



ST JAMES'S STREET

LONDON SW1

# Fully fitted office space ready for business

Newly refurbished in 2021 by freeholder The Crown Estate, the fifth floor of 16 St James's Street provides 5,576 sq ft of contemporary office space in the heart of St James's.

The offices have been fitted out and furnished to a high standard and arranged as a mixture of open plan desks, private offices, meeting rooms, and large break out area, as well as private WCs and shower facilities.

Offered with the benefit of fibre installed, the offices will appeal to an occupier seeking immediate occupation with minimal capital expenditure.





# Summary specification



Manned reception (24 hours)



2 x 13 person passenger lifts



New VRF air conditioning



Raised Access Floors (125mm)



LED lighting



End of journey facilities



Luxurious on floor WC/Shower facilities



Fibre connectivity



Openable sash windows providing fresh air



Floor to ceiling height of 3.3m to soffit (2.7m to raft ceiling)



A tenant of The Crown Estate will share in the following amenities:

Meeting rooms for hire

Events spaces including 16 Babmaes Street

Well-being programme





Illustrative CGI showing reception space

# Flexibility to create the space you need

Part of the office accommodation on the fifth floor is arranged as a wellness space, which can host yoga classes or business events.

The space can be reconfigured to provide a reception with seating area, utilising the rest of the space as a meeting room accessed directly off the reception.

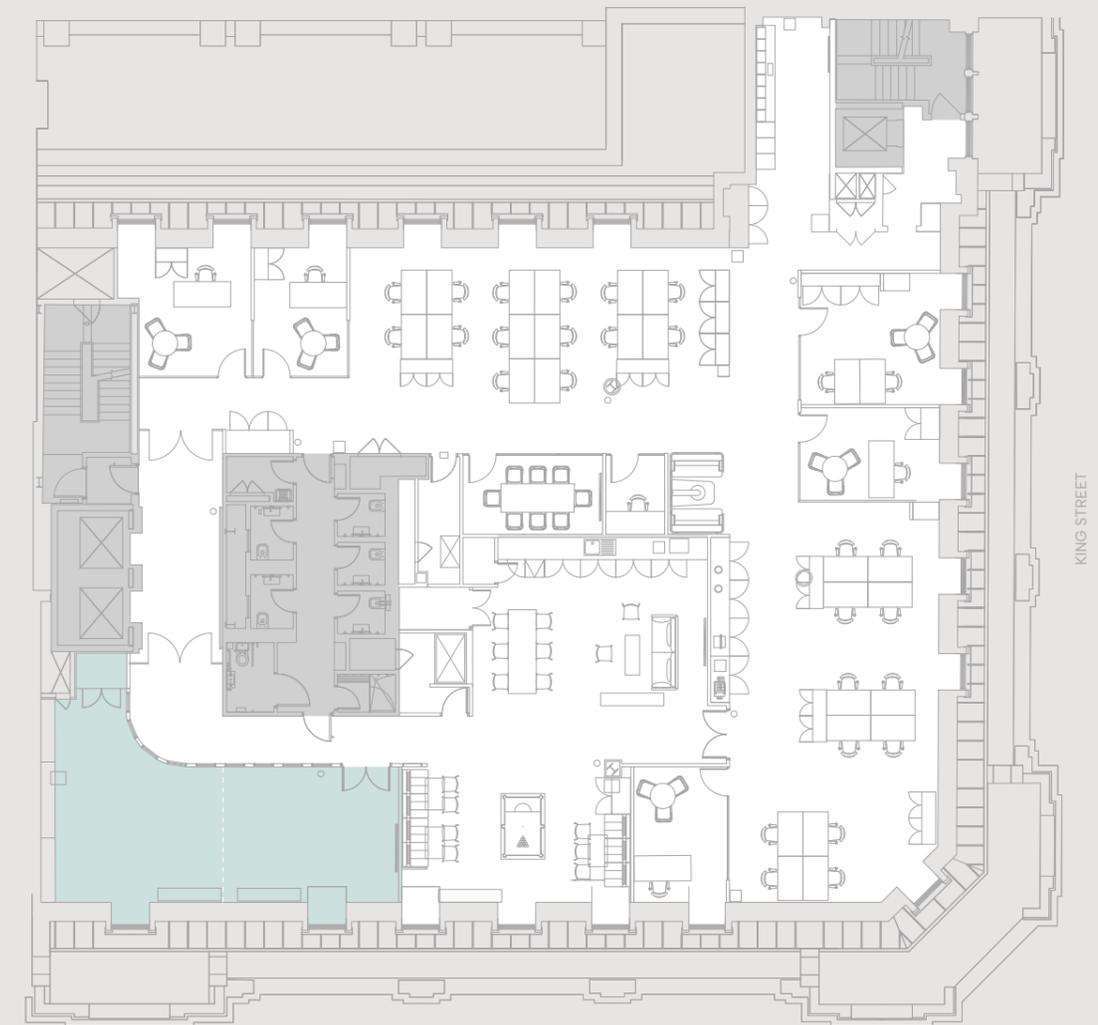


# Fifth floor

5,576 sq ft (518 sq m)

