



Nº 63
ST JAMES'S
STREET

SW1

TWO SIDES



TO THE STOREY

WITH AN IMPOSING PORTLAND STONE FAÇADE, THE BUILDING STANDS SIX STOREYS HIGH WITH ROUND-ARCHED BAY WINDOWS.

A HERITAGE EXTERIOR MEETS A CONTEMPORARY INTERIOR WITH CURATED FINISHES TO SUIT THE DISCERNING.



CGI depicts reception.



CGI depicts reception.



CGI depicts typical upper floor.



CGI depicts board room.

THE FINER DETAILS



Characterful retained *façade*

Concierge

High quality *impressive* reception finish

Ceiling heights up to *3.1m*

Targeting *BREEAM* rating 'Very Good'

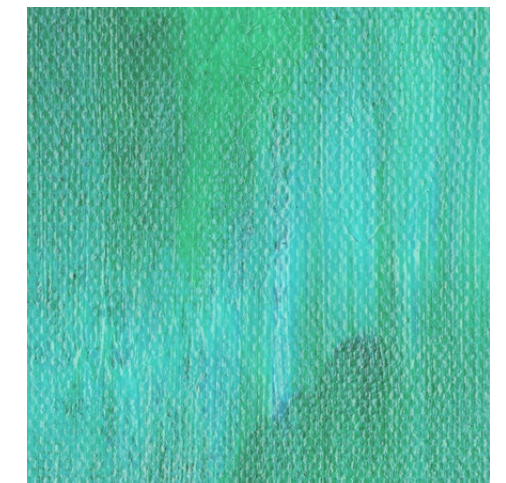
42 bike spaces, *33* lockers and *4* showers

1 x 16 passenger lift and *1 x 14* passenger lift

Occupational density *1:8 sq m*



CGI depicts office gallery.



GREENS



Sixth	68.84 sq m	741 sq ft
Fifth	216.04 sq m	2,325 sq ft
Fourth	279 sq m	3,003 sq ft
Third	347.1 sq m	3,736 sq ft
Second	347.1 sq m	3,736 sq ft
First	347.1 sq m	3,736 sq ft
Ground	203.55 sq m	2,191 sq ft
Reception	68.2 sq m	734 sq ft
Lower Ground	167 sq m	1,798 sq ft
Total	2,043.93 sq m	22,001 sq ft

