

ONE  
ST. JAMES  
SQUARE

MANCHESTER M2 6DN

FULLY-FITTED WORKSPACES TO LET

2,500 – 21,000 SQ FT



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 fully-fitted suites of 2,500 sq ft to self-contained floors of 6,900 sq ft.

The property has undergone a comprehensive refurbishment throughout all its common parts and most of its office suites, 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 a 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 or divided to accommodate requirements for smaller floorplates.





THE BUILDING'S SMART AND  
CONTEMPORISED RECEPTION MAKES FOR  
AN IMPRESSIVE AND SLEEK ENTRANCE.



FULLY-FITTED WORKSPACES  
ON THE THIRD FLOOR



This fully-fitted workspace on the Third Floor of the building will provide tenants with two equipped meeting rooms, breakout and collaborations areas and two private Zoom booths.

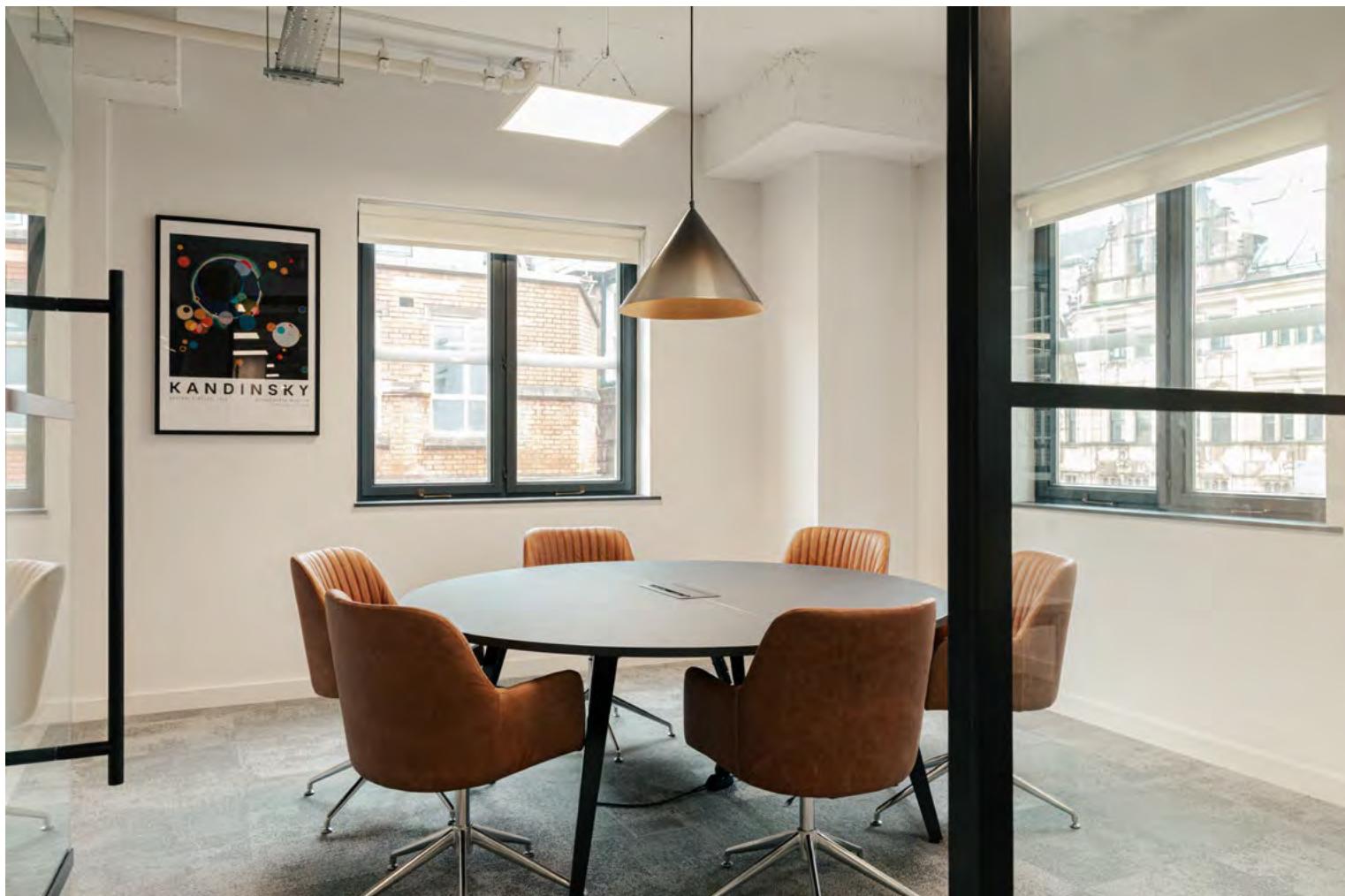


SPACIOUS, CONTEMPORARY  
AND ENERGY EFFICIENT



The building's fully fitted Third Floor suite offers tenants spacious, light-filled areas designed for work, collaboration, and breakout moments.

