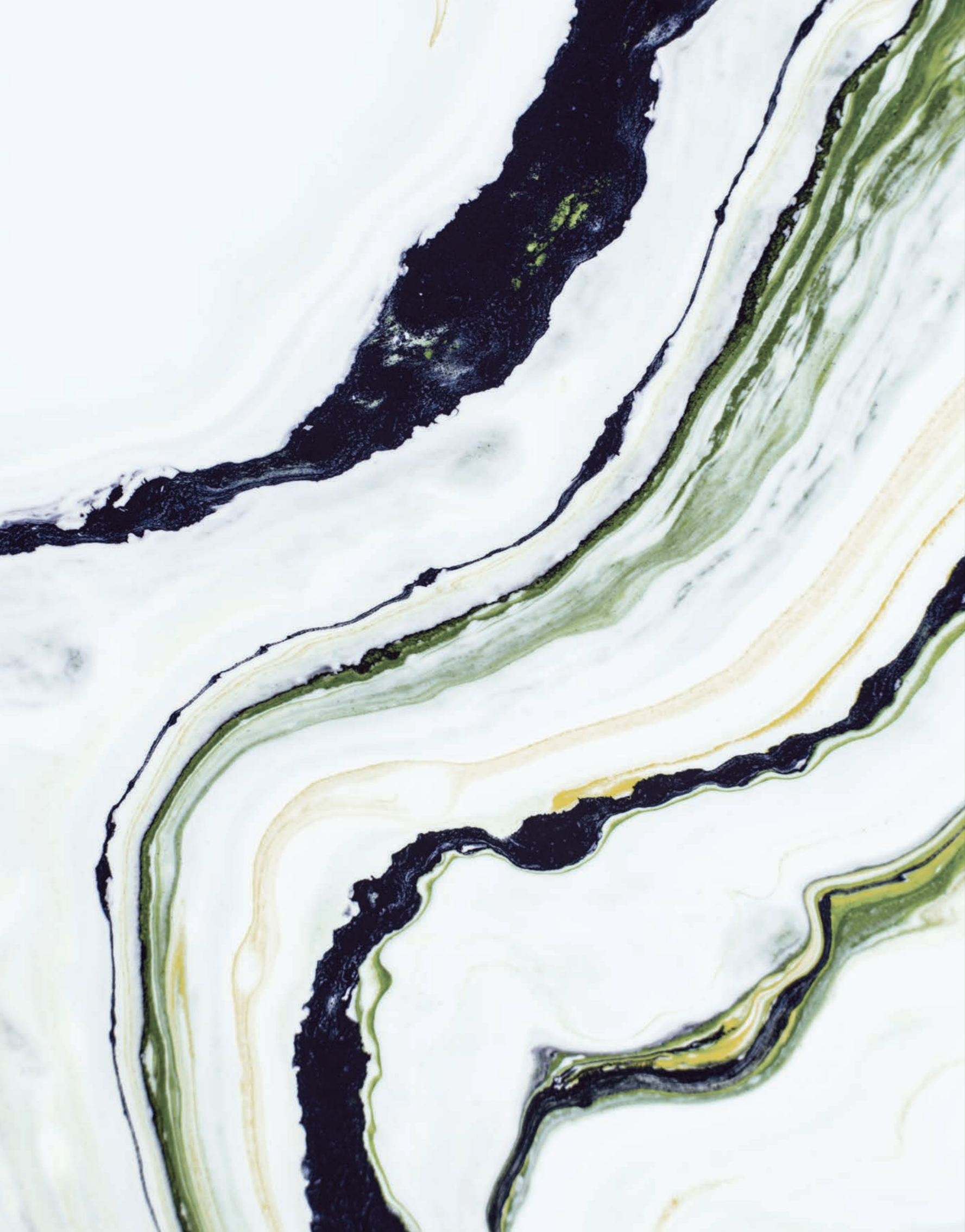


St James's Square

Modern excellence,
timeless style.

26



CUT FROM ROYAL PARKS NEARLY 400 YEARS AGO, ST JAMES'S WAS ONCE A PRIVATE PLAYGROUND FOR THE FRIENDS OF ROYALTY. IT HAS ALWAYS TRADED IN LUXURY GOODS AND SERVICES, BUT IT HAS EVOLVED TO BECOME HOME TO A NEW KIND OF ELITE, A MERITOCRACY OF EXCELLENCE.