Subject to on site measurement

LG
1,798 sq ft



G
2,191 sq ft



- Key**
- Office
 - Core
 - Reception
 - Bike store



1

3,736 sq ft



2

3,736 sq ft



3

3,736 sq ft



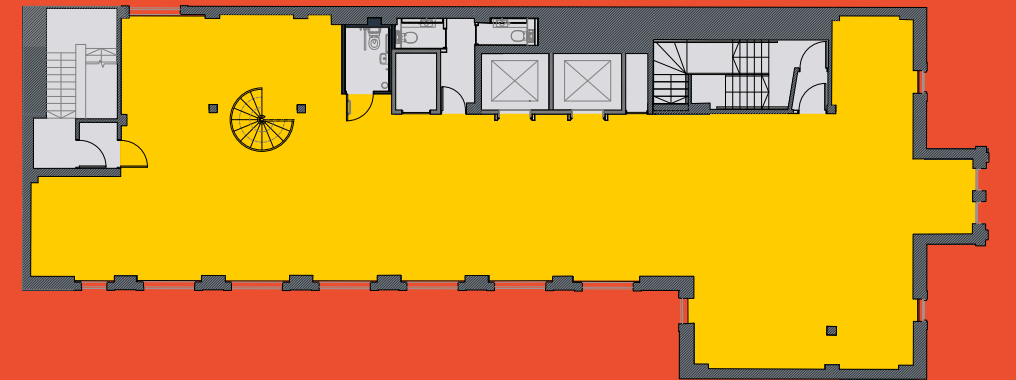
4

3,003 sq ft



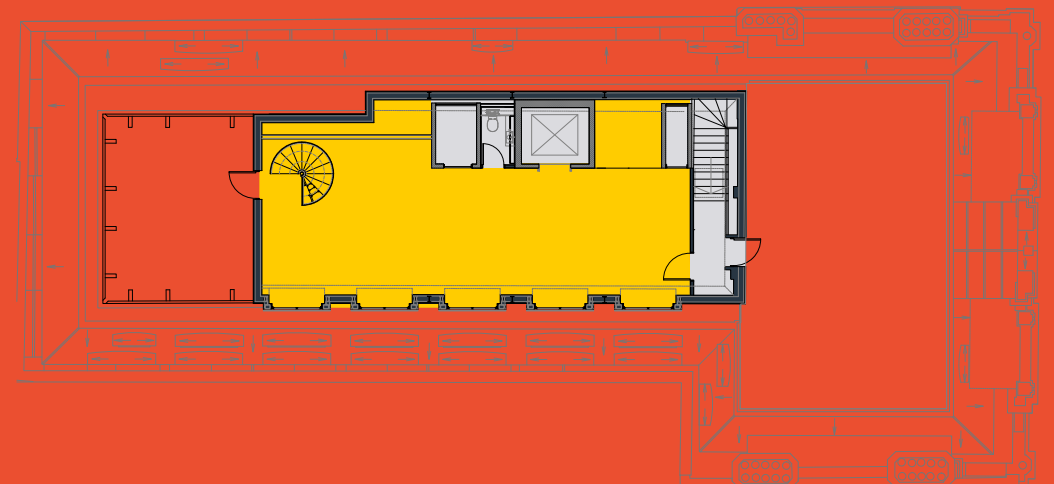
5

2,325 sq ft



6

741 sq ft



Key

- Office
- Core
- Reception
- Bike store



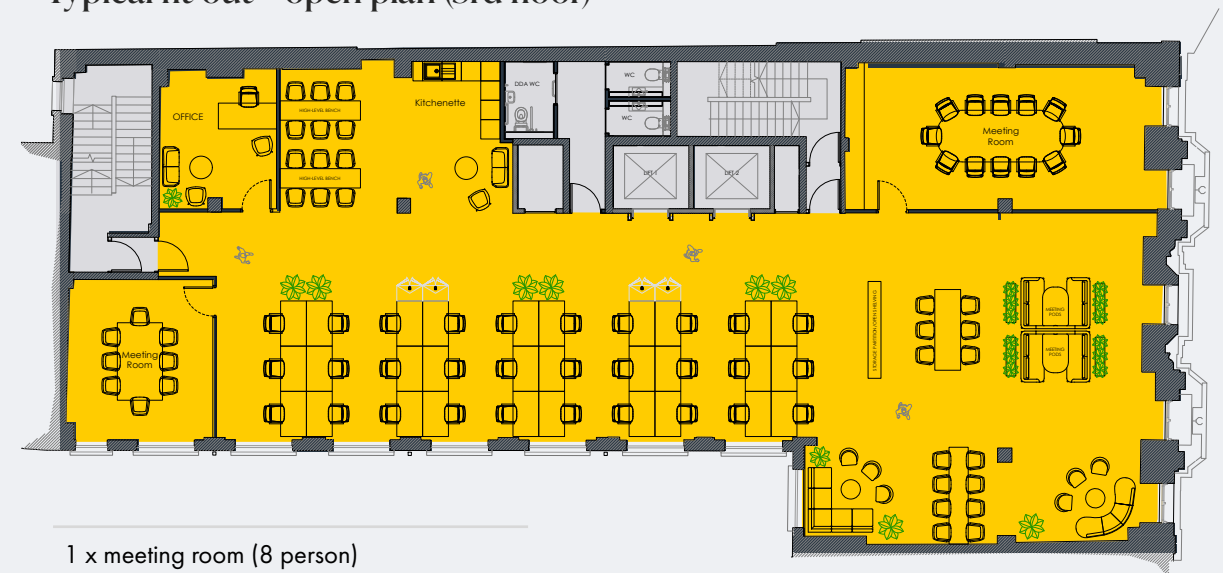
CGI depicts typical upper floor.

Typical fit out – cellular (3rd floor)



- 4 x meeting room (3 x 6 person + 1 x 8 person)
- 1 x boardroom (12 person)
- 1 x kitchenette
- 2 x private offices
- 36 x open plan workspaces

Typical fit out – open plan (3rd floor)



- 1 x meeting room (8 person)
- 1 x boardroom (12 person)
- 1 x kitchenette w/ breakout space
- 1 x private office
- 30 x open plan work stations
- Informal collaborative workspaces

THE DELIGHTFUL JUXTAPOSITION OF ST JAMES'S



A neighbourhood redolent with heritage but re-inventing itself in surprising ways, St James's is where the past and present happily co-exist. From the big West African flavours of Ikoyi to the Art Deco setting of The Wolesley, the area is renowned for its great taste. Luxury retailers marry provenance with craftsmanship like Emma Willis' shirts made in Gloucester and Grenson shoes still manufactured in Northamptonshire. Step away from the desk and work up a sweat at Equinox or Ten Health & Fitness. Seeking inspiration? Browse beautiful books at Assouline or allow the aromacologists at anatomē to introduce you to their unique apothecary. Around every corner, there's a new experience to be had.