This suite, featuring premium commercial grade finishes throughout, including contemporary lighting, and high-spec kitchenware, provides a turnkey solution tailored to meet the needs of modern businesses.





THE BUILDING BENEFITS FROM COMPLETELY REFURBISHED COMMON AREAS, INCLUDING WIDE LIFT LOBBIES LEADING ONTO TWO LIFTS WHICH SERVICE ALL FLOORS.





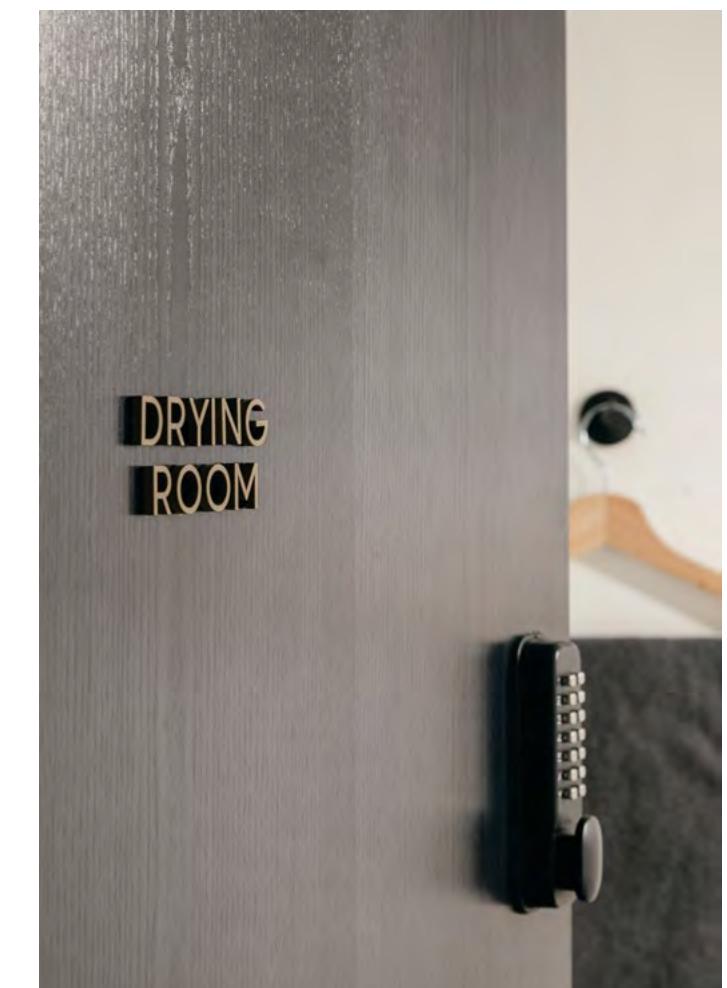
With furniture and high-speed internet already in place, this Third Floor unit is 'plug and play' and ready to go.

IN ADDITION TO ALL COMMON PARTS, THE WCS ON ALL FLOORS HAVE BEEN FULLY REFURBISHED IN A CLASSIC CONTEMPORARY AESTHETIC.

