St James'

RE-IMAGINED RETAIL

Manchester City Centre
Retail opportunity

83 Oxford Street - 488 sq ft

bruntwood
Works

Bring your ideas to life

Bruntwood Works creates and manages some of the most innovative retail and leisure spaces across Manchester, Liverpool, Cheshire, Leeds and Birmingham. Our team of specialists work with over 150 operators including independent shops, restaurants, bars, cafes and street food traders as well as national retailers, gyms, and hotels.

We're here to help make your vision a reality

From new concepts to the tried and tested, we provide a bespoke service offering flexible opportunities in vibrant places to enable your business to engage, thrive and grow.

Visionary

We're a team of forward-thinking retail and leisure experts with a track record in creating industry firsts. We love the pace and constant change created by our industry, which is why we work with both leading brands and promising entrepreneurs with fresh ideas.

Relationship focussed

We'll collaborate with you to find the perfect fit for your retail or leisure business. We carefully align your brand with the perfect destination, space and support.

Invested in you

We know what it takes to create successful retail and leisure brands. All of our spaces and destinations provide ideal conditions to launch new concepts. Our products and services scale flexibly as you grow, meaning you'll always be in the perfect place.

St James'

Bruntwood Works is delighted to present a new opportunity to the market for a 488 sq ft space at St. James' in Manchester City Centre.

Previously operating as Patisserie Valerie, the space would suit a range of operators from independent shops to cafes and service retailers.

Plus, being located on Manchester's busy Oxford Street near the city's universities, you'll experience high footfall from students, professionals and tourists.

Oxford Road Corridor

70,000
students with 70% graduate retention rate.

63,400
people work here, estimated to increase to 74,000.

57%
of its activity is in knowledge intensive sectors.

91,000
Oxford Road weekly footfall.

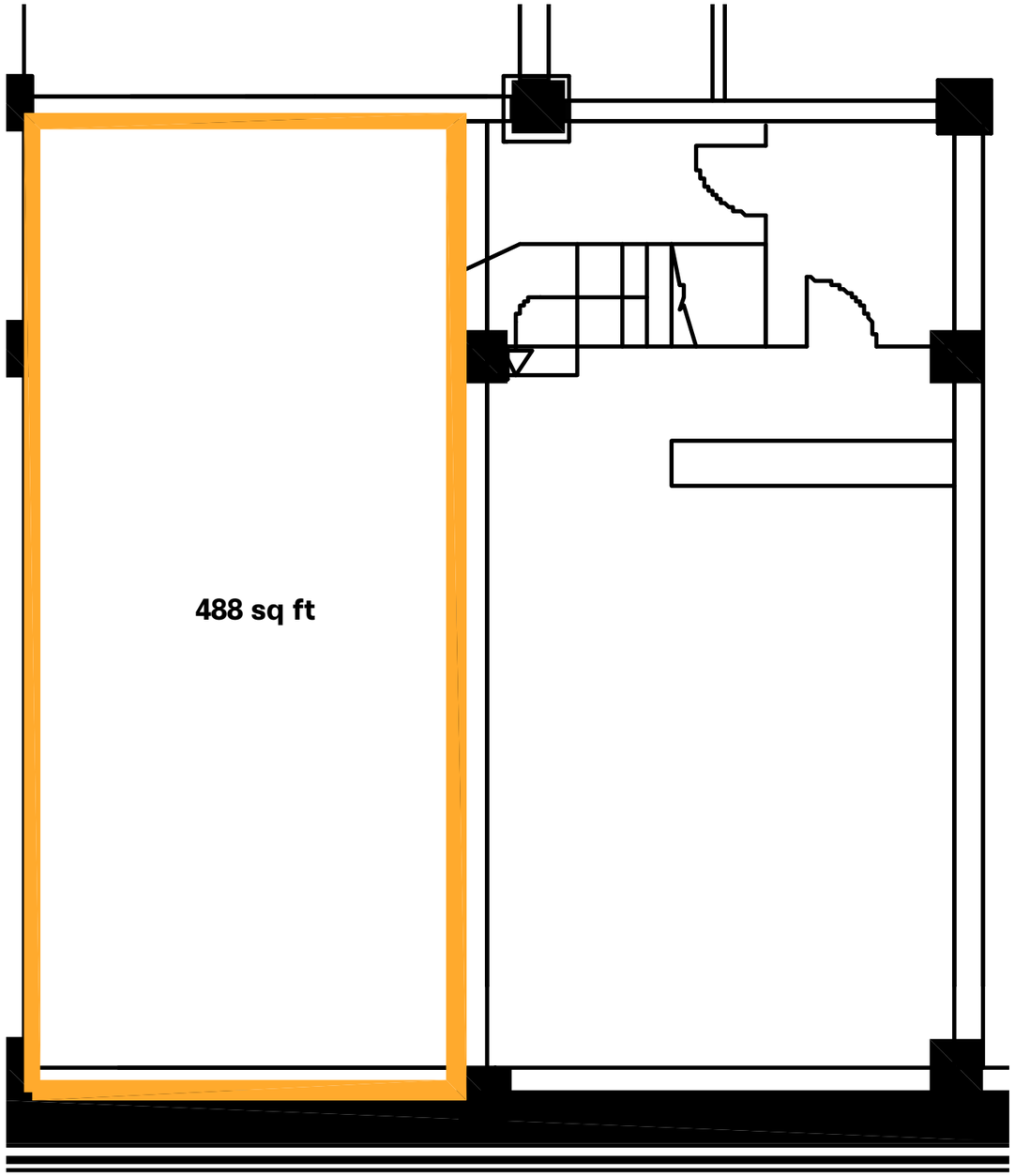
£3 billion
It generates £3 billion, per annum, 20% of Manchester's economy over the last 5 years.

