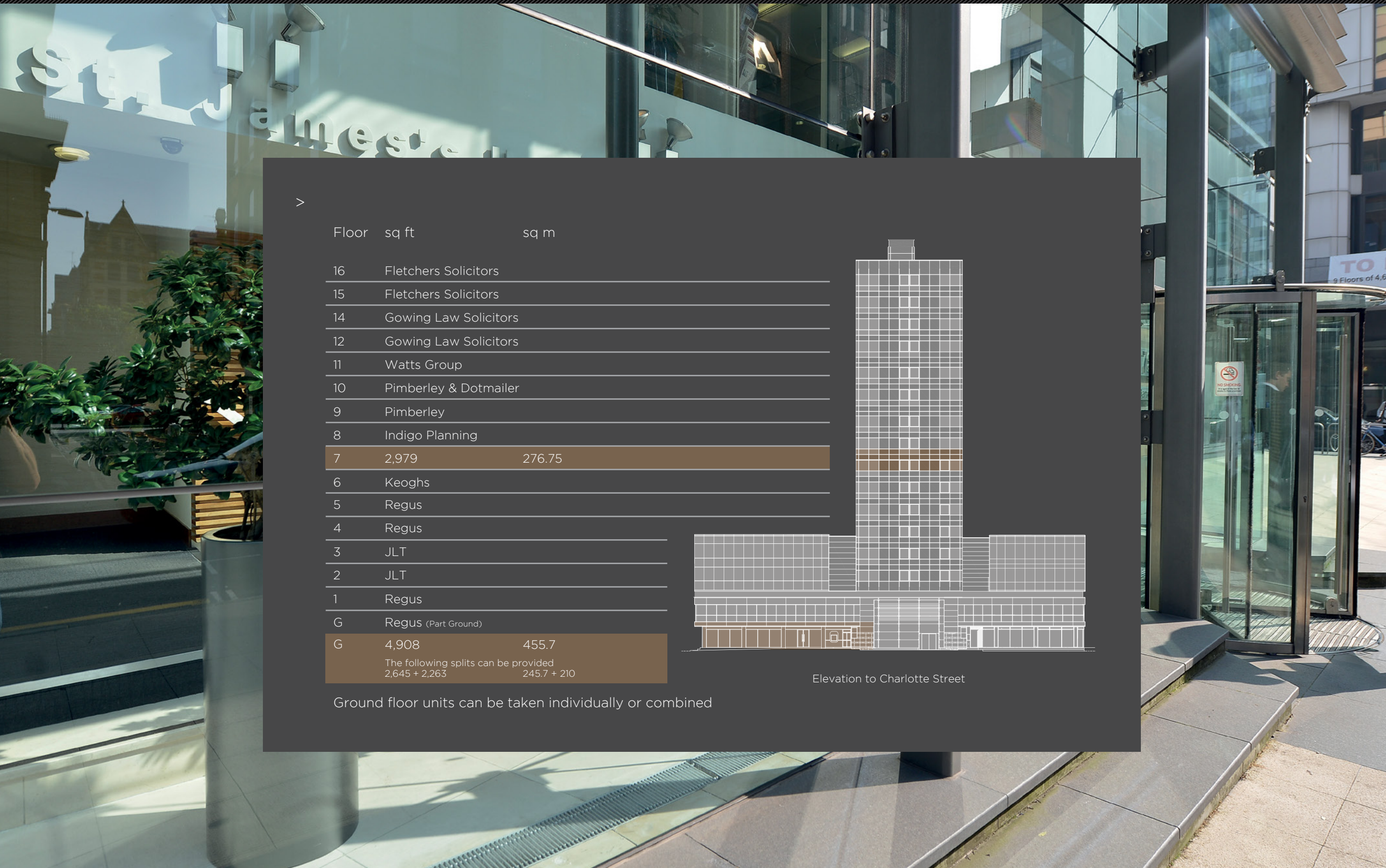
LOCATION



ST JAMES'S TOWER



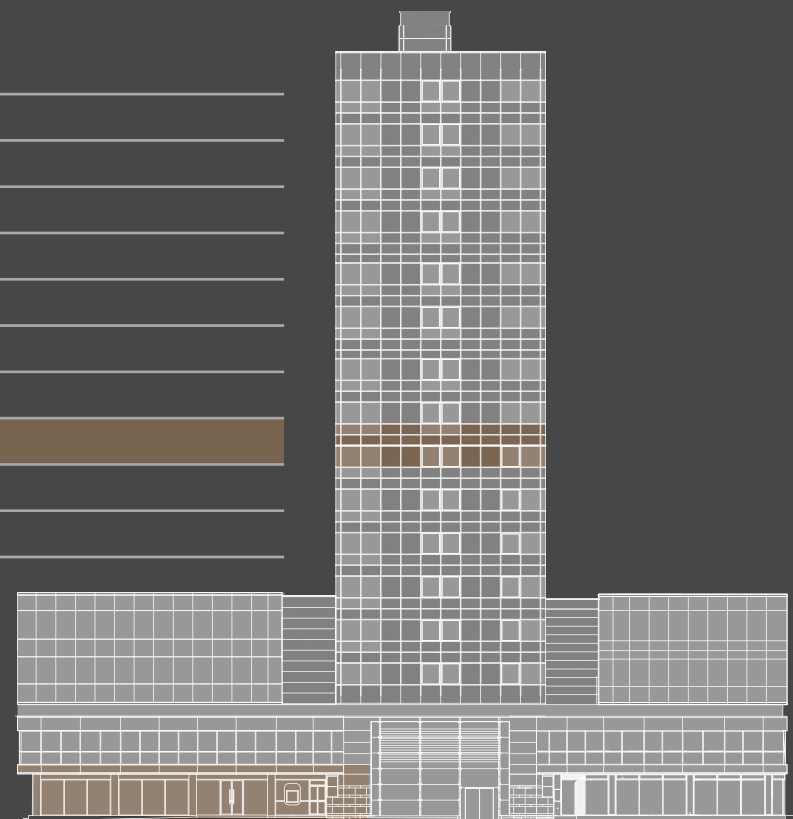




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Floor	sq ft	sq m
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16	Fletchers Solicitors	
15	Fletchers Solicitors	
14	Gowing Law Solicitors	
12	Gowing Law Solicitors	
11	Watts Group	
10	Pimberley & Dotmailer	
9	Pimberley	
8	Indigo Planning	
7	2,979	276.75
6	Keoghs	
5	Regus	
4	Regus	
3	JLT	
2	JLT	
1	Regus	
G	Regus (Part Ground)	
G	4,908	455.7
The following splits can be provided 2,645 + 2,263 245.7 + 210		