|                         |    |
|-------------------------|----|
| Open Plan Desks         | 26 |
| Private Offices         | 5  |
| 8 Person Meeting Room   | 1  |
| Meeting Pod             | 1  |
| Quiet Room              | 1  |
| Kitchen / Breakout Area | 1  |
| WCs                     | 6  |
| Showers                 | 2  |

- Office
- Wellness / Flexi Space
- Core



KING STREET

ST JAMES'S STREET



Floor plan not to scale, for indicative purposes only



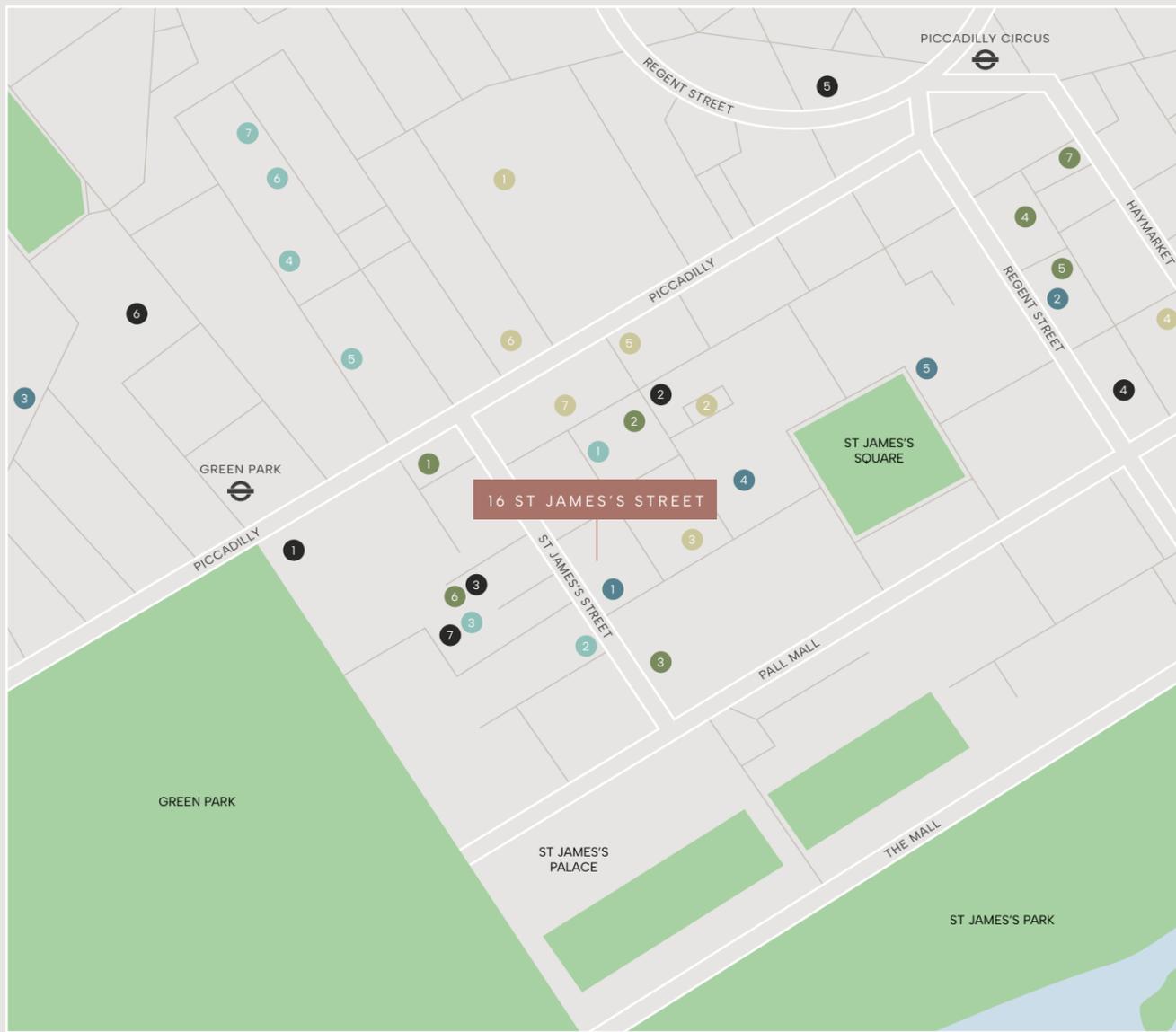
## A mix of restaurants, bars and green spaces



Steeped in nearly 300 years of history, St James's is an exclusive Central London district with a reputation for excellence and style, which appeals to a wide range of contemporary businesses.

