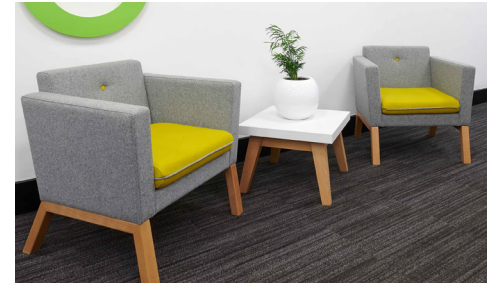


# Your Space.

Office Space to Let

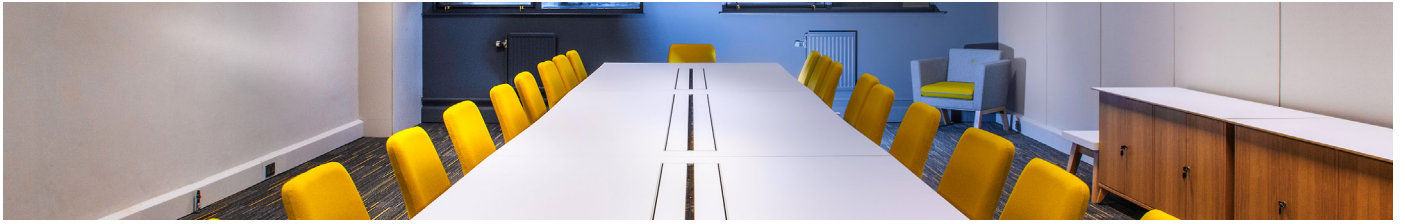
Ranging from  
130 sq ft. to 6,500 sq ft.



Contact Us Now

T: 01925 634 619 | E: [info@stjameswarrington.co.uk](mailto:info@stjameswarrington.co.uk)

[stjameswarrington.co.uk](http://stjameswarrington.co.uk)



## Brilliant for business growth.

Our working environment provides you with the ultimate freedom for starting-up or expanding your business.



Contact Us Now:  
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# Why choose St James Business Centre?

St James Business Centre is a 2-storey 80,000 sq ft. office building offering serviced, conventional, and virtual office space to rent in Warrington. A range of office sizes to cater for businesses from 1 to 86 individuals and with many strengths, one of its key attributes is the ability to offer both conventional and fully serviced office solutions at competitive rental rates.

We also offer co-working space for those who need flexible working without the demands of permanent office space. Our meeting and conferencing facilities plus on-site café also ensure that your business has access to everything under one roof.

St James Business Centre has fantastic local amenities on its doorstep - Riverside Retail Park and Golden Square Shopping Centre, to name a few.

Located on the outskirts of Warrington Town Centre, St James Business Centre is perfectly situated and convenient for all forms of transportation and has extensive on-site parking. The building is a 10-minute walk from both Warrington Central and Bank Quay rail stations and a short drive to the M6, M62 and M56 motorway network.

## Why do people want to work at St James?



Offices ranging in size from 1 to 86 people



Optional internet services with quick and easy set-up



Kitchen facilities in most conventional offices



Executive secretary services available



Manned professional reception to welcome you and your guests



Meeting and event space for hire for up to 30 people



24/7 secure fob access to the business centre



On-site café proudly serving Costa



Large communal breakout & co-working spaces



Extensive on-site car parking

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The perfect environment to help your business to grow and thrive.



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# Our offices

If you are looking for secured office space in Warrington, then St James Business Centre is the perfect place for you.



## Ground Floor



Suites	Ground Floor (sq ft)	
1	706	9
2,3,4 & 5	2,525	34
6	694	9
7	696	9
8,9 & 9a	2,480	34
10	2,397	40
11a	825	11
11b	825	11
12	1,590	26
14	1,478	20
15	3,514	46
16 & 16a	5,705	76
17	6,516	86
18 & 19	2,685	36

## Key

-  Office Space
-  Cafe
-  Main Reception
-  Break Out Space

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First & Second  
Floor Offices



## First Floor



## Second Floor

Exec Suites	First Floor (sq ft)	Person Icon
1	133	1-2
2	126	1-2
3	159	2
4	128	1-2
5	128	1-2
6	128	1-2
7	128	1-2
8	188	2
9	133	1-2
10	140	2
11	137	1-2
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

## Key

- Office Space
- Board Room
- Training Room
- Meeting Room
- Executive Suites
- Breakout Room

Meeting Facilities	Person Icon
Board room	Up to 20
Meeting room	Up to 14
Training room	Up to 30

Suites	Second Floor (sq ft)	Person Icon
24	2,954	40

Suites	First Floor (sq ft)	Person Icon
1a	383	5
1b	344	4
2a	499	6
2b	318	4
3	692	9
4	805	9
5	695	8
10	560	7
10a	560	7
10b & 10c	1,374	18
12	2,022	26
12a	1,601	22
12b	703	9
15	1,382	18
15a	721	9
15b	703	9

Suites	First Floor (sq ft)	Person Icon
16	3,251	44
17	936	12
17a	1,428	20
18	2,661	36
18a	948	12
19	1,429	20
20	3,407	45
21	959	12
22	1,206	16
22a	552	7
23	411	5
24m	601	8

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# Your Space

A perfectly placed location.

## From M6

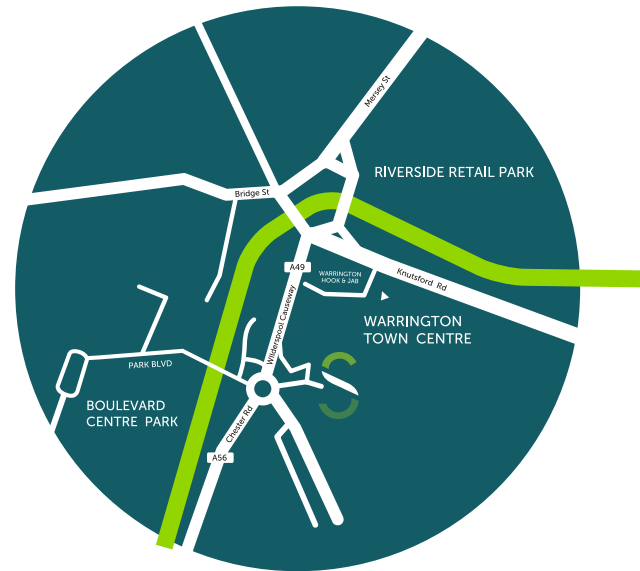
Exit at Junction 21 and follow A57  
Warrington signs to town centre.

## 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.



Contact Us Now:

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# St James' Terms & Conditions

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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 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.

April 2022

Energy Performance Certificates | EPCs available on request



Wilderspool Causeway, Warrington, WA4 6PS  
01925 634 619  
[www.stjameswarrington.co.uk](http://www.stjameswarrington.co.uk)



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