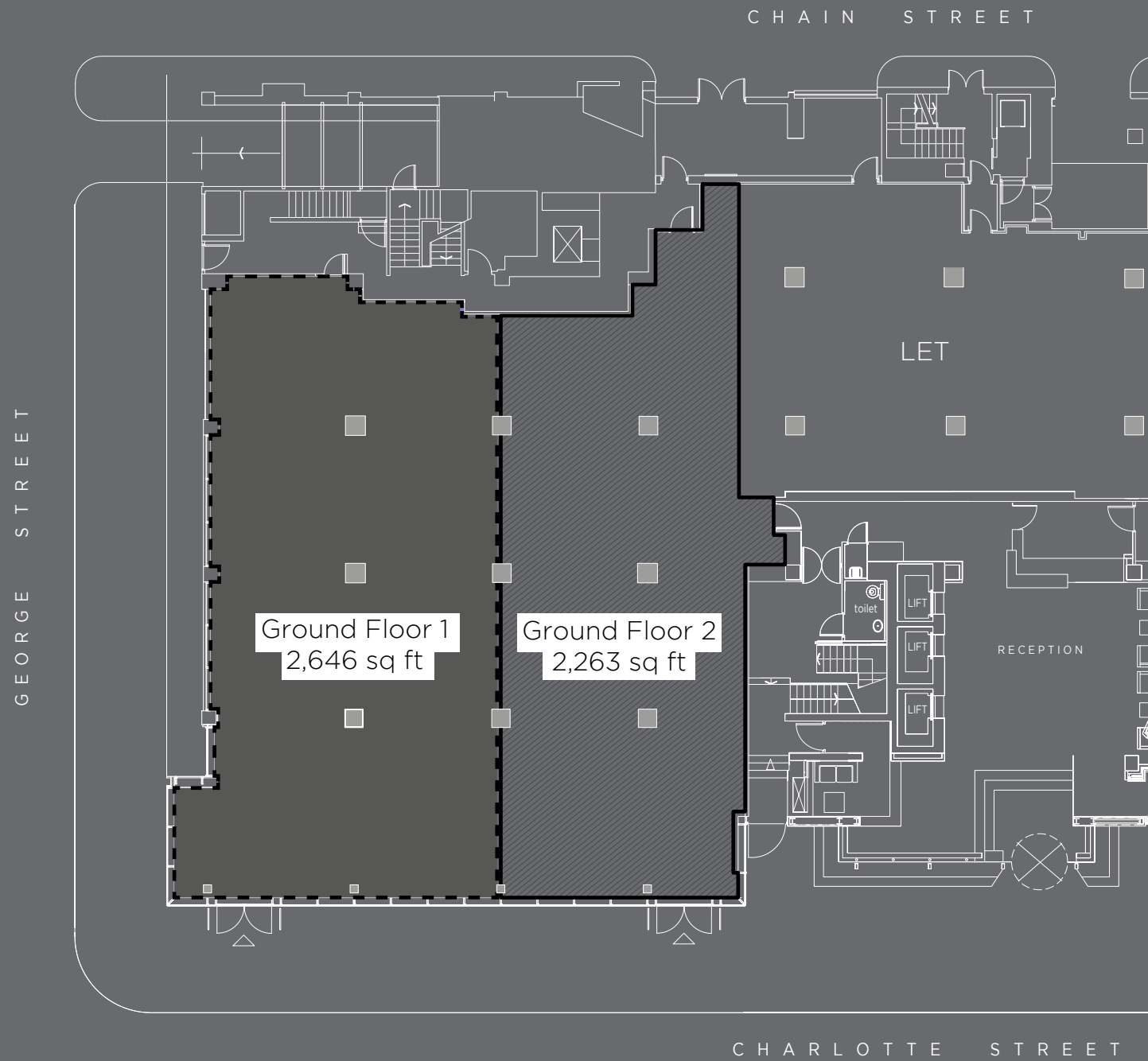


Elevation to Charlotte Street

Ground floor units can be taken individually or combined



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Ground Floor



