

TO LET

ST.
HOUSE

JOHN'S

2-10 QUEEN STREET, MANCHESTER, M2 5JB

WORKSPACE
FROM 1,500 SQ FT
TO 27,207 SQ FT



St. John's House is a seven storey office building totalling 41,413 sq ft of workspace, currently undergoing a phased refurbishment programme.

The first phase completed includes a remodelled reception, refurbished common areas and a number of refurbished office suites.

The building provides today's modern businesses the opportunity to work in a prime location opposite Spinningfields, where you can work and enjoy the abundance of amenities on your doorstep.



The Workspace

Newly refurbished offices are available to lease from 1,500 sq ft to floor plates of 6,643 sq ft with a total of 27,207 sq ft available throughout the building.

There are numerous fitted out suites which will be beneficial to those occupiers wanting to relocate to an office with reduced occupational costs.

THE WORKSPACE PROVIDES THE FOLLOWING SPECIFICATION:

- Newly refurbished reception
- On site facilities manager
- Air-conditioned accommodation
- Fitted-out suites available with meeting rooms and kitchen
- Suspended ceilings
- 24-hour access
- DDA compliant access
- WC's including disabled facility
- 2 x twelve-person passenger lift
- Café Nero on ground floor
- Secure car parking
- Bicycle store and lockers
- Shower facility