A new St James's Square elevation,
to include full height windows,
looks over the peaceful gardens



**ONE OF THE BEST
BUILDINGS IN ONE OF
THE BEST LOCATIONS.
CLEARLY SUPER PRIME
IN ALL RESPECTS.**

26 St James's Square is being transformed into one of the capital's hidden modernist gems. Incorporating soothing marble floors, soaring, full-height, light-flooding windows, new terraces, sensational views and the latest in smart building technology,

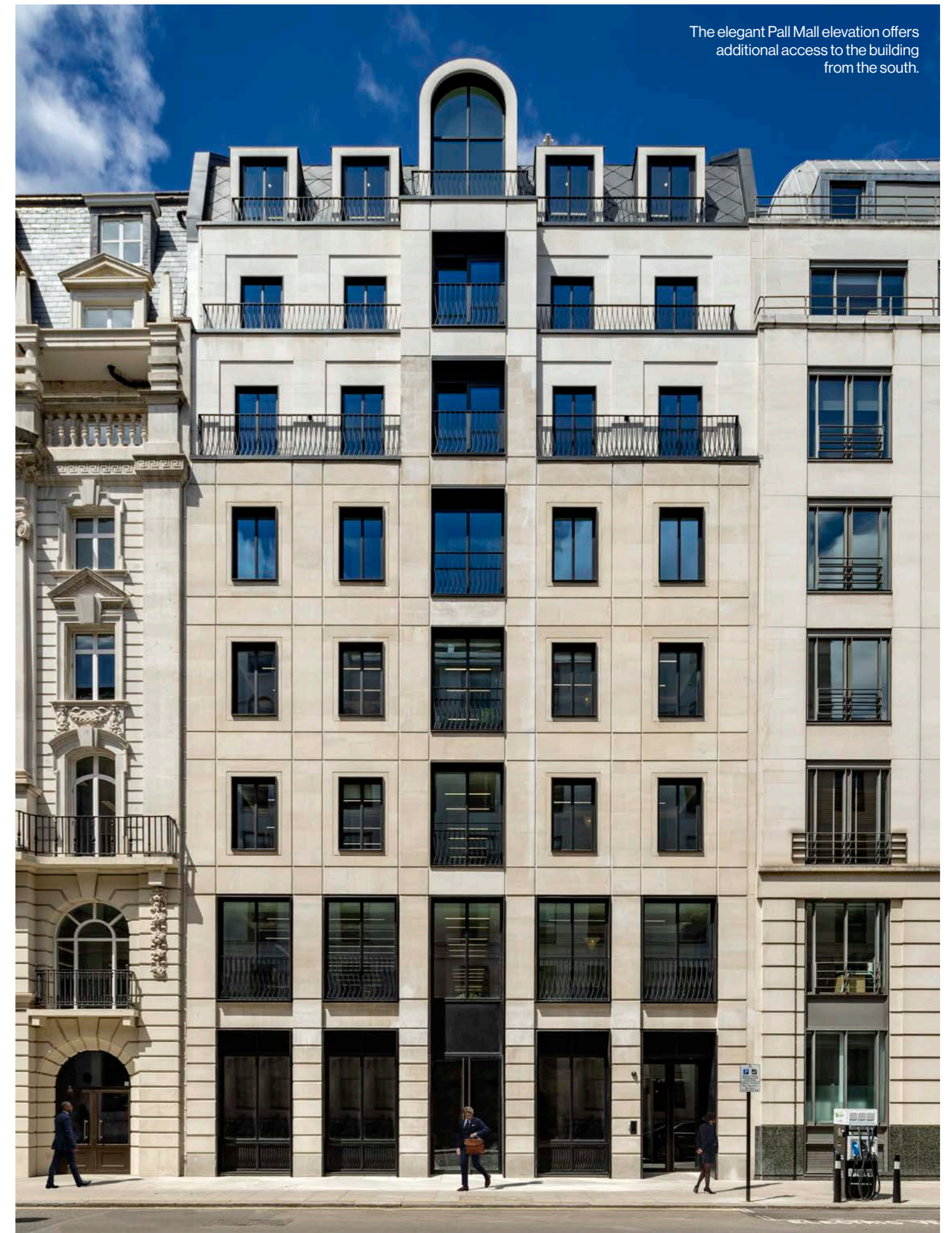
26 St James's Square delivers 14,825 sq ft of top amenity driven offices. There are seven upper floors, ranging between 1,667 sq ft and 1,936 sq ft.

