

# ST.JAMES BUSINESS CENTRE WARRINGTON

AN 80,000 SQ FT OFFICE  
COMPLEX SITUATED WITHIN  
WALKING DISTANCE OF  
WARRINGTON TOWN CENTRE

**2—60 PEOPLE**



Langtree

# THE SITE

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 onsite café. The business centre is within a 10 minute walking distance from both Warrington Central and Bank Quay rail stations, and has fantastic local amenities right on its doorstep - Riverside Retail Park and Golden Square Shopping Centre to name a few.

# THE SPECIFICATION

- **Offices ranging in size from 2 to 60 people (130 to 6,500 sq ft)**
- **Managed internet service with quick and easy set-up (subject to availability)**
- **Kitchen facility in all conventional offices**
- **Dedicated executive secretary services (chargeable)**
- **Manned reception**
- **Meeting/training rooms available (chargeable)**
- **24/7 access**
- **Door code and key fob access**
- **CCTV**
- **Onsite café**
- **Internal break out areas**
- **Male and female toilets**
- **Shower**
- **Extensive onsite car parking**
- **Children's nursery (chargeable)**



# THE OFFICES



Suites	Ground Floor (sq ft)	Person Icon
1	706	7
3 (2,3,4 & 5)	2,525	25
6	694	7
7	696	7
8 (8,9 & 9a)	2,480	25
9b,c	666	7-8
10	2,397	24
11a	825	8
11b	794	8
12	1,590	16
14	1,478	15
15	3,514	35
16 & 16a	5,705	57
17	6,516	60
18 & 19	2,685	27

Suites	First Floor (sq ft)	Person Icon
1 & 2	1,909	19
3	692	7
4	805	8
5	695	7
10 & 10a	1,124	11
10b & 10c	1,374	14
12	2,022	20
12a	1,610	16
12b	703	7
14a	1,401	14
15	1,382	14
15a	739	7
15b	703	7

Suites	First Floor (sq ft)	Person Icon
16	3,251	32
17	936	9
17a	1,428	14
18	2,661	26
18a	948	9
19	1,429	14
20	3,407	34
21	959	9
22	1,206	12
22a	552	5
23	411	4
24m	601	6

Exec Suites	First Floor (sq ft)	Person Icon
2	126	1-2
3	159	1-2
4	128	1-2
5	128	1-2
6	128	1-2
7	128	1-2
8	188	2-3
10	140	1-2
11	137	1-2
12	117	1-2
14	192	2-3
15	162	2-3
16	145	1-2
17	371	4-5
18	235	3-4
19	189	2-3
20	347	4-5
25	221	3-4

Suites	Second Floor (sq ft)	Person Icon
24	2,954	30

Meeting facilities		Person Icon
Boardroom	Up to 14	
Meeting rooms	Up to 8	
Training room	Up to 30	

First Floor

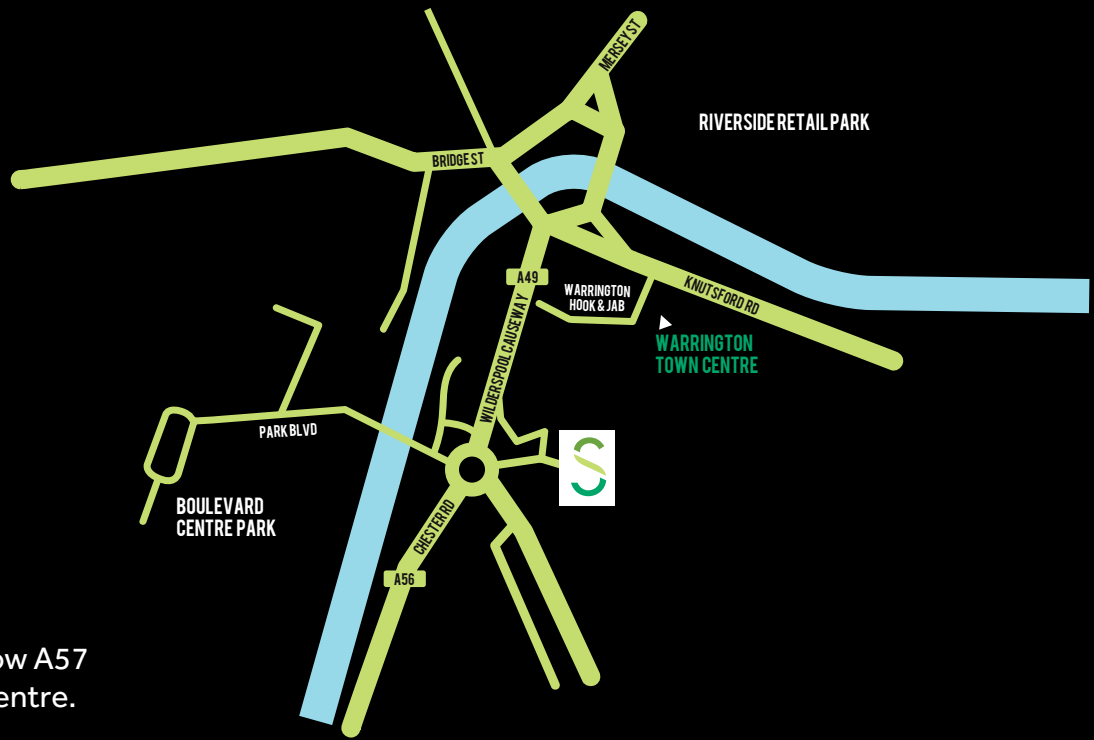


Ground Floor



# ENERGY PERFORMANCE CERTIFICATES

EPCs available on request.



## 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.



WILDERSPOOL CAUSEWAY  
WARRINGTON  
WA4 6PS

[www.langtreepp.co.uk/properties/st-james-business-centre](http://www.langtreepp.co.uk/properties/st-james-business-centre)

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January 2017.