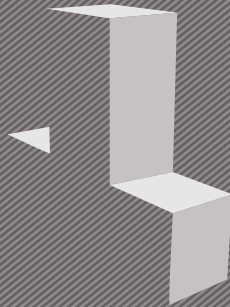


SELF CONTAINED OFFICE OPPORTUNITY



ST JAMES'S TOWER

MANCHESTER

GROUND AND FIRST FLOORS
1,981 - 26,128 SQ FT AVAILABLE

Architectural CGI



MAKE YOUR MARK ON MCR

The St. James's Tower podium floors are modern, clean-lined and flooded with natural light. Expansive enough for a business requiring a sizable amount of space; and also flexible enough, to be comfortably sub-divided into, two or three standalone suites.

With the potential to interlink the ground and first floors with internal staircases the building provides occupiers with ultimate flexibility.

The refurbishment comprises the construction of a two storey full height structural glazed extension to the front elevation of St James's Tower. The ground floor will be delivered to a shell and core condition with the ability to provide a range of Cat A solutions. The first floor will be finished to a high quality Grade A specification benefitting the following:

- Full raised access floors
- Air conditioning
- Metal tile suspended ceiling
- LED lighting



The floor areas are as follows:

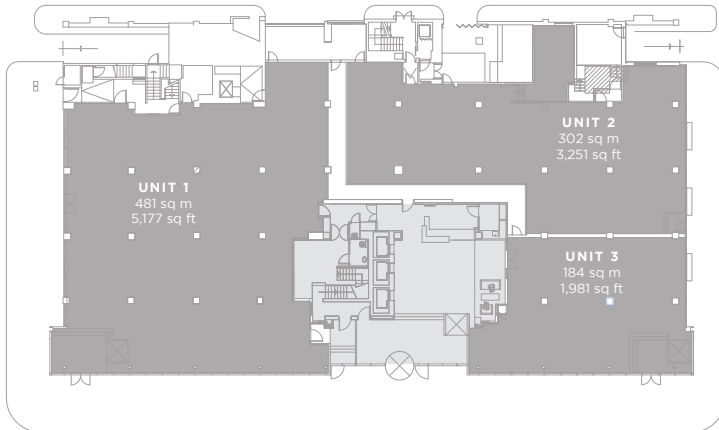
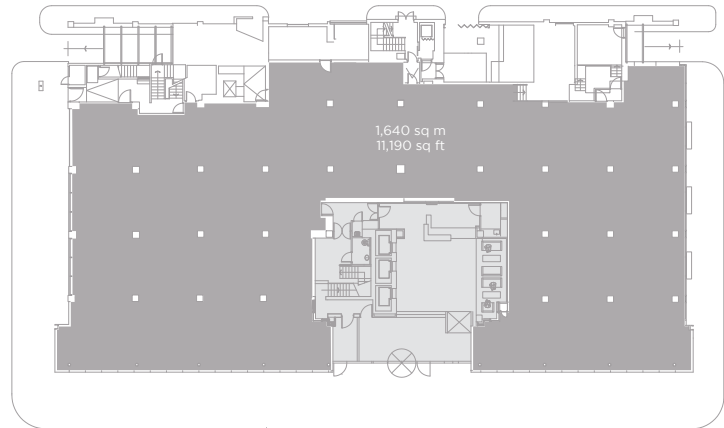
Ground Floor	Total 11,190 sq ft	1,040 sq m
First Floor	Total 14,938 sq ft	1,388 sq m

With the ability to split from: 1,981 sq ft



GROUND FLOOR

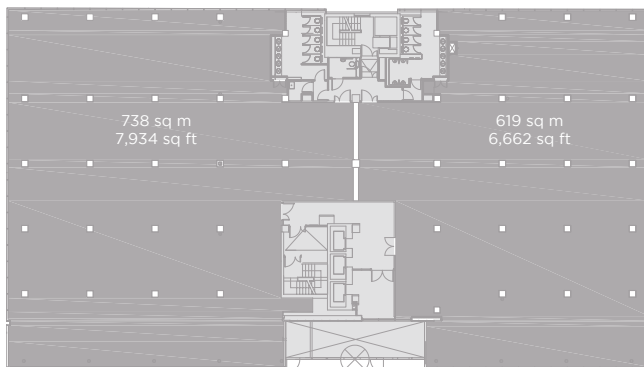
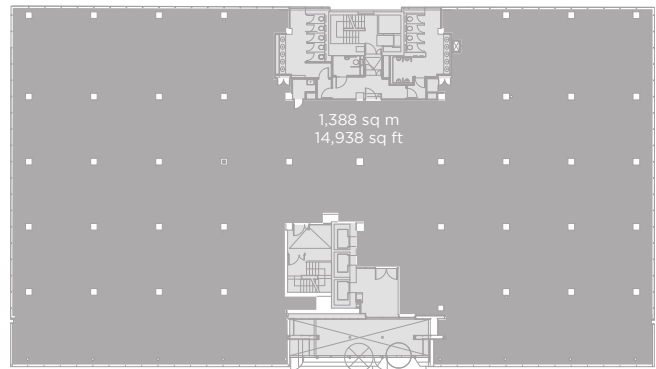
FLOODED WITH
NATURAL LIGHT