THE ORIGINAL BUILDING WAS CREATED BY ONE OF BRITAIN'S GREAT MODERNIST ARCHITECTS.

Sir Frederick Gibberd, a follower of Le Corbusier and Mies van der Rohe, was responsible for some of the UK's most recognisable architectural modern buildings. His original 1989 design has been retained and enhanced to improve the health, wellbeing and efficiency of today's occupants.

Complete refurbishment inside and out has created offices designed for discerning occupiers now and in the future. External windows are full-height allowing natural light to cascade through the floors.

Exceptional views across the living history of London, come from two distinct façades and entrances, onto the square itself and across Pall Mall.



The reception has been designed to include a cool, green and white Connemara marble clad floor.







**ST JAMES'S SQUARE
HAS ATTRACTED THE
MOST DISCERNING
SINCE 1720.**

Prime Ministers, Generals, Earls and Dukes have all had houses in the Square. Now it is international captains of industry and finance that have made St James's their home.

The open, green spaces of the gardens provide a positive environment for today's office occupiers. A uniquely refreshing wellbeing benefit in the urban experience.

OCCUPIERS

- 1 Apax Partners
- 2 Balyasny Asset Management
- 3 Leonardo Hayfin
- 4 Clayton Dubilier Rice
- 5 Crux Asset Management
- 6 Temasek
- 7 JO Hambro
- 8 Carlyle Group
- 9 TowerBrook Capital
- 10 Formula One
- 11 Socar Trading
- 12 Permira
- 13 Vision Capital
- 14 Eight Advisory
- 15 Putnam Investments
- 16 Waverton Investment Management
- 17 Rio Tinto
- 18 Warburg Pincus
- 19 Exodus Point
- 20 Cinven Partners LLP
- 21 Blackstone
- 22 Millennium Global
- 23 British Aerospace

AMENITIES

Restaurants

- 1 Ikoyi
- 2 Scully St James
- 3 Café Murano St James
- 4 Chutney Mary
- 5 Seven Park Place by William Drabble
- 6 St James Market
- 7 Wilton's
- 8 Fortnum & Mason
- 9 45 Jermyn Street
- 10 Avenue

Hotels

- 1 The Ritz
- 2 The Cavendish
- 3 Dukes London
- 4 The Stafford

Clubs

- 1 St James's Hotel and Club
- 2 Whites
- 3 67 Pall Mall
- 4 The RAC
- 5 Carlton Club