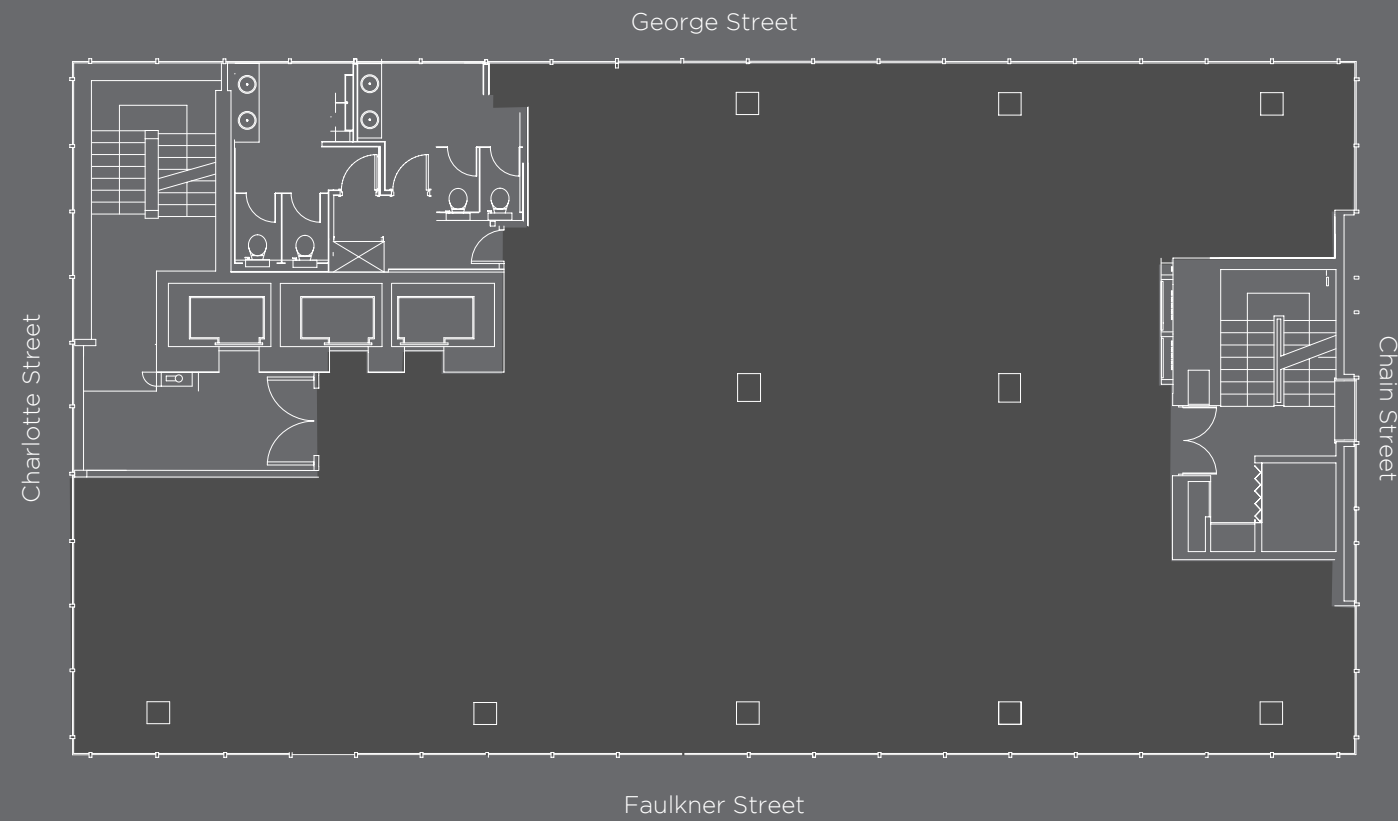


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Indicative Floor Plan
2,979 sq ft

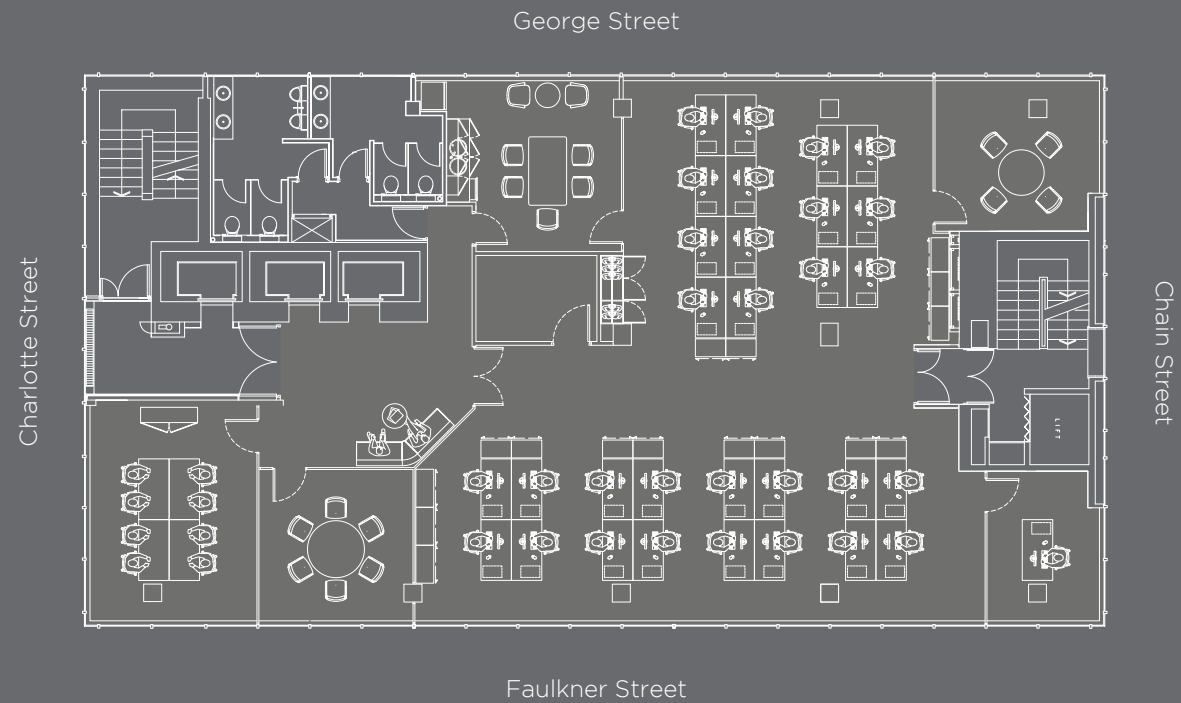
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Available Floors:
7