POTENTIAL
SUB-DIVISION

FIRST FLOOR

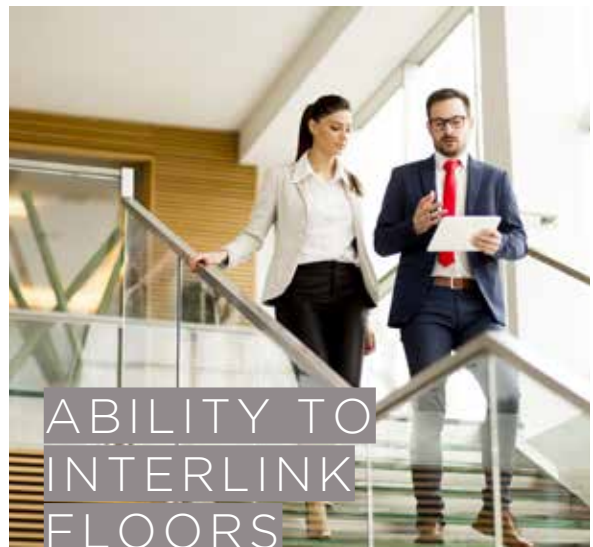
LARGE
EFFICIENT
FLOOR PLATES



POTENTIAL
SUB-DIVISION

THE AREA AROUND ST.JAMES'S TOWER IS HOME TO A VARIETY OF HIGH PROFILE OCCUPIERS.

SELF
CONTAINED
ENTRANCE



ABILITY TO
INTERLINK
FLOORS



ULTIMATE
FLEXIBILITY



BECAUSE LOCATION MATTERS

Location-wise, this is five-star stuff: St. James's Tower sits at the epicentre of Manchester's central business district, surrounded by any and every amenity imaginable.

Piccadilly Gardens' Metrolink station is a 60-second walk from your door, swiftly connecting to 93 locations throughout Greater Manchester. Meanwhile, Manchester Piccadilly mainline station, is but a five-minute stroll away.



1-3 minutes

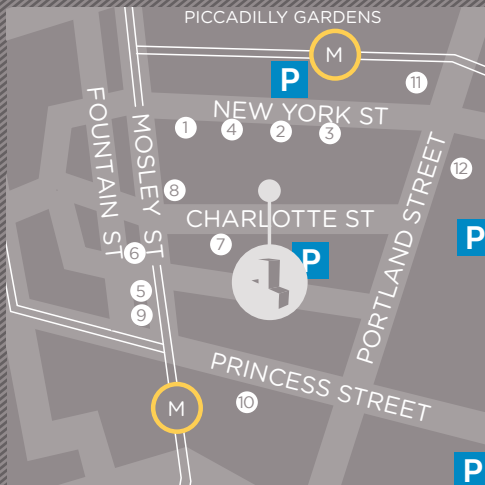
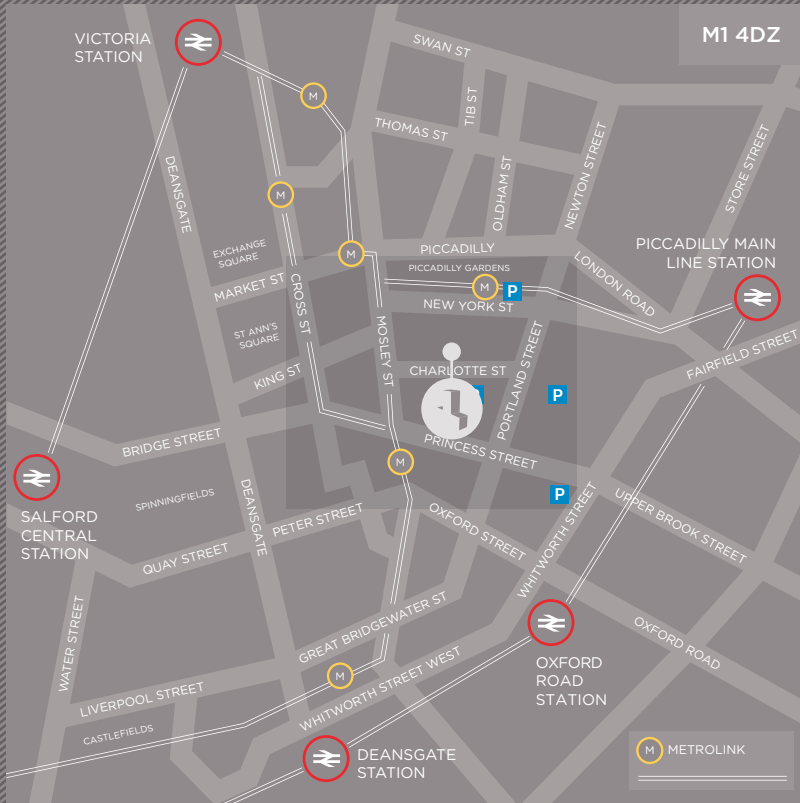
Piccadilly Gardens Metro
Market Street
Manchester Arndale
The Northern Quarter
St Peter's Square Metro
China Town
Portland Street

3-5 minutes

St Ann's Square
Central Library
Canal Street
King Street

5-7 minutes

Manchester Central
Spinningfields
Piccadilly Station
Exchange Square



Restaurants/Bars

- 1 Alchemist
- 2 Grill on New York St
- 3 Giovanni's Deli
- 4 Philpotts
- 5 Salut Wine Bar
- 6 Director's Box
- 7 Little Yang Sing
- 8 The Bank
- 9 Caffé Nero

Hotels

- 10 Princess St. Hotel
- 11 Mercure
- 12 Britannia Hotel

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