Green
It's a leader in green transport planning.

St James'

Oxford Street, Manchester

Indicative floorplan



488 sq ft

£32,500

On-site customer service team

Flexible contracts

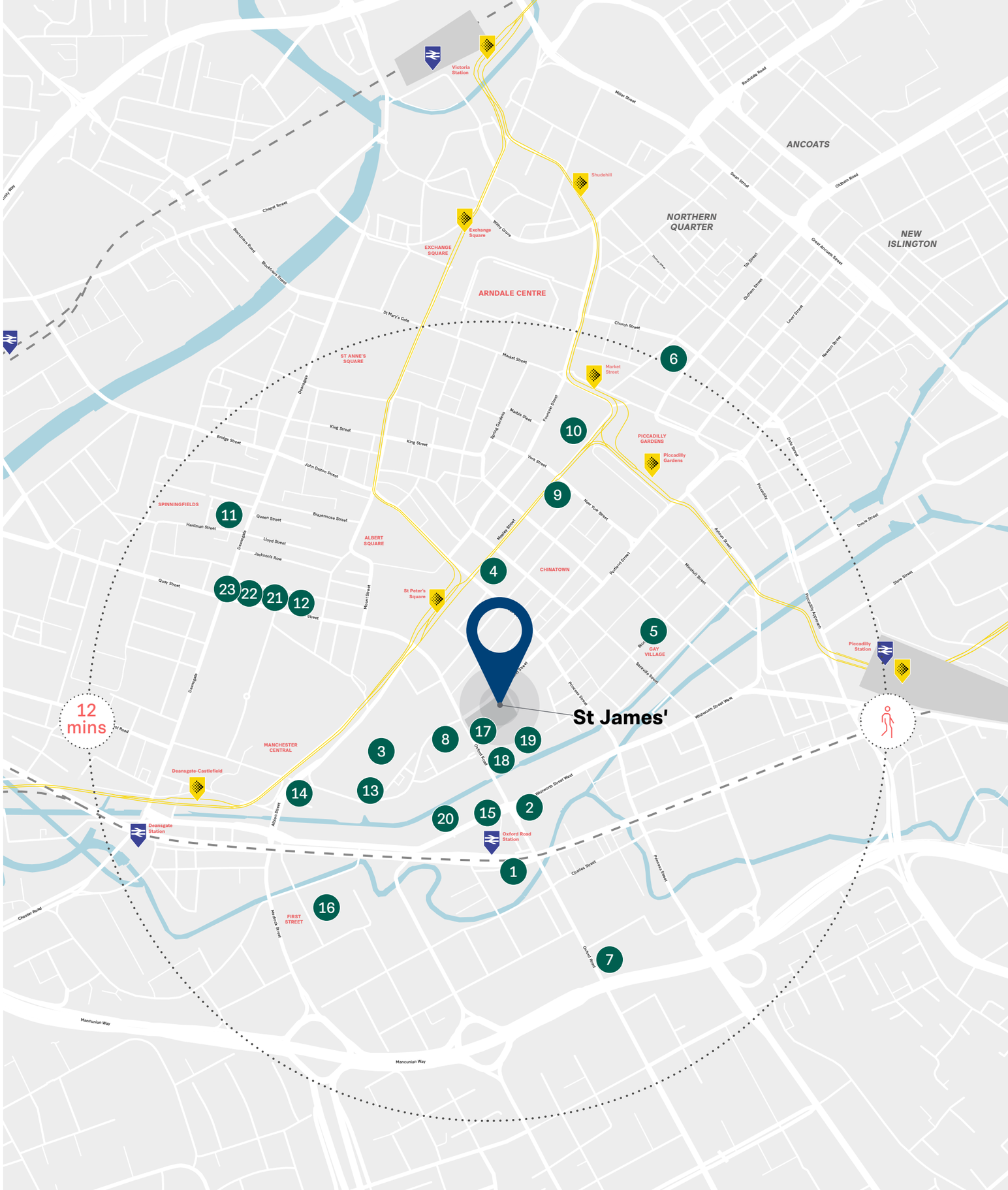
Additional mezzanine seating area.

St James'

An opportunity in the heart of the city

Perfectly located on the Oxford Road Corridor, St. James' Building is close to Manchester's universities, museums and galleries and is a hub for post-work fun with Refuge, Gorilla, Dog Bowl, The Ritz and HOME all on their doorstep.

1. The Font
2. The Refuge
3. The Bridgewater Hall
4. Manchester Art Gallery
5. The Molly House
6. Affleck's
7. HATCH
8. McDonald's
9. The Alchemist
10. Primark
11. Wagamama
12. BrewDog
13. Peveril of the Peak
14. The Briton's Protection
15. Gorilla
16. Pizza Express
17. Ditto
18. Changos
19. R&V
20. Gorilla
21. Schloss
22. Revs de Cuba
23. Dirty Martini



The ultimate goal is to leave our towns and cities in a better place than we found them.

Net Zero Carbon

Committing to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050. By putting our targets in place, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

Smart buildings strategy

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

Solar panelling

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

Waste processes

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

Water audits

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

Riser adoption

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.

Sparking great ideas

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.

Business Support

Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation. Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.

Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.

Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.

Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.

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