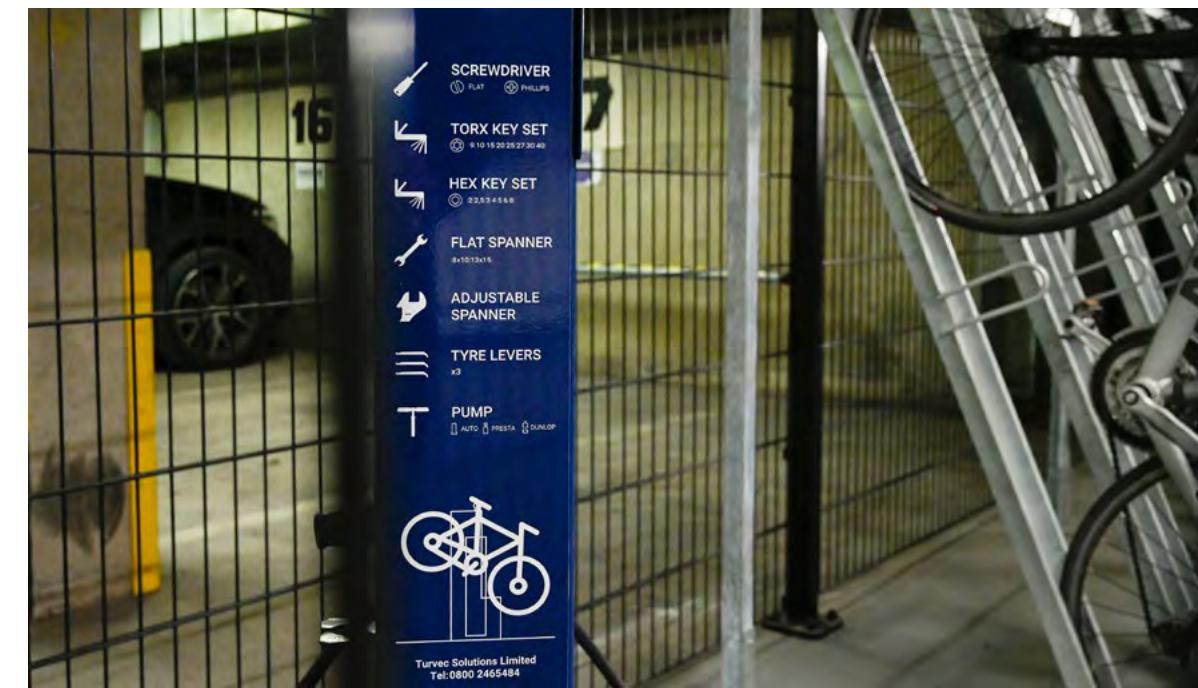
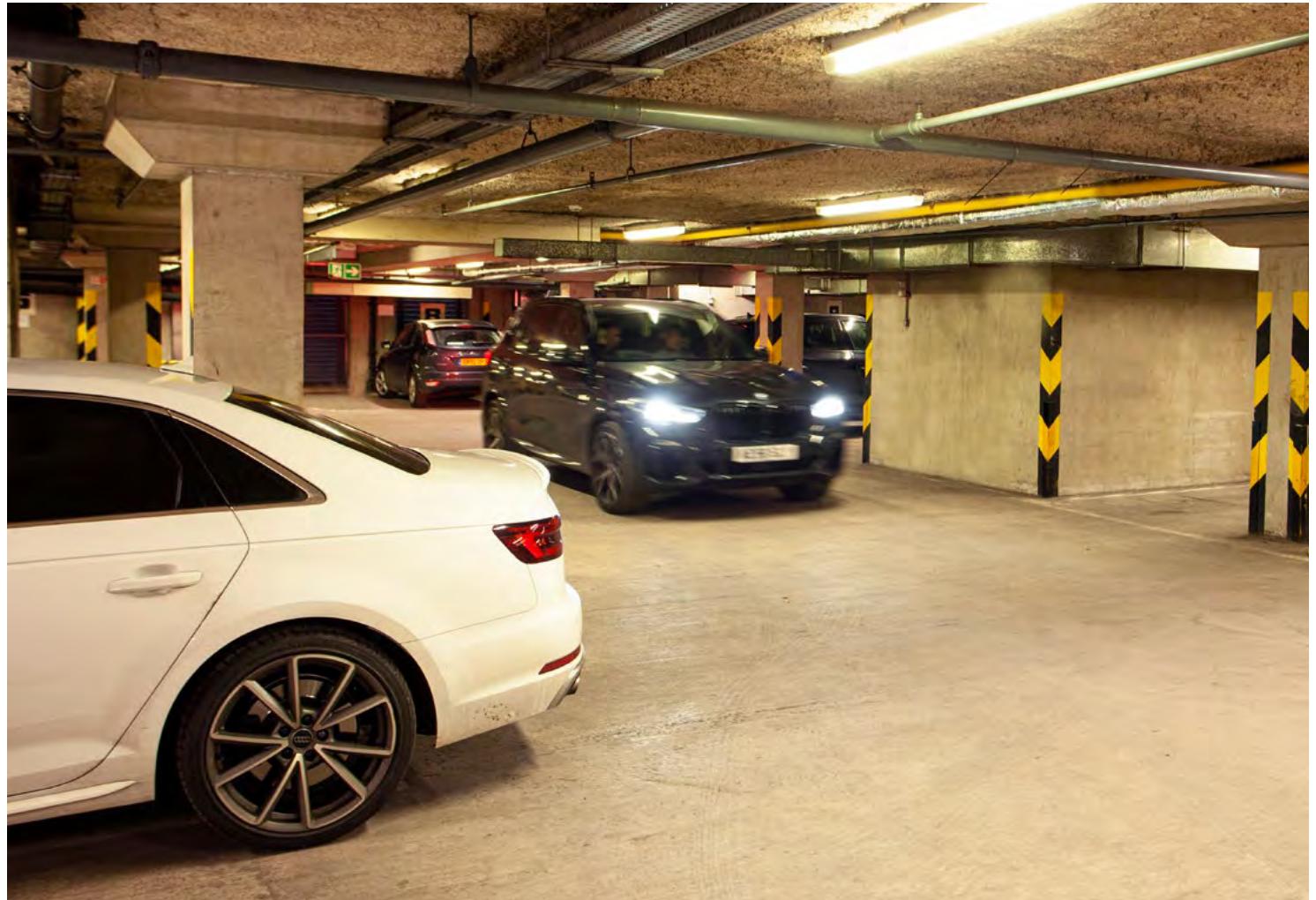




