

ONE ST JAMES SQUARE

MANCHESTER M2 6DN

SELF-CONTAINED GROUND
FLOOR OPPORTUNITY

SUITABLE FOR OFFICE
AND ALTERNATIVE USES

5,000 SQ FT







SPACIOUS, CONTEMPORARY
AND LIGHT-FILLED



In addition to all the common areas throughout the building, the WCs on the Ground Floor have been fully refurbished.

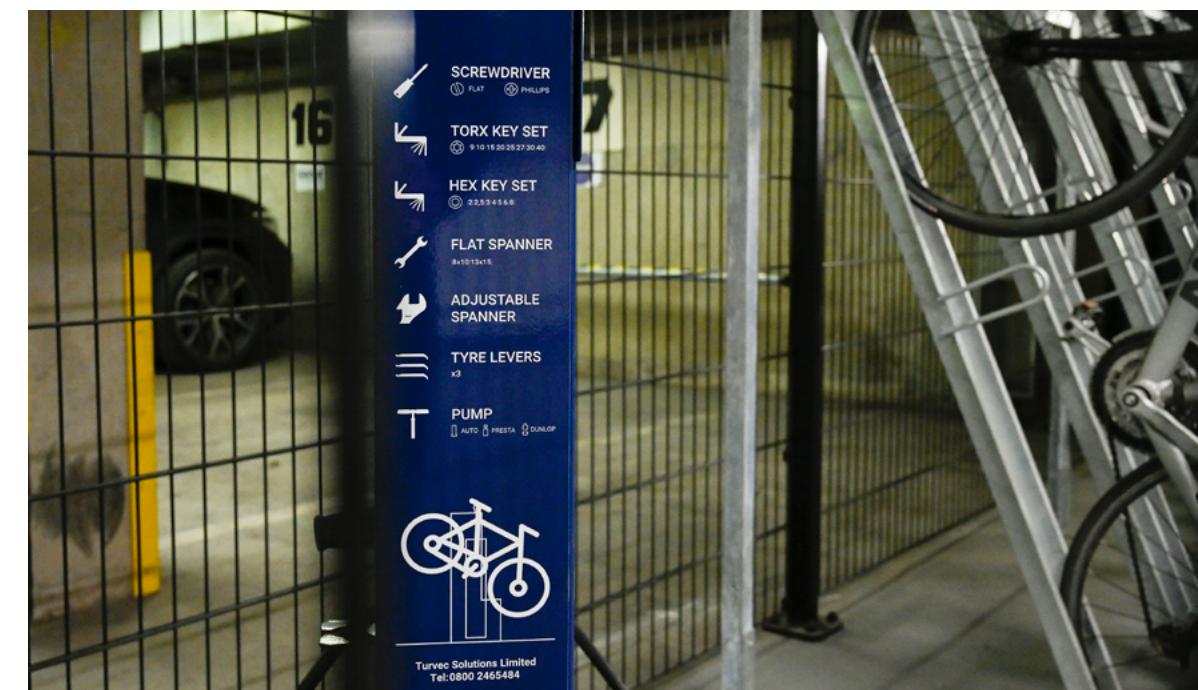




A brand-new shower facility, boasting *three private changing rooms/showers* as well as twenty private lockers and a *drying room* will provide occupiers with a space in which to refresh and rejuvenate.



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.



GROUND FLOOR

470 SQ M / 5,064 SQ FT

EXISTING OFFER



FULLY FITTED OPTION



DESKS

75

BREAKOUT

24

MEETING ROOMS

2

WC

5

KITCHEN

1

COLLABORATION

30

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

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.



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PICCADILLY TRAIN STATION

METROLINK

STEVENSON SQUARE

METROLINK

METROLINK

MANCHESTER ART GALLERY

ROYAL EXCHANGE THEATRE

KING STREET

ONE
ST. JAMES
SQUARE

VICTORIA TRAIN STATION

TOWN HALL

ST PETERS SQUARE

METROLINK

DEANSGATE

SPINNINGFIELDS

OXFORD RD STATION

GREAT NORTHERN RAILWAY COMPANY

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 TOWNSHOUSE
- 14 LA VINA
- 15 MY THAI
- 16 RUDY'S
- 17 SAN CARLO
- 18 TAST CATALA
- 19 THE IVY
- 20 YOTEL



TRANSPORT LINKS & 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,
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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. April 2025.