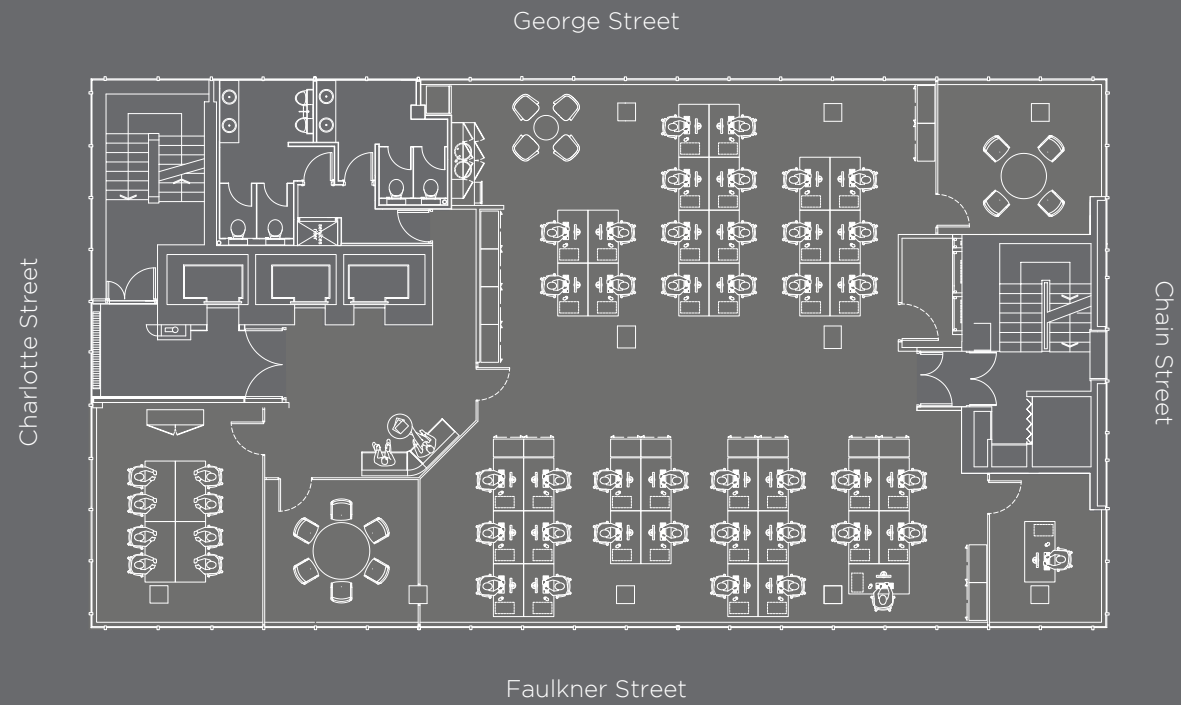




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Medium Density
Space Plan