A BRAND-NEW SHOWER FACILITY, BOASTING THREE PRIVATE CHANGING ROOMS/ SHOWERS AS WELL AS TWENTY PRIVATE LOCKERS AND A DRYING ROOM WILL PROVIDE OCCUPIERS WITH A SPACE IN WHICH TO REFRESH AND REJUVENATE.

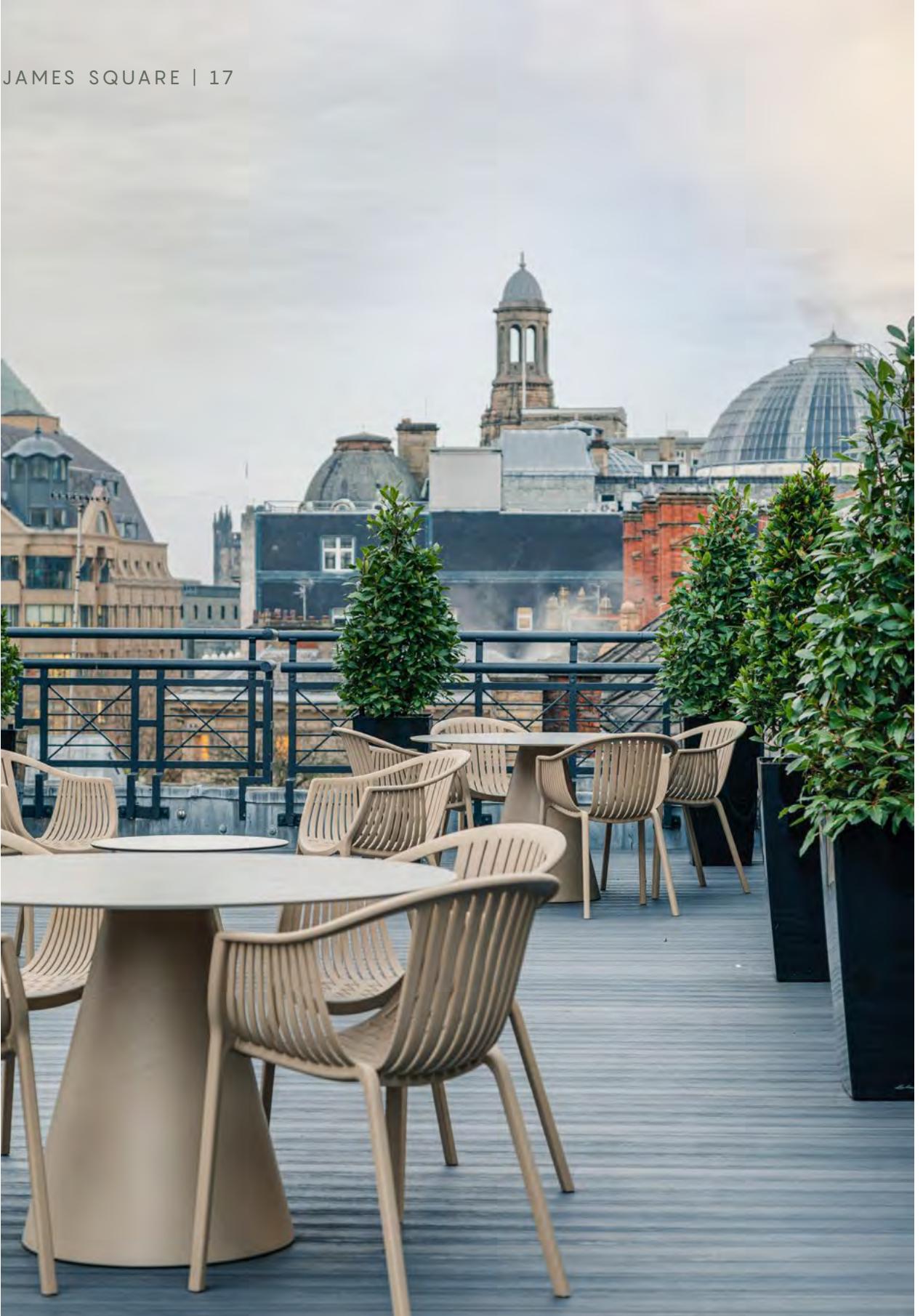


In addition to new showers, the building's lower ground floor boasts an array of amenities; an