

Your Space.

An 80,000 sq ft
office complex
1-86 people.

 **ST.JAMES**
BUSINESS CENTRE
WARRINGTON

Langtree



Flexibility.

Conventional and fully serviced office solutions

St James Business Centre is a 2 storey office building with a range of office sizes to cater for businesses of any size or type. The building has many strengths, but one of its key attributes is the ability to offer both conventional and fully serviced office solutions on flexible terms at competitive rental rates.

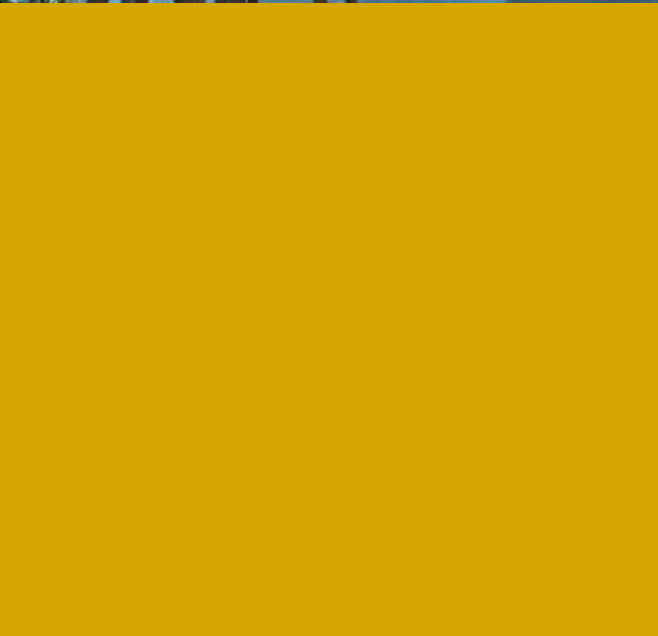
Located on the outskirts of Warrington town centre, St James Business Centre is perfectly situated for all forms of transportation and has extensive onsite parking. The building also greatly benefits from spacious internal courtyards and an on site café.

— Within a 10 minute walking distance from both Warrington Central and Bank Quay rail stations with fantastic local amenities on its doorstep - Riverside Retail Park and Golden Square Shopping Centre, to name a few.

Specification.

- Offices ranging in size from 1 to 86 people (130 to 6,500 sq ft)
- Optional managed internet services with quick and easy set-up
- Kitchen facility in all conventional offices
- Executive secretary services available
- Manned professional reception
- Variety of meeting rooms for hire
- 24/7 access
- On site café proudly serving Costa
- Large communal break out space
- Extensive car parking
- On site nursery





Our offices

Energy Performance
Certificates
EPCs available on request.

First Floor



Ground Floor



Second Floor

Suites	Ground Floor (sq ft)	Person Icon	Suites	First Floor (sq ft)	Person Icon
1	706	9	1 & 2	1,909	26
3 (2,3,4 & 5)	2,525	34	3	692	9
6	694	9	4	805	9
7	696	9	5	695	8
8 (8,9 & 9a)	2,480	34	10 & 10a	1,124	15
9b,c	666	8	10b & 10c	1,374	18
10	2,397	40	12	2,022	26
11a	825	11	12a	1,601	22
11b	825	11	12b	703	9
12	1,590	26	14a	1,401	18
14	1,478	20	15	1,382	18
15	3,514	46	15a	721	9
16 & 16a	5,705	76	15b	703	9
17	6,516	86			
18 & 19	2,685	36			

Suites	First Floor (sq ft)	Person Icon	Exec Suites	First Floor (sq ft)	Person Icon
16	3,251	44	1	133	1-2
17	936	12	2	126	1-2
17a	1,428	20	3	159	2
18	2,661	36	4	128	1-2
18a	948	12	5	128	1-2
19	1,429	20	6	128	1-2
20	3,407	45	7	128	1-2
21	959	12	8	188	2
22	1,206	16	9	133	1-2
22a	552	7	10	140	2
23	411	5	11	137	1-2
24m	601	8	12	117	1-2
			14	192	3
			15	162	2
			16	145	1-2
			17	371	6
			18	235	3
			19	189	2
			20	347	5

Suites	Second Floor (sq ft)	Person Icon	Meeting facilities	Person Icon
24	2,954	40	Board room	Up to 20
			Meeting rooms	Up to 14
			Training room	Up to 30