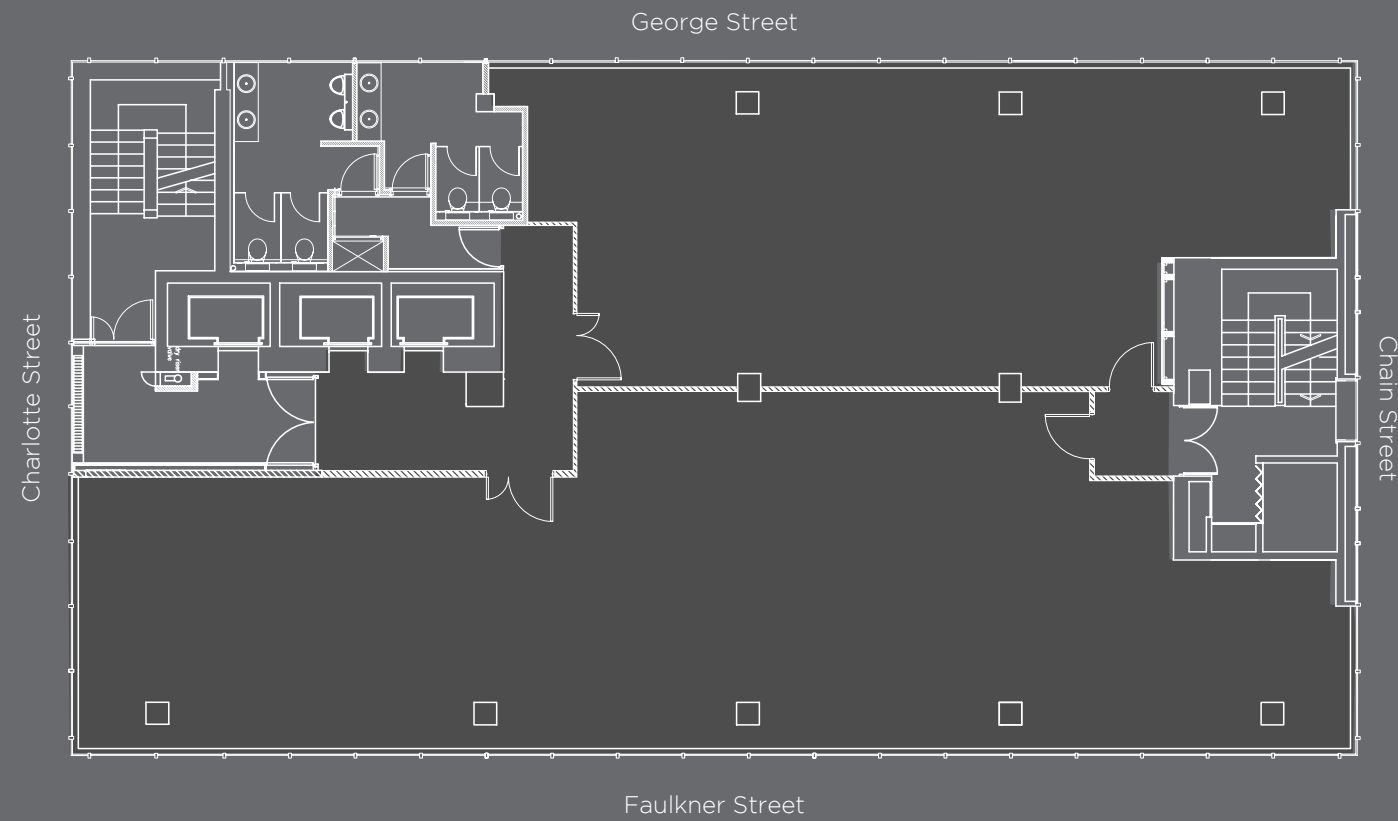
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High Density
Space Plan