Galleries

- 1 White Cube
- 2 Christies

Fashion

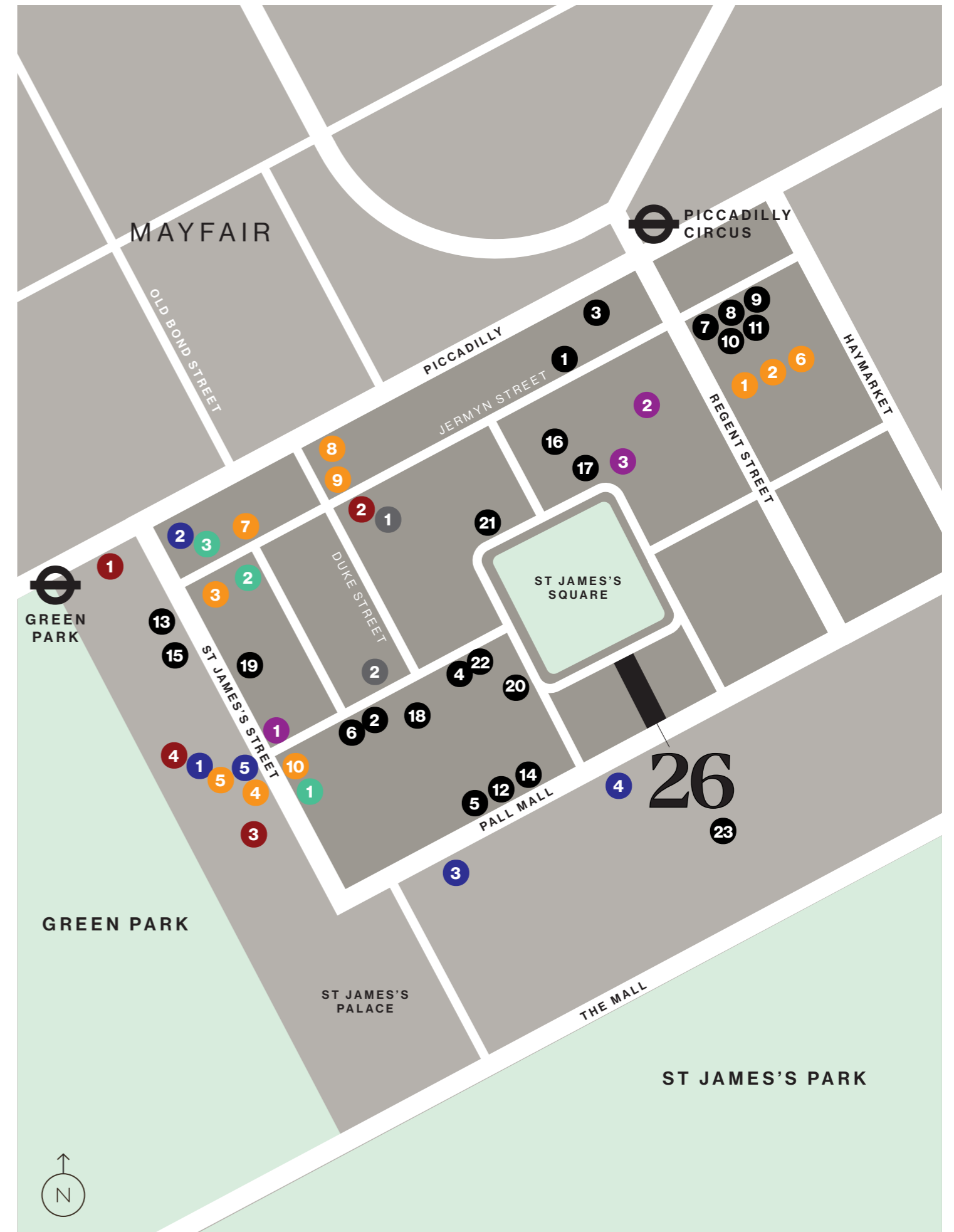
- 1 Lock & Co Hatters
- 2 Turnbull & Asser
- 3 JM Weston

Gyms

- 1 Equinox
- 2 CrossFit
- 3 Nordic Balance

ST JAMES'S HAS AN ENVIABLE REPUTATION FOR EXCELLENCE.

The St James's of today is characterised by its speciality shops, the modern masterpieces hanging from its world-class art galleries, its wide range of restaurants, hotels, clubs and all amid some of the world's most renowned business names.





A REPUTATION FOR EXCELLENCE & TIMELESS STYLE.

St James's – created by permission of Charles II - has been a centre of luxury and painstaking artistry since the 1660s. Its heart is St James's Square, in the shadow of two royal palaces.

Today though, it wears its history lightly, retaining an exclusive village feel characterised by eclectic shop fronts with a luxurious modernity behind their traditional service.

Its galleries set the pace in world art and St James's is pioneering a new role as a venue for global business,

offering an unrivalled location at the very point where old and new London meet.

Imposing architecture and retail heritage sweep through an enclave alive with bustling communities, criss-crossed by busy metropolitan streets and artisanal arcades where oases of quiet privacy can still be found in the centre of a city.

Beneath this effortless urban style is a clear-eyed commitment to adapt and evolve. A vision of the future in the heart of a newly defined city centre.

St James's Hotel and Club Mayfair

7-8 Park Place

At its creation as a private club, you would have found St James's full of diplomats and envoys as an ambassadorial home from home for VIPs travelling on behalf of their country. Now we can all follow in the footsteps of the envoys, authors, movie stars, celebrities and maybe even the odd spy who over 16 decades have made the hotel their first choice for London.

Remade as the St James's Hotel and Club, it now offers supremely luxurious rooms and suites as well as the Michelin starred Seven Park Place restaurant serving its distinctly Anglo take on French cuisine. It retains the quiet calm of a gentleman's club, but you're more likely to see Alice Cooper, Liza Minnelli or Keith Richards in the lobby rather than a diplomat on a secret mission with an attaché case full of state secrets.

