

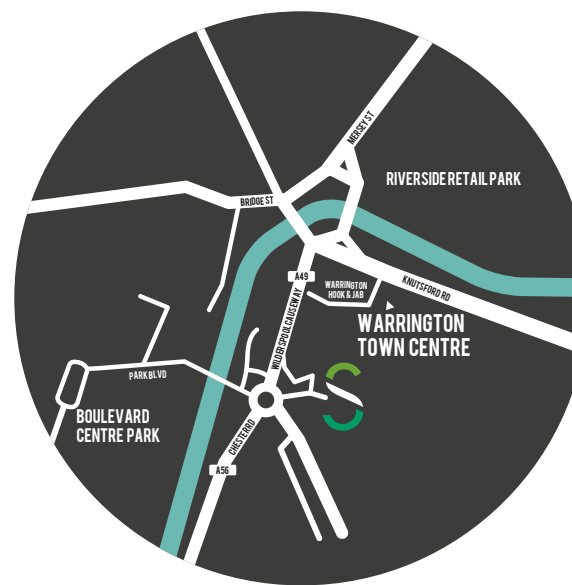


## Your Place. A perfectly placed location

FROM M6  
Exit at Junction 21 and follow A57  
Warrington signs to town centre.

FROM M62  
Exit at Junction 9 and follow A49  
to Warrington town centre.

FROM M56  
Exit at Junction 10 and follow the  
A49 Warrington Road.



Widlerspool Causeway, Warrington, WA4 6PS  
**01925 255525**  
[www.langtreepp.co.uk/properties/  
st-james-business-centre](http://www.langtreepp.co.uk/properties/st-james-business-centre)

Managed by

Langtree

On behalf of:

**WIRE**  
REGENERATION



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

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that:  
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/ Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

January 2019



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## Flexibility.

Conventional and fully serviced office solutions

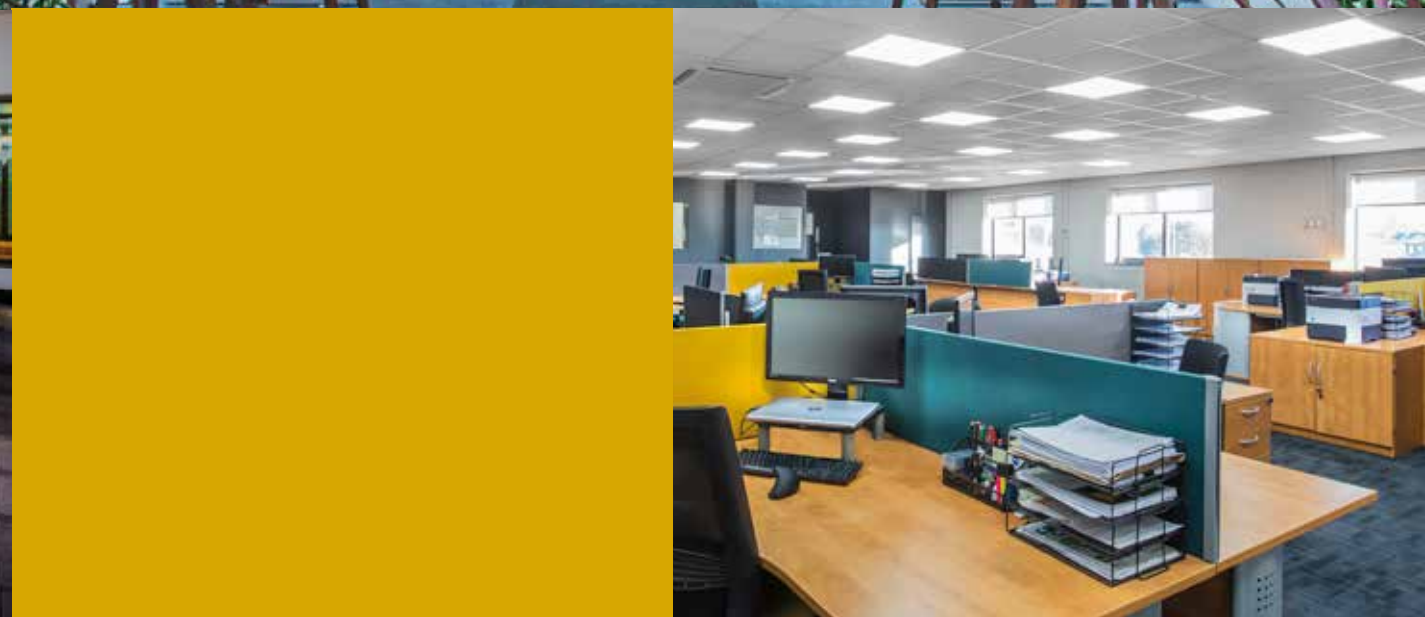
St James Business Centre is a 2 storey office building with a range of office sizes to cater for businesses of any size or type. The building has many strengths, but one of its key attributes is the ability to offer both conventional and fully serviced office solutions on flexible terms at competitive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

### First Floor



### Ground Floor



Energy Performance Certificates EPCs available on request.

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