

ONE
ST · JAMES
SQUARE

MANCHESTER M2 6DN

FULLY FITTED AND REFURBISHED
WORKSPACES AVAILABLE

3,400 — 6,900 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 3,400 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 full floors fully-fitted or divided to accommodate requirements for smaller floorplates.

Since this image was captured, the building has been further improved through the introduction of a dedicated entrance for occupiers of the Ground Floor.

NHS





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



A FULLY-FITTED WORKSPACE
ON THE THIRD FLOOR

The fully-fitted workspace on the Third Floor of the building provides 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.







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



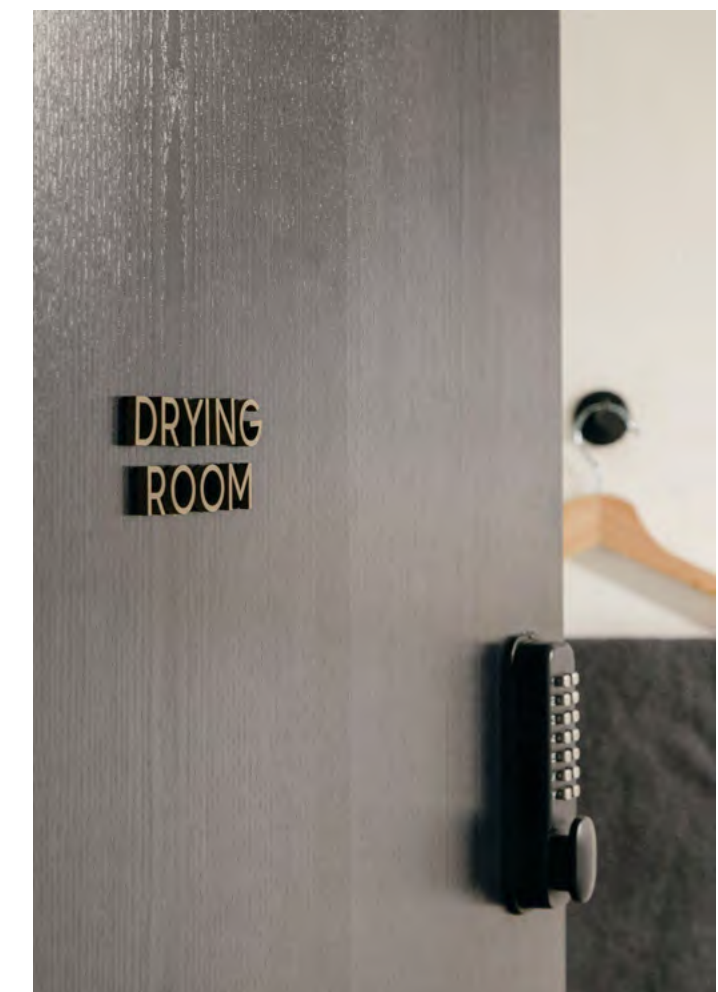
THE BUILDING BENEFITS FROM COMPLETELY REFURBISHED COMMON AREAS, INCLUDING WIDE LIFT LOBBIES LEADING ONTO TWO LIFTS WHICH SERVICE ALL FLOORS.



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.



