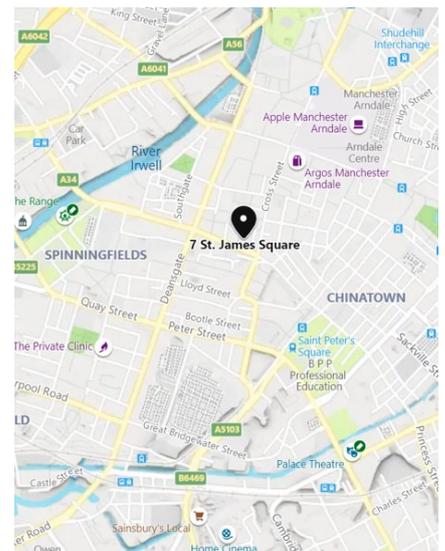


### Refurbished Self-Contained Office Accommodation 905 - 2,391 sq. ft.



#### Location

7 St James Square is situated off John Dalton Street in close proximity to Albert Square, a prime position in Manchester City Centre's business and financial district. The building benefits from being situated close to all the City's principal public transport links including St Peter's Square Metro-link stop. There is also an abundance of amenities directly on the door.



#### Description

7 St James Square is an attractive and contemporary office building in the heart of Manchester City Centre. The property has been comprehensively refurbished to provide high quality office accommodation. This is a unique opportunity for businesses to occupy self-contained office suites on flexible lease terms within a prime location. This office accommodation is accessed via a stylish reception entrance area with a secure code-operated lift.

#### Accommodation

Floor	Sq. ft.	Sq. m.
4 <sup>th</sup>	1005	93.36
1 <sup>st</sup>	905-1386	84.07-128.76
<b>Total</b>	<b>2,391</b>	<b>221.76</b>

For further information please contact:

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## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transactions.

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

## Terms

Flexible terms to be agreed.

## EPC

4th Floor	1st Floor
D91	C61

## Highlights



Short term flexible terms available



Very low service charge



Upgraded kitchen



Breakout area



Super-fast data ready connection



DDA compliant passenger lift servicing the suite direct



Basement parking



24 Hour access

August 2021



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