

ST. JAMES'S HOUSE

MANCHESTER



Professional, Flexible, Affordable



DESCRIPTION

St. James's House is a prominent nine storey office building in central Salford providing a mix of refurbished workspace ranging from small suites to open plan wings.

The property is easily accessible from the M602 and M60 motorways in addition to MediaCityUK and Manchester City Centre.

The building boasts a 'Secure by Design' awarded private multi-deck car park with barrier access, with additional parking in nearby car parks.

St. James's House is ideal for start-up and growing businesses due to the serviced and managed office provision with furnished small suites available on flexible, all-inclusive and short term licences.



PARKING



PASSENGER LIFTS



BUILDING MANAGER



FAST INTERNET



GROWTH



THE LOCATION

St. James's House is conveniently located on the A6 in Salford with close links to the M602 providing further connections to the M60 motorway.



The property also offers easy access into Manchester City Centre with a train station nearby at Salford Crescent providing services to Victoria Station and a Metrolink Park and Ride just ten minutes away offering frequent services into the city centre.

MediaCityUK

MediaCityUK is home to the BBC and ITV studios and accessible just 8 minutes away by car. The area provides a number of eateries and retail outlets including Boots, Costa Coffee, The DOCKyard and Marco's New York Italian.

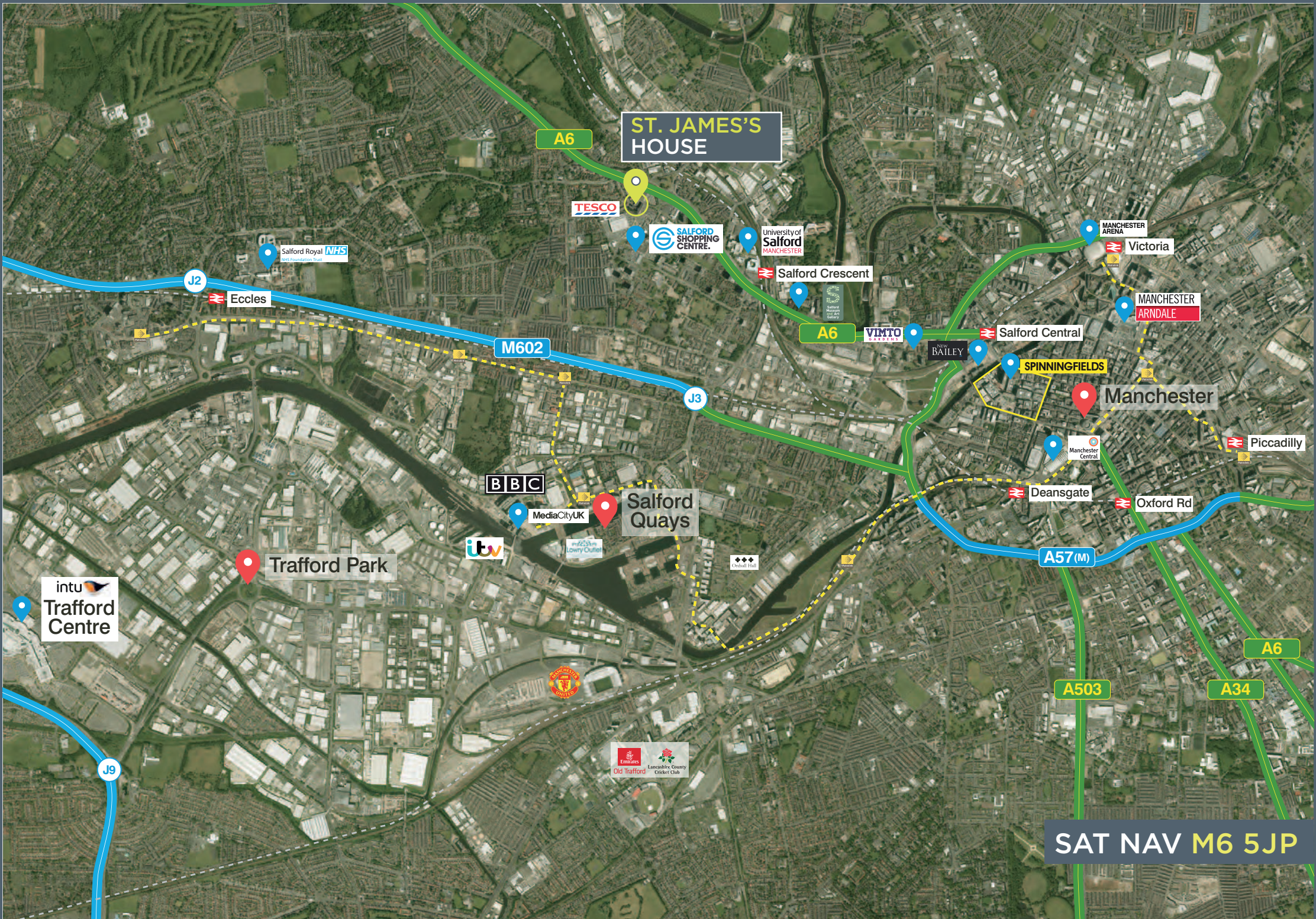


Amenities in the immediate area include a Tesco Superstore with petrol station along with Salford Shopping Centre featuring high street brands such as Boots, Pure Gym, Subway, The Post Office and banks including Halifax, Lloyds, Nationwide and RBS.