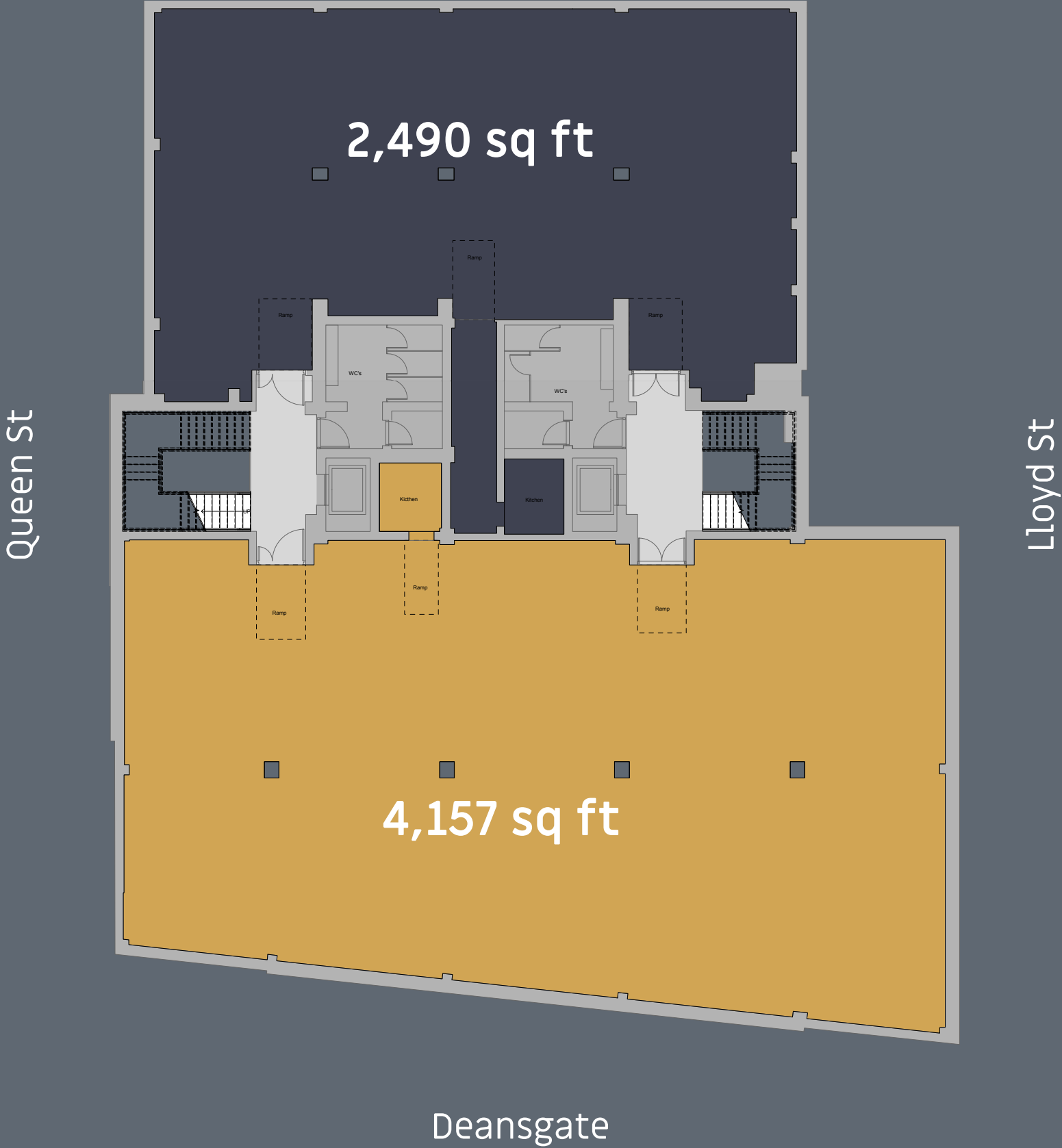


Availability

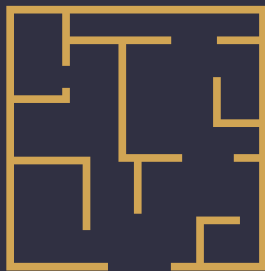
- Part 1st Floor — **1,500** SQ FT
- Part 1st Floor — **4,157** SQ FT
- Part 2nd Floor — **4,157** SQ FT
- Part 3rd Floor — **4,157** SQ FT
- Part 3rd Floor — **2,486** SQ FT
- Part 4th Floor — **4,157** SQ FT
- Part 4th Floor — **2,482** SQ FT
- Part 6th Floor — **2,490** SQ FT
- Full 7th Floor — **1,621** SQ FT

TOTAL — **27,207** SQ FT

Indicative Floor Plan



The Workspace



Indicative Part Floor Space Plan

(4,157 sq ft)