on-site car park, a bike storage facility and a fully equipped bike repair station.

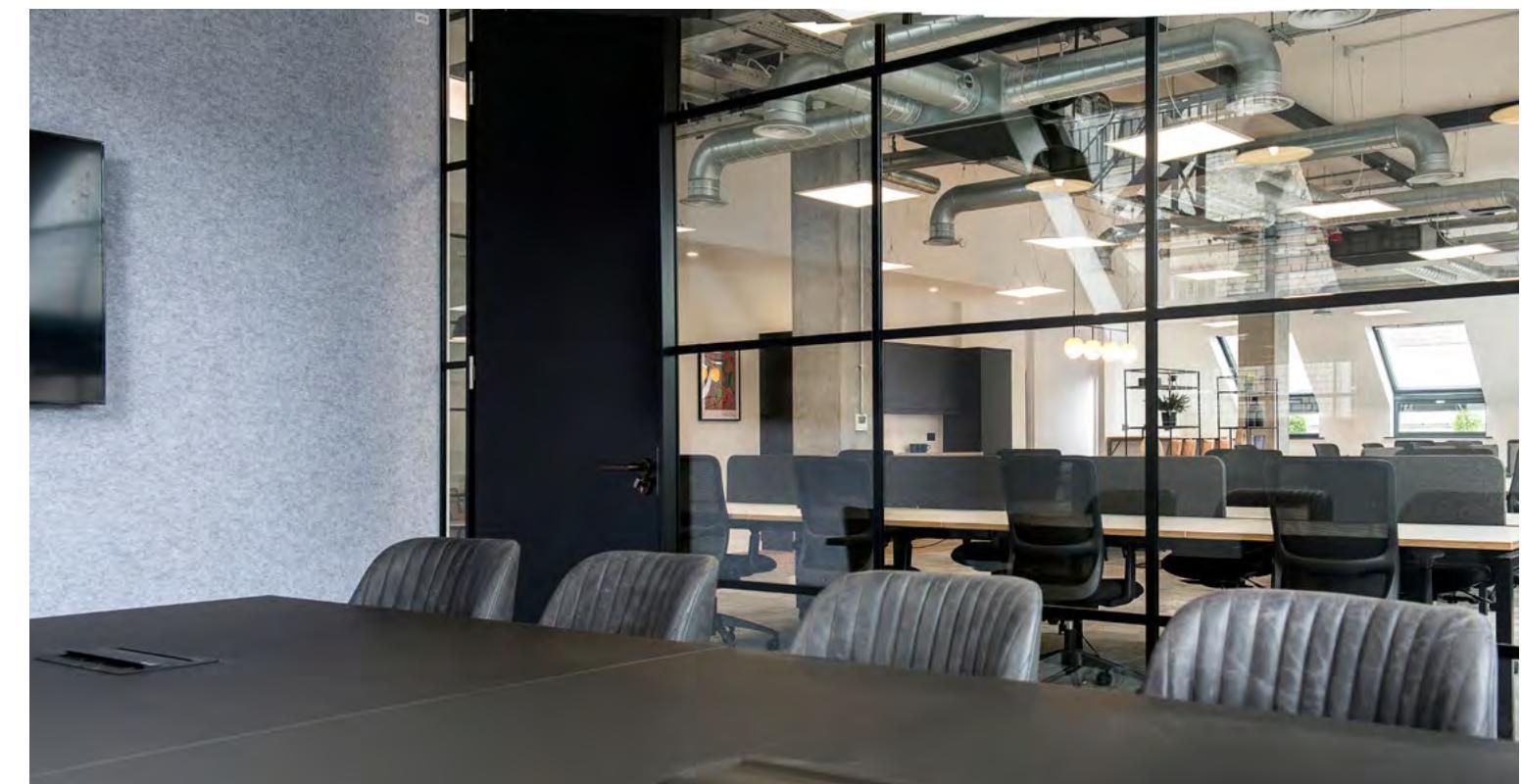








The Fifth Floor provides a fully-fitted workspace complete with meeting rooms, breakout areas, a Zoom booth and a furnished, landscaped private terrace with views of the city's Business District.