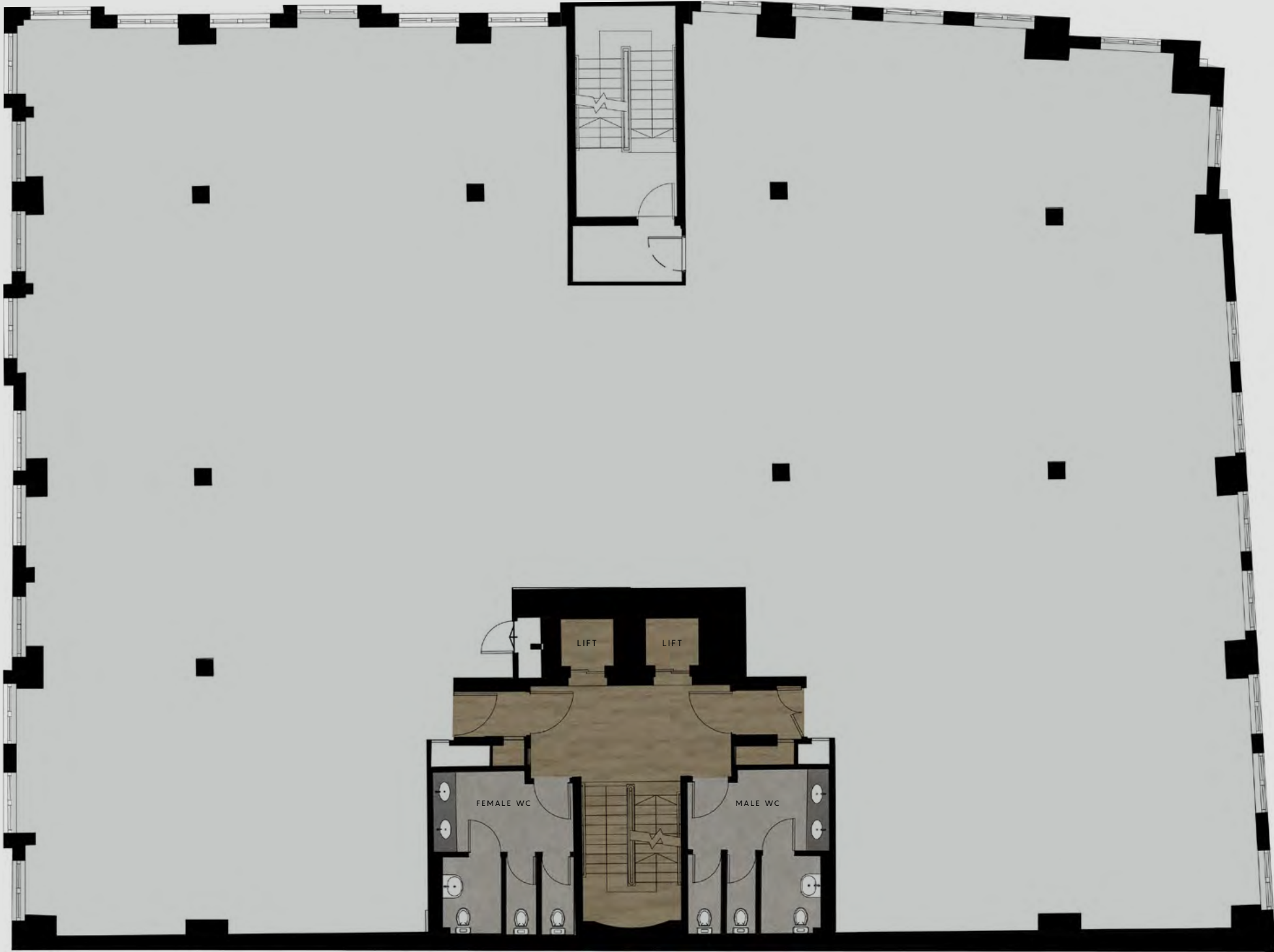
AREAS	SQ M	SQ FT
SECOND FLOOR	638	6,867
THIRD FLOOR SUITE A (FULLY-FITTED)	317	3,414
TOTAL	955	10,279

SECOND FLOOR

FULL FLOOR CAT A OPTION
638 SQ M / 6,867 SQ FT

The Second Floor of the building is currently unfurnished. This floor can be fully refurbished, however, to either a CAT A or fully-fitted specification, in accordance with an incoming tenant's specific requirements.

See next page.



SECOND FLOOR

FULLY-FITTED OPTIONS

FULL FLOOR
638 SQ M / 6,867 SQ FT



SUITE A
326 SQ M / 3,509 SQ FT



SUITE B
305 SQ M / 3,282 SQ FT



The Second Floor can be refurbished, as shown here on another floor in the building, to a CAT A specification.



Equally, the Second Floor can be fully-fitted, as shown here on the building's Third Floor.

THIRD FLOOR

EXISTING FULLY-FITTED OFFER
SUITE A
317 SQ M / 3,414 SQ FT

Suite A has been fully fitted out to a high standard as per the floor plan

DESKS	36	BREAKOUT	19
MEETING ROOMS	2	ZOOM PODS	2
KITCHEN	1	WC	6
COLLABORATION	12		



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

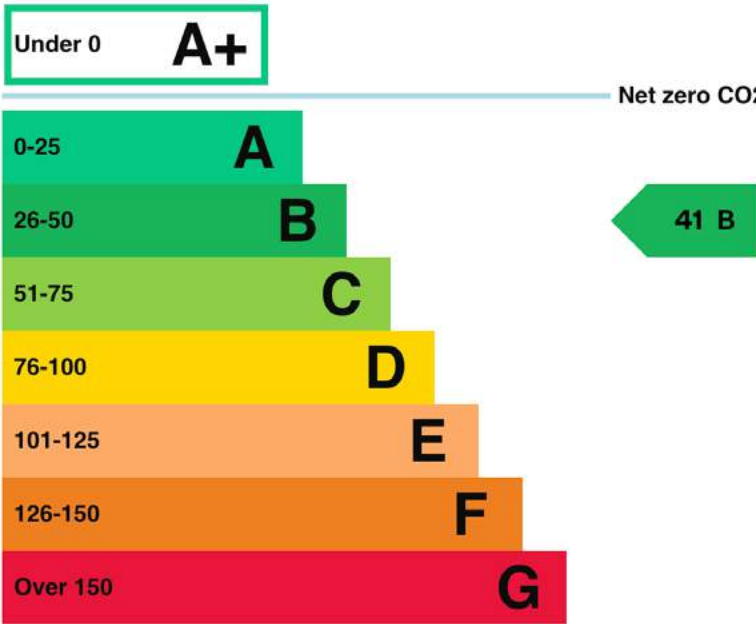
Fully equipped on-site bike store
Cycle Repair Station

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.