42 Workstations



12 Person Boardroom



Waiting Area



Comms Room



Kitchen/Breakout Area

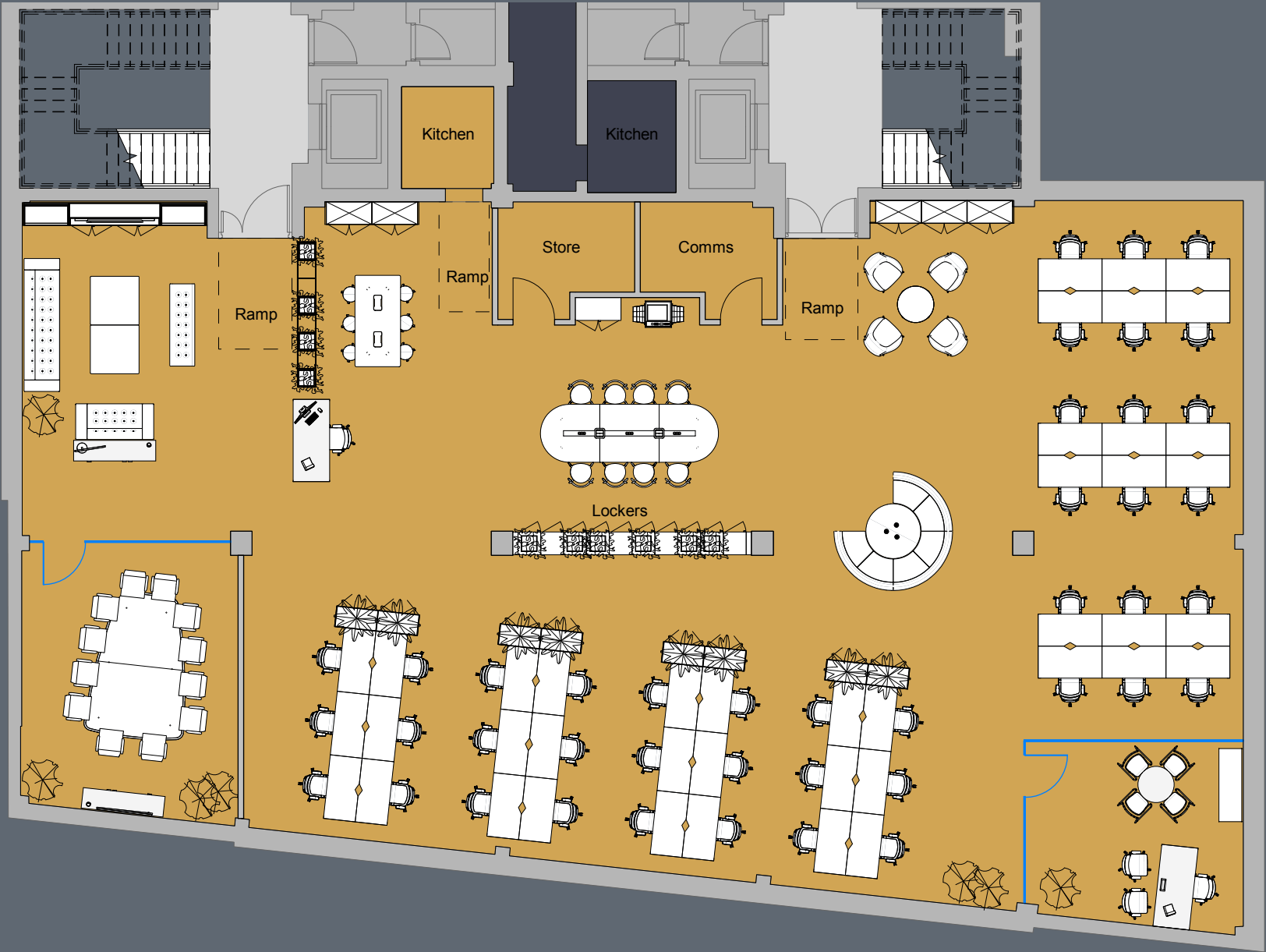


Soft Seating



8 Person Hot Desking

Queen St



Lloyd St

Deansgate

The Workspace

Queen St



Deansgate

Lloyd St



Indicative Part Floor Space Plan

(2,490 sq ft)



24 Workstations



10 Person Boardroom



Waiting Area



Comms Room



Kitchen/Breakout Area



Soft Seating



Informal Meeting Space/
Hot Desking



Lease Terms

The offices are available on new effective full repairing and insuring lease(s) for a term of years to be negotiated.

Full details of occupational costs are available from the leasing agent OBI.