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.

| AREAS                              | SQ M         | SQ FT         |
|------------------------------------|--------------|---------------|
| GROUND FLOOR                       | 470          | 5,064         |
| SECOND FLOOR                       | 640          | 6,885         |
| THIRD FLOOR SUITE A                | 317          | 3,414         |
| THIRD FLOOR SUITE B — FULLY-FITTED | 308          | 3,317         |
| FIFTH FLOOR — FULLY-FITTED         | 231          | 2,493         |
| <b>TOTAL</b>                       | <b>1,996</b> | <b>21,173</b> |

# GROUND FLOOR

EXISTING OFFER

470 SQ M / 5,064 SQ FT



FULLY-FITTED OPTION



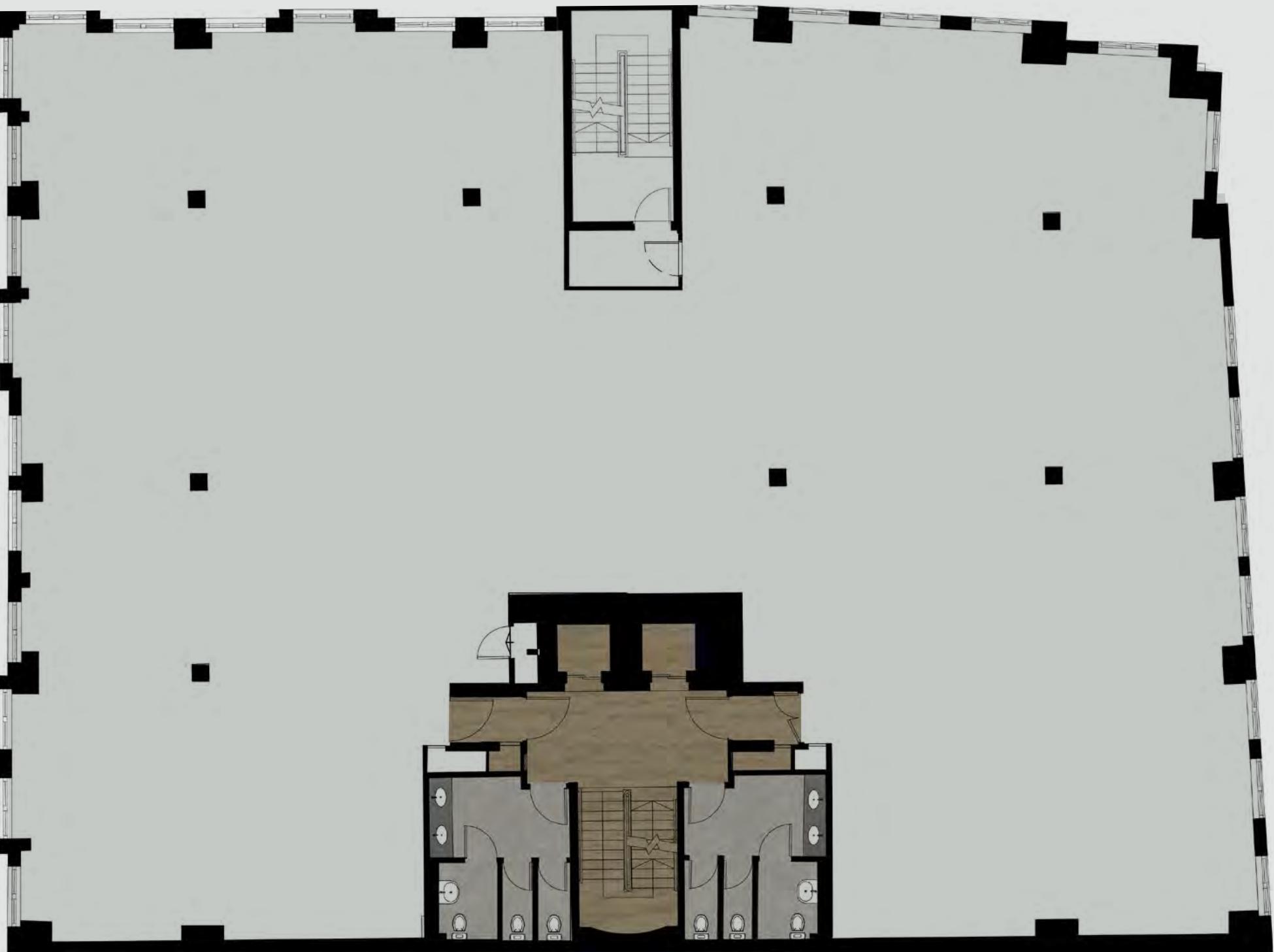
|               |    |          |    |
|---------------|----|----------|----|
| DESKS         | 75 | BREAKOUT | 24 |
| MEETING ROOMS | 2  | WC       | 5  |
| KITCHEN       | 1  |          |    |
| COLLABORATION | 30 |          |    |