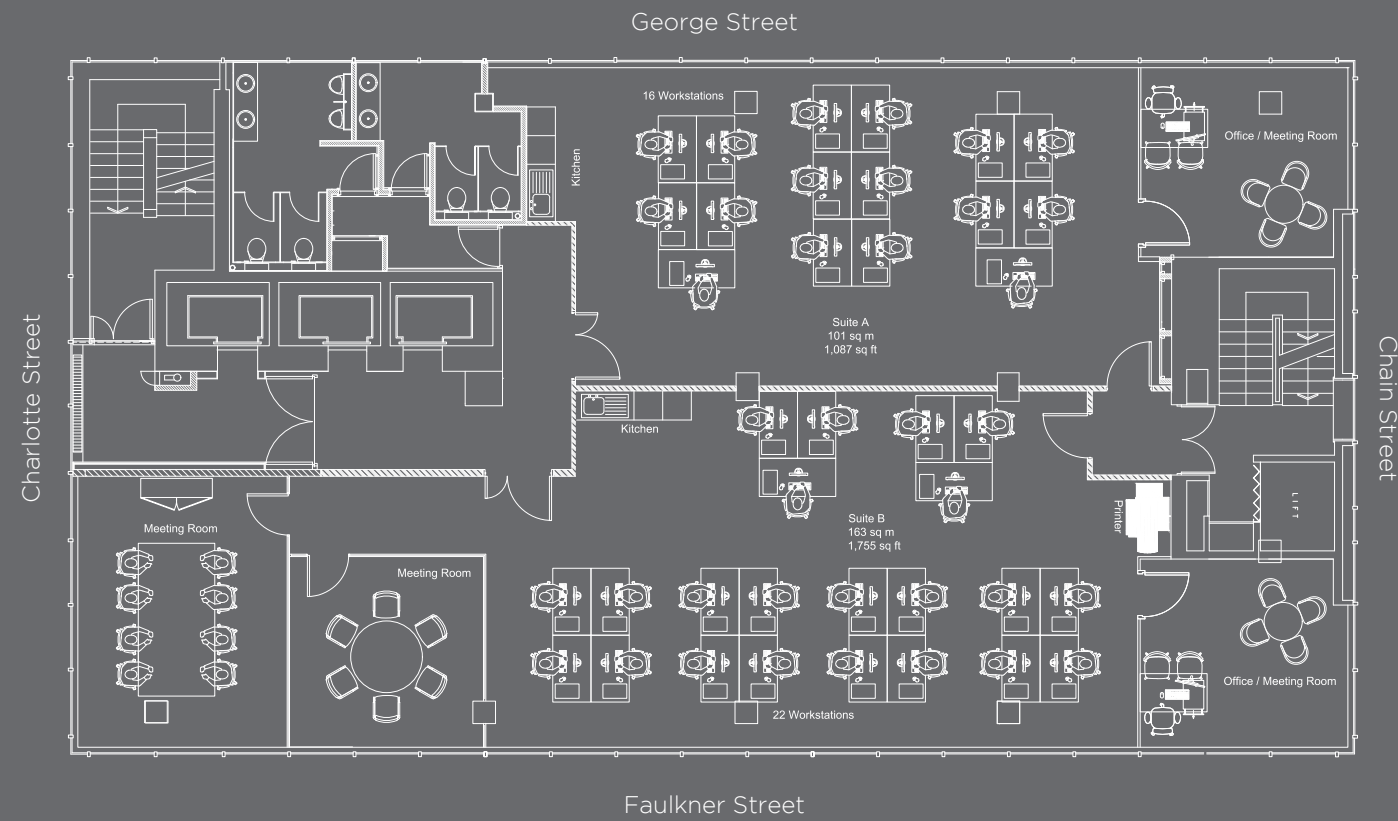
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Potential Floor Split
1,087 - 1,755 sq ft





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Potential Floor Split
Space Plan

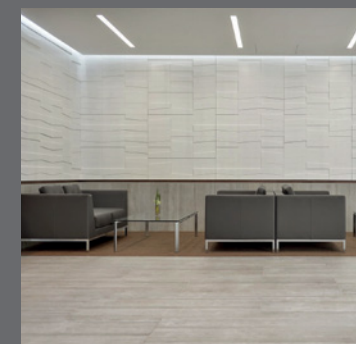




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St James's Tower provides a Grade A specification office space featuring a new entrance foyer and stunning office space. The building benefits from the following:

- An impressive manned reception foyer
- 3 high speed passenger lifts
- Full raised access floors
- Air conditioned
- Metal tile suspended ceiling
- LG3 compliant lighting
- Male and female WC facilities on each floor
- Basement shower facilities
- Secure underground car parking
- Secure bike rack
- DDA compliant
- EPC rating D (82)
- Fully fitted 'plug & play' workspace available











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