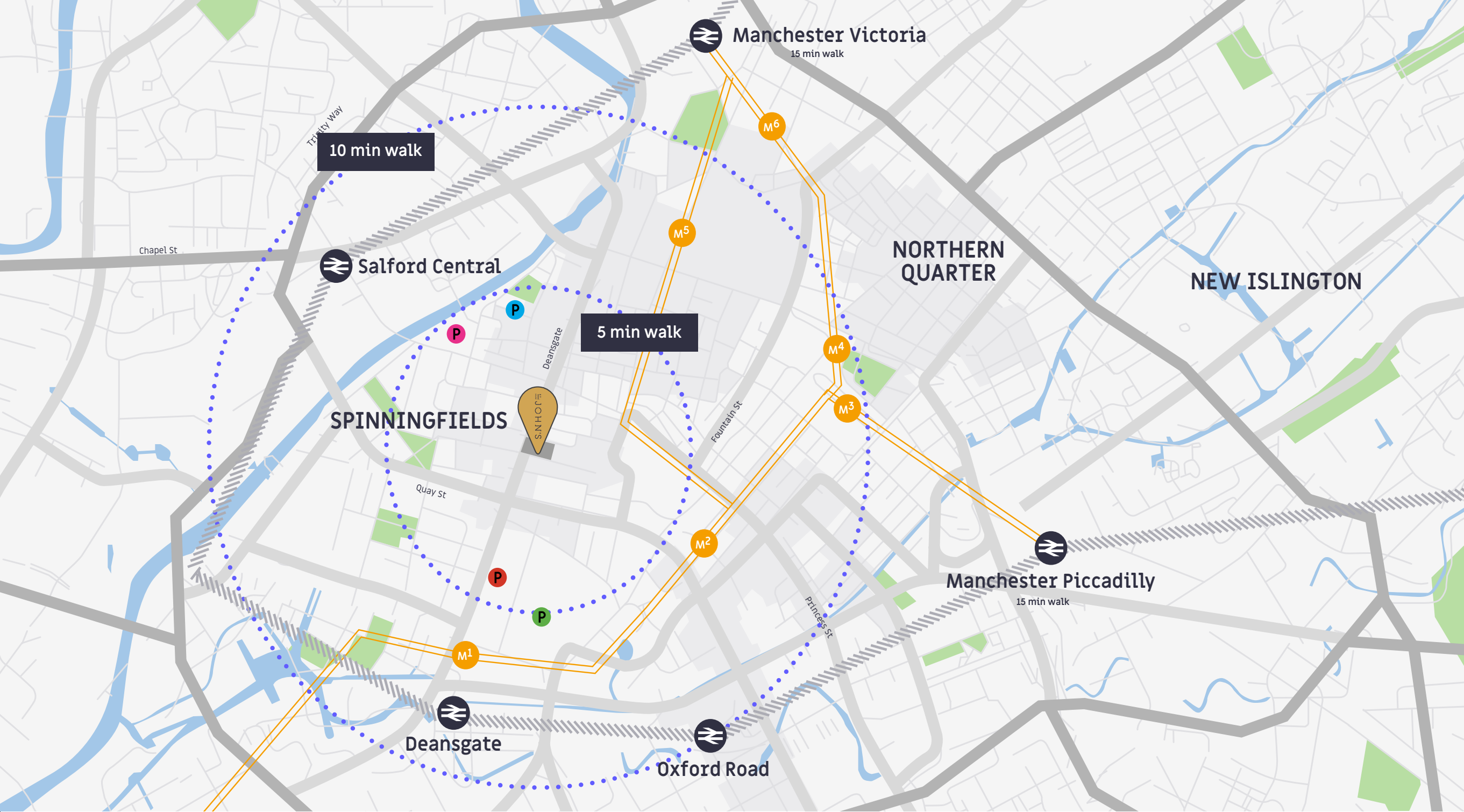


Location

St. John’s House enjoys a prime position on Deansgate, directly opposite Spinningfields, where you will find an abundance of restaurants, bars and boutique luxury retail to choose from.

Within a few minutes’ walk, further retail areas such as King Street and St Ann’s Square can be found. The historic Albert Square is also on the doorstep. The building sits surrounded by a surplus of amenities for all occupiers to e.

Within close proximity to the building are fantastic transport links including St. Peters Square which is just a short five minute walk away.



METROLINK STOPS

M ¹	Deansgate/Castlefield	8 Mins
M ²	St Peter’s Square	6 Mins
M ³	Piccadily Gardens	13 Mins
M ⁴	Market Street	12 Mins
M ⁵	Exchange Square	10 Mins
M ⁶	Shudehill	15 Mins



RAILWAY STATIONS

Deansgate	8 Mins
Oxford Road	11 Mins
Piccadilly	17 Mins
Victoria	13 Mins



CAR PARKING

P	NCP King Street	5 Mins
P	NCP Bridge Street	5 Mins
P	NCP Gt Northern Warehouse	5 Mins
P	NCP Manchester Central	9 Mins





Amenities

Restaurants & Bars

1. Tattu
2. Itsu
3. Wagamama
4. The Alchemist
5. The Allotment
6. 20 Stories
7. The Refinery
8. Australasia
9. Thaikhun
10. Red's True BBQ