## SECOND FLOOR

EXISTING OFFER

639 SQ M / 6,885 SQ FT

The Second Floors of the building remains unefurbished. This floor can be refurbished and split according to an incoming tenant's requirements.



## THIRD FLOOR

EXISTING OFFER

SUITE A  
317 SQ M / 3,414 SQ FTSUITE B  
308 SQ M / 3,317 SQ FT

The Third Floor offers two excellent medium size office suites, one of which (Suite B) has been fully-fitted to a high standard as per the floorplan.

The other (Suite A), currently fitted to a CAT A level, can be fully-fitted to meet any prospective tenant's requirements.

SUITE A

SUITE B



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

## THIRD FLOOR

FULLY-FITTED OPTION

SUITE A  
317 SQ M / 3,414 SQ FT

Suite A, the lefthand unit on the Third Floor, is currently refurnished but unfitted. This office space can be fitted-out as per this floorplan, or in any other way, to match any incoming tenant's requirements.



|               |    |           |    |
|---------------|----|-----------|----|
| DESKS         | 32 | BREAKOUT  | 28 |
| MEETING ROOMS | 2  | ZOOM PODS | 2  |
| KITCHEN       | 1  | WC        | 6  |
| COLLABORATION | 12 |           |    |

## FIFTH FLOOR

FULLY-FITTED OPTION

231 SQ M / 2,493 SQ FT

The Fifth Floor offers a well-appointed, fully-fitted workspace designed for modern working. It includes dedicated meeting rooms, comfortable breakout areas, a private Zoom booth, and a furnished, landscaped terrace, providing a balanced environment for productivity, collaboration, and rejuvenation.



|               |    |           |    |
|---------------|----|-----------|----|
| DESKS         | 24 | BREAKOUT  | 16 |
| MEETING ROOMS | 2  | ZOOM PODS | 1  |
| KITCHEN       | 1  | WC        | 3  |
| COLLABORATION | 10 |           |    |

## 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 - 2 WC

Floors 1-4:  
Male - 2 WC / Female - 2WC / DDA - 2 WC

Floor 5:  
3x superloos

### 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

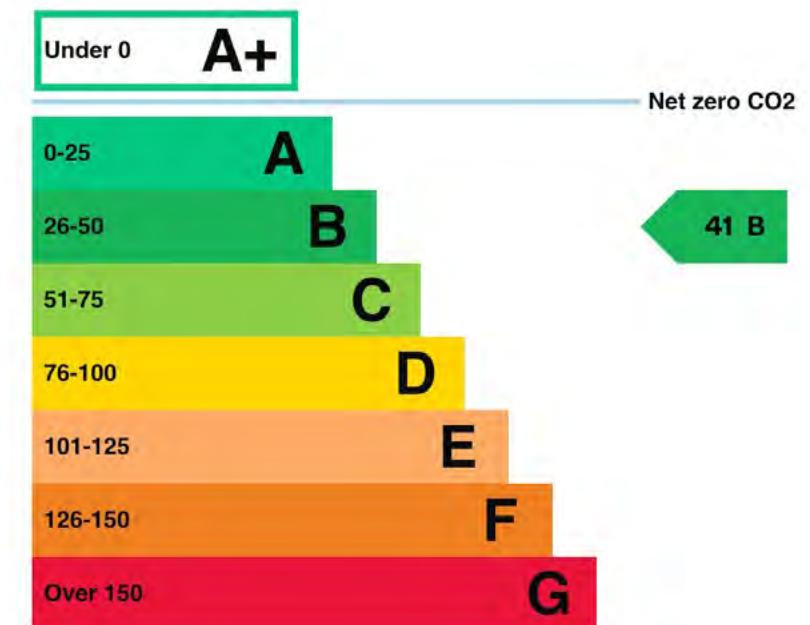
Fully equipped on-site bike store  
Cycle Repair Station

### CAR PARKING

On site car parking available

### ENERGY RATING AND SCORE

This property's energy rating is B.