Fitness

1. Equinox
2. PureGym London
3. Nordic Balance
4. Ten Health & Fitness

Culture

1. White Cube
2. Institute of Contemporary Arts
3. Christie's London
4. The London Library
5. Royal Academy of Arts
6. Chatham House

Retail

1. Paul & Shark
2. Aquascutum
3. Maison Assouline
4. Dover Street Market
5. Assos of Switzerland
6. Berry Bros. & Rudd
7. Turnbull & Asser Bespoke
8. John Lobb
9. Paxton & Whitfield
10. Arc'teryx
11. Dunhill
12. Sunspel
13. Fortnum & Mason

Restaurants & Cafés

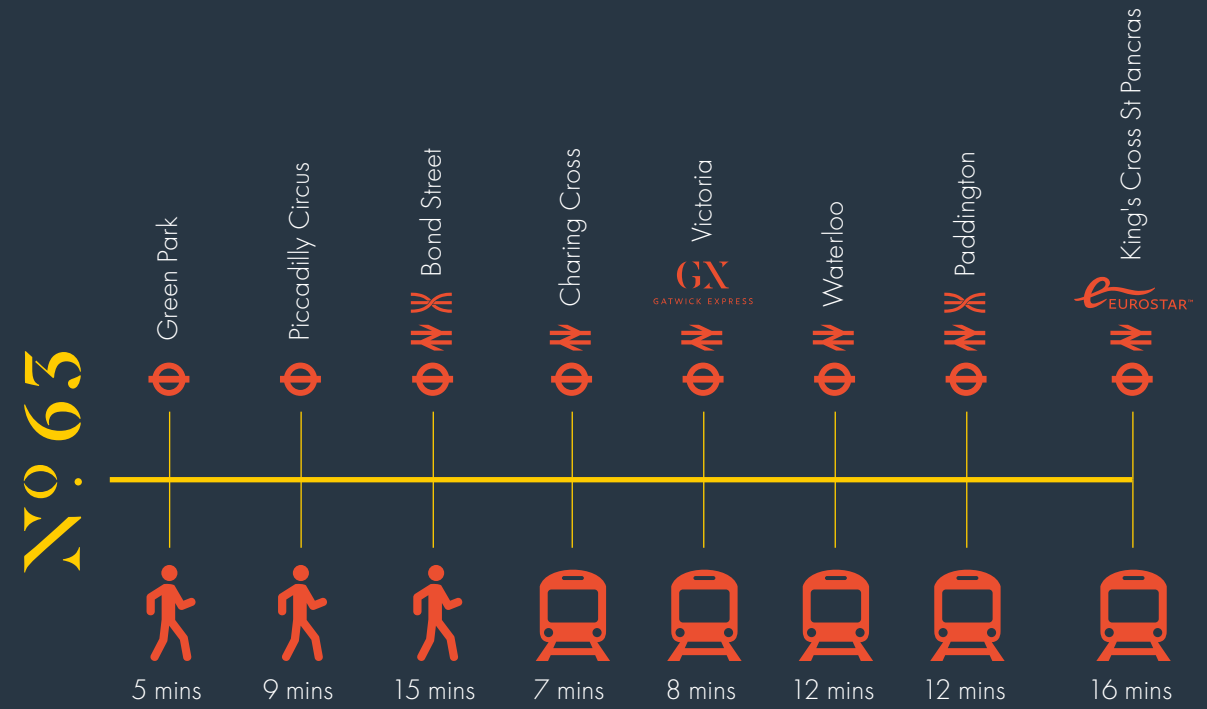
1. Chutney Mary
2. Cafe Murano
3. The Wolseley
4. Hawksmoor
5. Avenue
6. MNKY HSE
7. Novikov
8. Quaglino's
9. Burger & Lobster
10. Sexy Fish
11. Franco's

Hotels

1. The Dorchester
2. Four Seasons
3. The Wolseley
4. Brown's Hotel
5. London Hilton
6. InterContinental
7. The Ritz
8. The Stafford London

JUST THE TICKET

St James's is exceptionally well served when it comes to transport with Charing Cross, Victoria and Waterloo rail stations all within easy reach. Bond Street station will offer Elizabeth Line connections to Heathrow and Canary Wharf. Green Park and Piccadilly Circus stations are mere minutes away on foot.



Lease

New leases are available direct from the Landlord for a term by arrangement.

Rent

On application.

Viewing

By prior appointment with joint letting agents Knight Frank and Colliers International.

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