Culture & Entertainment

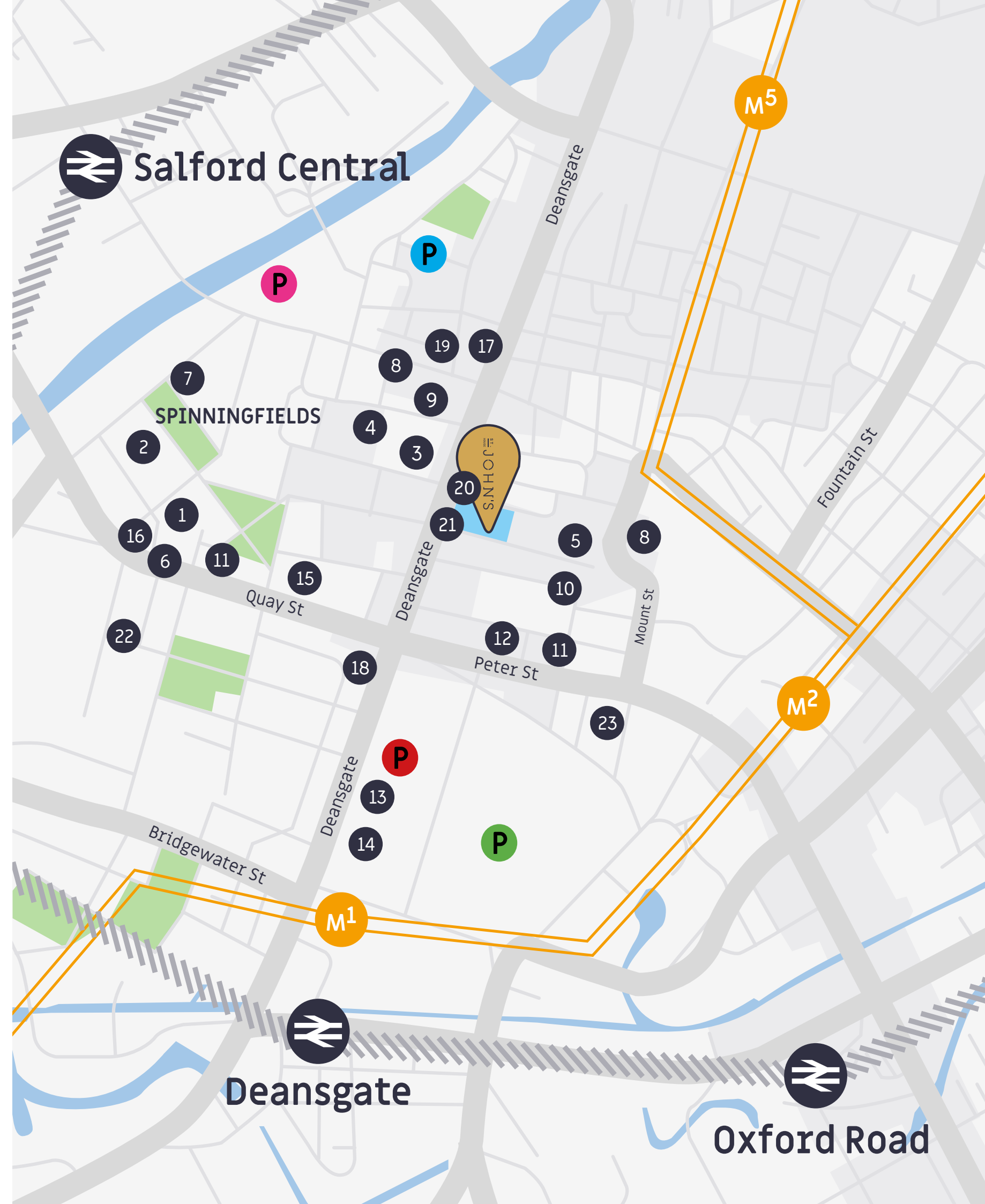
11. Opera House Manchester
12. Albert Schloss
13. Great Northern Warehouse
14. Odeon Cinema
15. Bannatyne Health Club

Shopping & Coffee Shops

16. M&S
17. Sainsburys
18. Tesco Express
19. Armani
20. Starbucks
21. Cafe Nero

Hotels

22. Great John Street Hotel
23. Radisson Blue Edwardian





For Further Information
Please Contact:

Mark Baldwin

mark.baldwin@landwoodgroup.com
0161 710 2010

Anna Main

anna.main@landwoodgroup.com
0161 710 2010

**LANDWOOD
GROUP**

0161 710 2010
landwoodgroup.com