## 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

METROLINK

METROLINK

MANCHESTER ART GALLERY

ROYAL EXCHANGE THEATRE

KING STREET

ONE  
ST JAMES  
SQUARE

VICTORIA TRAIN STATION

TOWN HALL

ST PETERS SQUARE

METROLINK

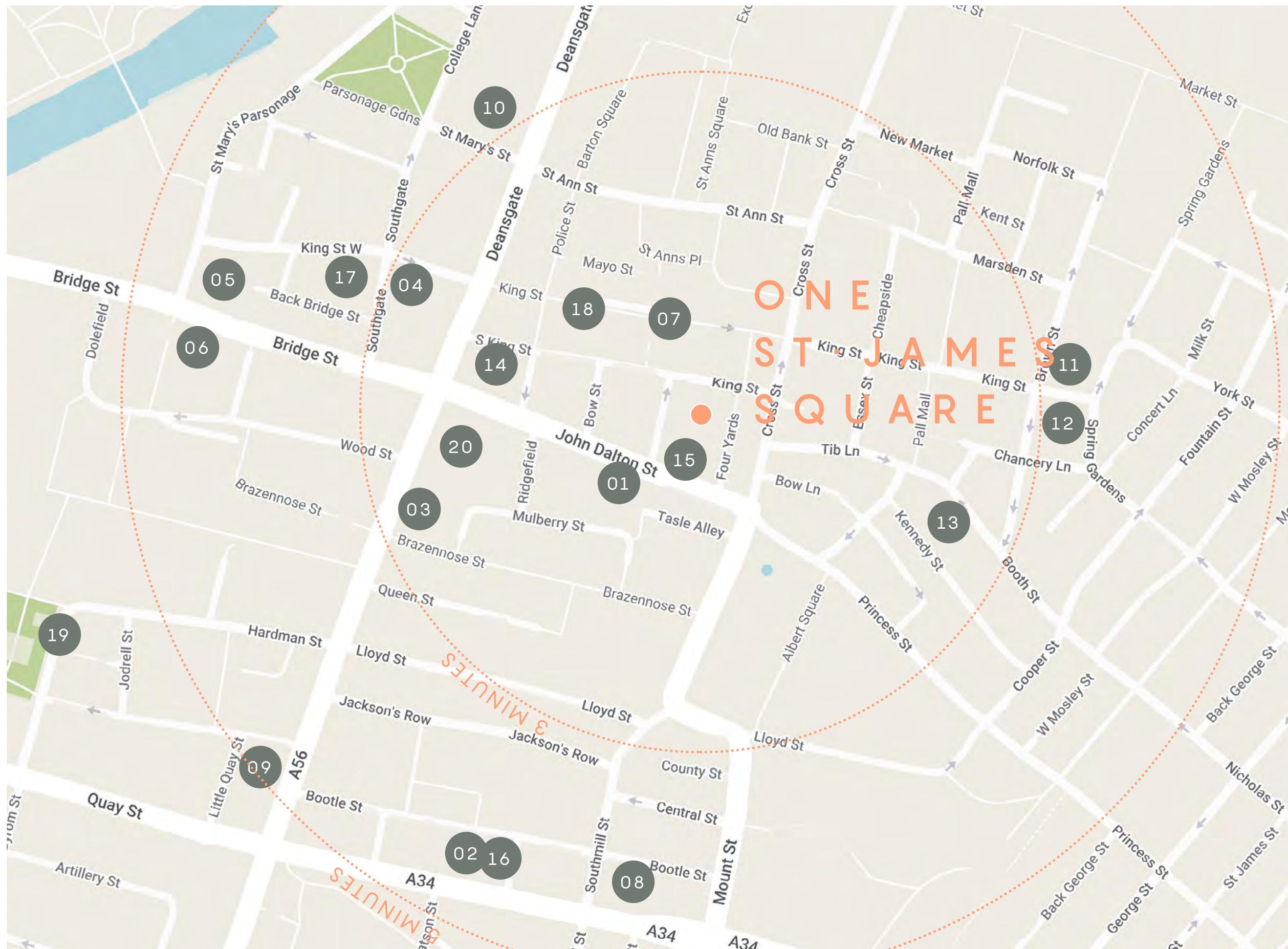
DEANSGATE

SPINNINGFIELDS

OXFORD RD STATION

## 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 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:

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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.