

St. james's house

SALFORD M6 5FW



Flexilble office suites from 1 to 500 persons



St. James's House provides quality refurbished office accommodation in a location which is easily accessible from the M6O2 and M6O motorways.

The office space is suitable for start up businesses through to large call centre operators by offering flexible lease terms within a well-managed environment. Suites are available from 1,000 to 24,000 sq.ft.

Managed and fully serviced offices are also available on shorter term licences with all-inclusive packages, allowing occupiers to expand quite easily. Suites are available from one to fifteen persons.

Parking is provided in the properties own secure car park with additional parking available in further adjoining car parks.



- High quality office suites
- Flexible lease terms
- Competitively priced office accommodation with good quality specification
- Ideal for call centre or office administration uses
- Easy access to public transport, major road networks and airport
- 24 / 7 secure access
- 'Park Mark' standard car parks (parking for 362 cars) and bike store
- Business Centre offering fully furnished office suites
- Located next to Tesco Extra

St. James's House is ideally located in a prominent position on Pendleton Way, adjacent to Salford Shopping Centre which offers retailers including; Boots, Timpson's, Hampsons, Lloyds TSB, newsagents, Subway, Co-op Travel, Wilkinsons, Lloyds Pharmacy and several bus terminals.

Salford Shopping Centre has been granted planning permission to extend the centre by providing 13 new double height modern shop units together with a new modern Market Hall.



Travel Times (by Car)

Salford Crescent train station	1 mile
M602 / M60	1.5 miles
Media City Salford	2.3 miles
Manchester city centre	3 miles
Trafford Centre	8 miles
Manchester Airport	12 miles





To arrange a viewing please call
01625 588200
www.orbit-developments.co.uk



76 NEND STREET MANCHESTER M2 4AT
Edwards & Co
 0161 833 9991
www.edwardsandco.com

CANNING O'NEILL
canningoneill.com
 0161 244 5500



**EDGE WEAR
 PROPERTIES
 LIMITED**

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0616)