St James's is home to some of London's finest hotels, theatres, restaurants, art galleries, private members clubs and independent shops. These include Ritz Hotel, Wilton's Restaurant, Christie's Auctioneers and the iconic Fortnum and Mason.

At the heart of St James's is St James's Square with open lawns and ancient trees. Bordering the district are two Royal Parks, Green Park and St James's Park. These serve as a retreat from city life and provide recreation space.



● RESTAURANTS

1. The Wolsely
2. Maison Francois
3. Saint Jaques
4. Ikoyi
5. Scully St James's
6. Seven Park Place
7. Fallow Restaurant

● CULTURE & RETAIL

1. Royal Academy of Arts
2. White Cube Mason's Yard
3. Christie's London
4. Her Majesty's Theatre
5. Fortnum & Mason
6. Burlington Arcade
7. Piccadilly Arcade

● BARS

1. Quaglino's
2. Pukka Bar at Chutney Mary
3. The American Bar at The Stafford
4. El Norte
5. MNKY HSE
6. The Donovan Bar
7. Isabel Mayfair

● WELLNESS

1. E by Equinox St James's
2. PureGym London Piccadilly
3. Third Space Mayfair
4. Ten Health & Fitness St James's
5. Coach London

● HOTELS

1. The Ritz London
2. The Cavendish
3. St. James's Hotel and Club
4. Sofitel London St James's
5. Hotel Café Royal
6. The May Fair, Radisson Collection
7. The Stafford London

# Amenities and transport a short walk away

Green Park Station is just a five minute walk, served by three underground lines, Piccadilly, Jubilee and Victoria line. Piccadilly Circus is an eight minute walk, served by Piccadilly and Bakerloo lines.

Bond Street Station is a two minute journey from Green Park via the Jubilee line. Bond Street is served by the Elizabeth line providing high speed access to Heathrow and beyond in the west, and to Liverpool Street and further afield in the east.

## WALKING

|                                      |                                |   |                            |  |
|--------------------------------------|--------------------------------|---|----------------------------|--|
| Green Park Station<br>●●●●●<br>5 min | Royal Academy of Arts<br>5 min | Piccadilly Circus Station<br>●●●●●<br>8 min | Buckingham Palace<br>9 min | Charing Cross Station<br>●●●●●<br>12 min |
|--------------------------------------|--------------------------------|---|----------------------------|--|

## TUBE via Green Park

|                               |                            |   |                             |                          |
|-------------------------------|----------------------------|---|-----------------------------|--------------------------|
| Bond Street<br>●●●●●<br>2 min | Waterloo<br>●●●●●<br>4 min | King's Cross St Pancras<br>●●●●●●●<br>6 min | St Paul's<br>●●●●●<br>7 min | Bank<br>●●●●●●<br>13 min |
|-------------------------------|----------------------------|---|-----------------------------|--------------------------|

## ELIZABETH LINE via Bond Street

|  |                              |                                     |                                 |                             |
|--|------------------------------|-------------------------------------|---------------------------------|-----------------------------|
| Tottenham Court Road<br>●●●●●<br>1 min | Paddington<br>●●●●●<br>3 min | Liverpool Street<br>●●●●●●<br>7 min | Canary Wharf<br>●●●●●<br>13 min | Heathrow<br>●●●●●<br>26 min |
|--|------------------------------|-------------------------------------|---------------------------------|-----------------------------|

## CYCLE

|               |                    |                      |                                    |                   |
|---------------|--------------------|----------------------|------------------------------------|-------------------|
| Soho<br>6 min | Hyde Park<br>7 min | Westminster<br>7 min | Victoria Station<br>●●●●●<br>9 min | Chelsea<br>16 min |
|---------------|--------------------|----------------------|------------------------------------|-------------------|

# Terms

Lease: An assignment of the lease expiring on 6th August 2031.

Break Option: 6th August 2026.

Rent: £105.00 per sq ft.

Business Rates: £44.00 per sq ft.

Service Charge: £16.00 per sq ft.

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## Further information

For further information or an appointment to inspect please contact:

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