ONE ST·JAMES SQUARE | 23

PICCADILLY TRAIN STATION

METROLINK

STEVENSON SQUARE

OXFORD RD STATION

METROLINK

MANCHESTER ART GALLERY

METROLINK

ST PETERS SQUARE

TOWN HALL

METROLINK

ROYAL EXCHANGE THEATRE

KING STREET



ONE
ST·JAMES
SQUARE

VICTORIA TRAIN STATION

DEANS GATE

SPINNINGFIELDS

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

KING STREET TOWNHOUSE
- 13

LA VINA
- 14

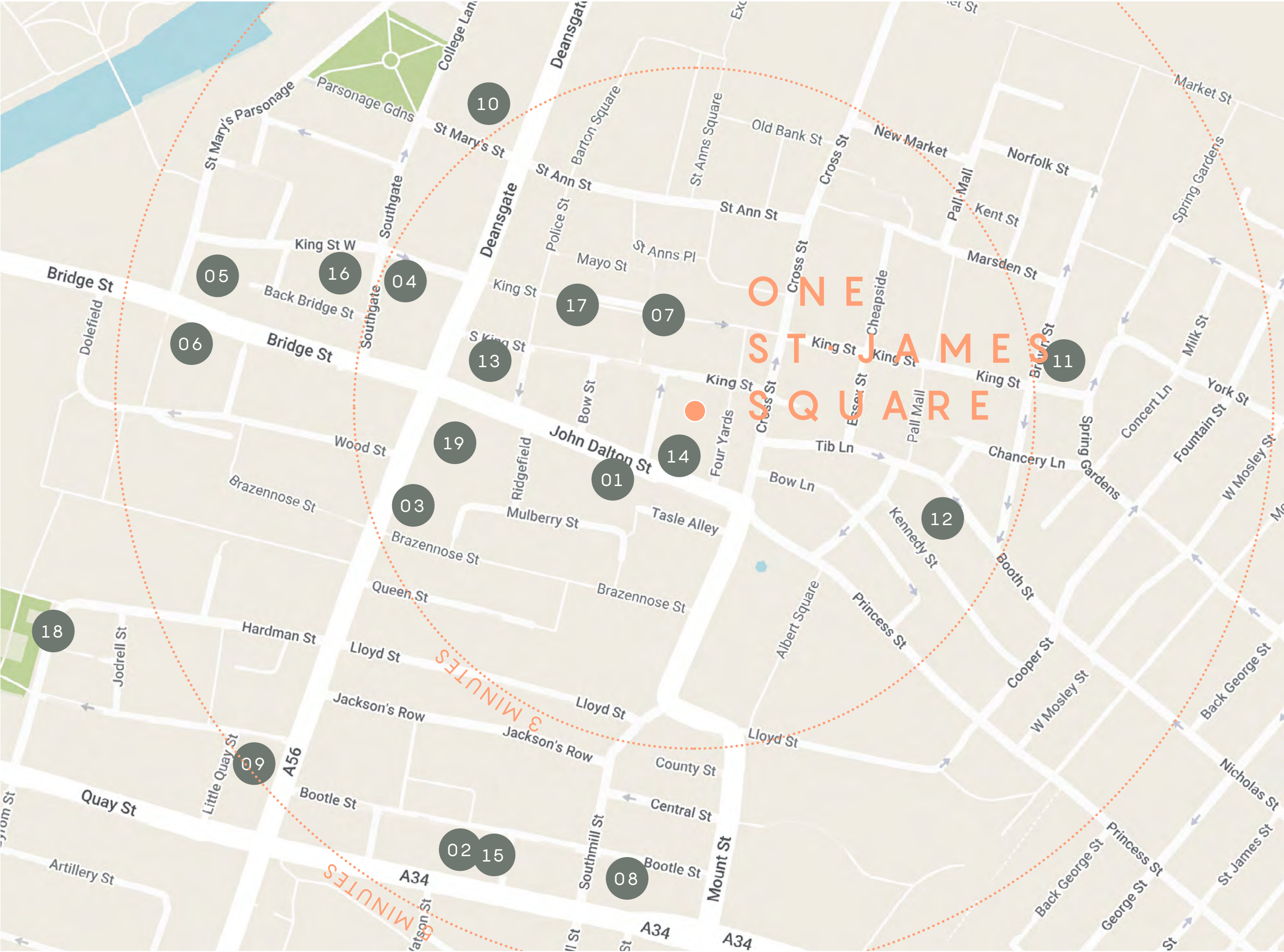
MY THAI
- 15

RUDY'S
- 16

SAN CARLO
- 17

TAST CATALA
- 18

THE IVY





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:

ANDREW COWELL
ACOWELL@OBIPROPERTY.CO.UK
T: +44 161 237 1717
M: +44 7584 990 976

CLAUDIA BARNES
CBARNES@OBIPROPERTY.CO.UK
T: +44 161 237 1717
M: +44 7552 473 128

OBi
0161 237 1717

RUPERT BARRON
RUPERT.BARRON@AVISONYOUNG.COM
T: +44 161 956 4091
M: +44 7500 840 978

MATT PICKERSGILL
MATT.PICKERSGILL@AVISONYOUNG.COM
T: + 44 161 956 40 17
M: + 44 7837 032488

**AVISON
YOUNG**
0161 228 1001

ONE ST · JAMES SQUARE

MANCHESTER M2 6DN

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. June 2026.