KEY DESTINATIONS

Salford Crescent train station	1 mile	Media City	2.3 miles
Langworthy Metrolink station	1.1 mile	Manchester City Centre	3 miles
M602/M60	1.5 miles	Manchester Airport	12 miles

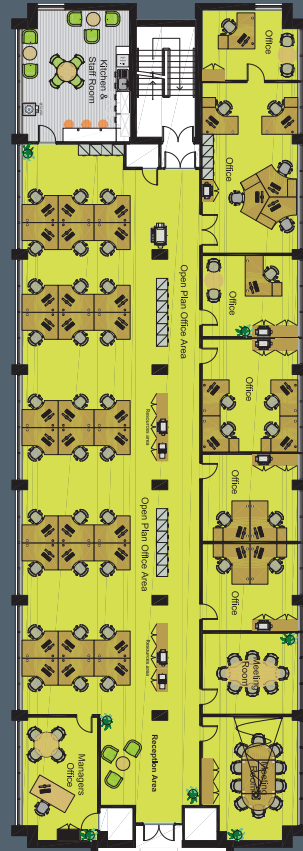


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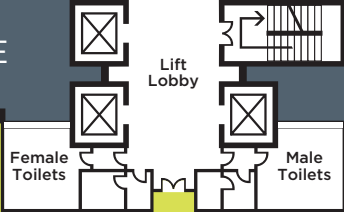
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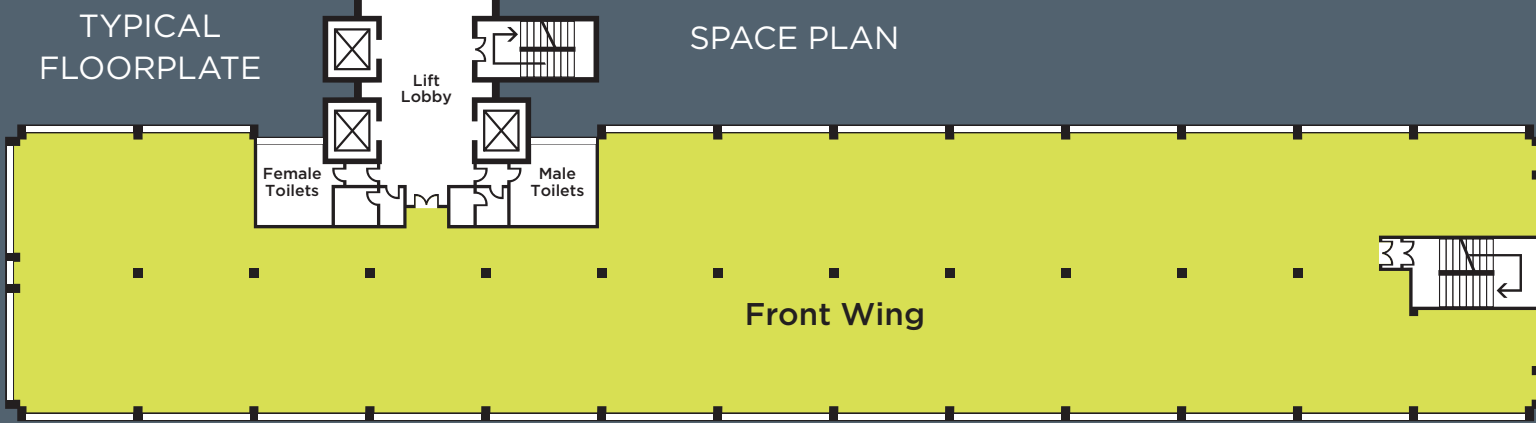
Rear Wing



SPACE PLAN



Female Toilets Male Toilets



Front Wing

TYPICAL FLOORPLATE

St. James's House can provide leased and managed office space ranging from 100 sq ft up to 7,960 sq ft on a single floorplate.

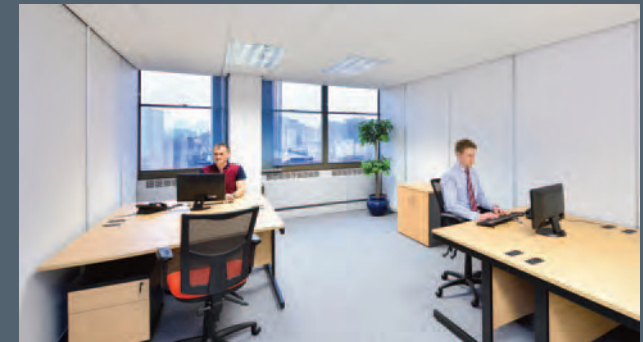
The space can be easily subdivided to accommodate ancillary offices and provides connections to affordable, superfast broadband with The Fourth Utility, Metronet and Virgin.

IDEAL FOR GROWING BUSINESSES

The managed suites are located on various floors throughout the building and have been recently refurbished to a high standard. These small suites are designed to encourage business growth with flexible and short term licences at an affordable price with the added convenience of call and mail handling, a manned reception desk to greet visitors and fully furnished offices.

FLEXIBLE WORKING

The 5th floor is also home to The Hub, an informal business lounge exclusively available to companies who work within St. James' House. The shared workspace provides work stations, small meeting table, complementary Wi-Fi access and refreshments for businesses to use.





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Orbit
Developments

To arrange a viewing please call

01625 588200

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