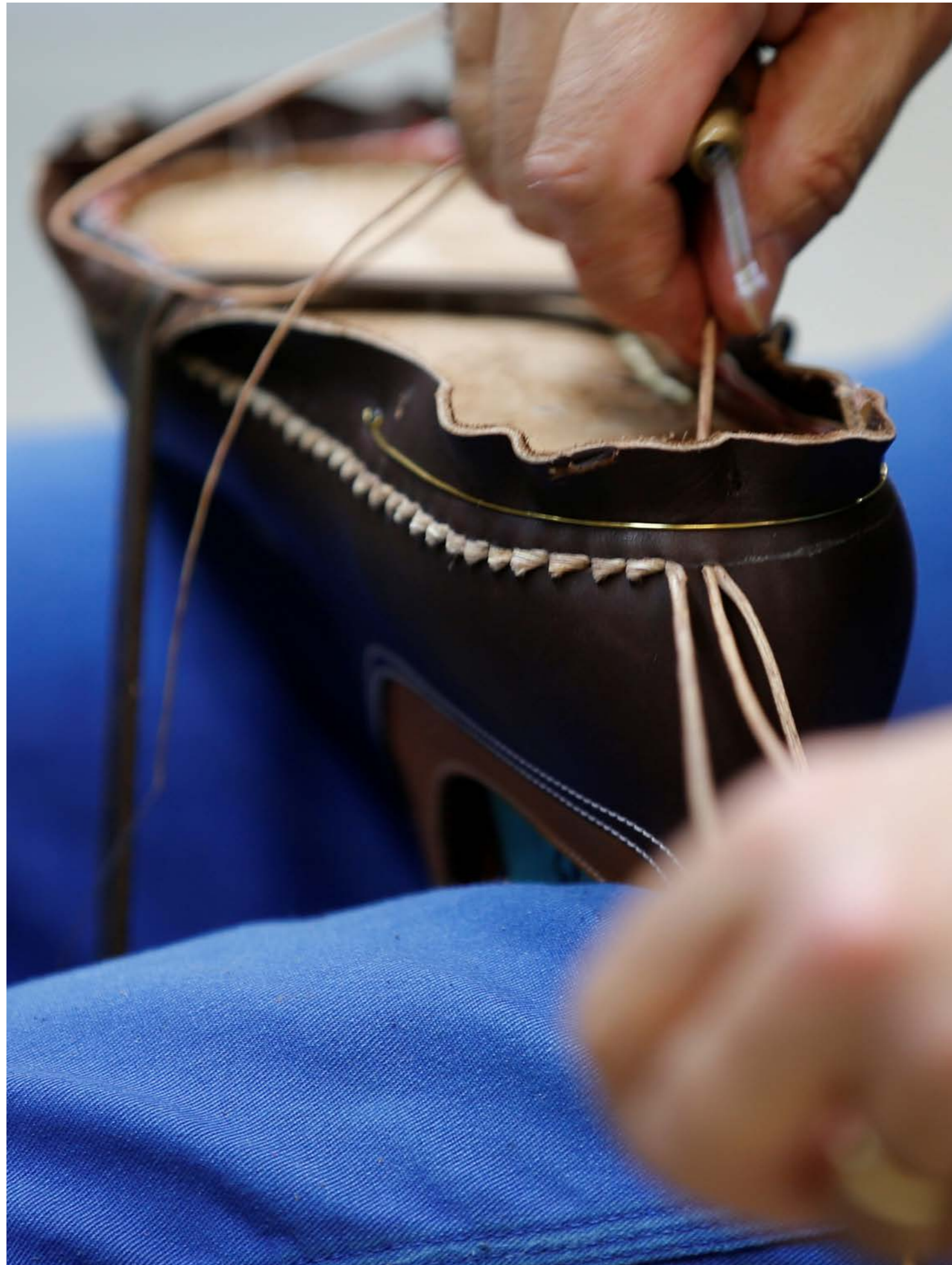
Turnbull and Asser

71-72 Jermyn Street

Rich in history, Turnbull & Asser is now a global brand but its roots have, since 1903, been at its striking double-fronted flagship in St James's. Its quietly raffish style epitomises the fluidity of British craft and its bold, confident shirts have enhanced the appeal of countless stars, politicians and commercial giants, both male and female.

Generations of James Bonds have submitted to the patient process of being measured for a unique pattern before 33 pieces of crisp cotton are stitched together to make a piece of wearable art. Turnbull & Asser's Bond pedigree, not only goes back to Dr No and Sean Connery but reaches all the way through to the current 007, Daniel Craig.





**ST JAMES'S,
HAS ALWAYS
DELIVERED THE
FINER THINGS
IN LIFE.**

J. M. Weston
60 Jermyn Street

It may sound English, but J.M. Weston carries a strong streak of Parisian panache. Everything created by this very French shoemaker carries its own unique brand.

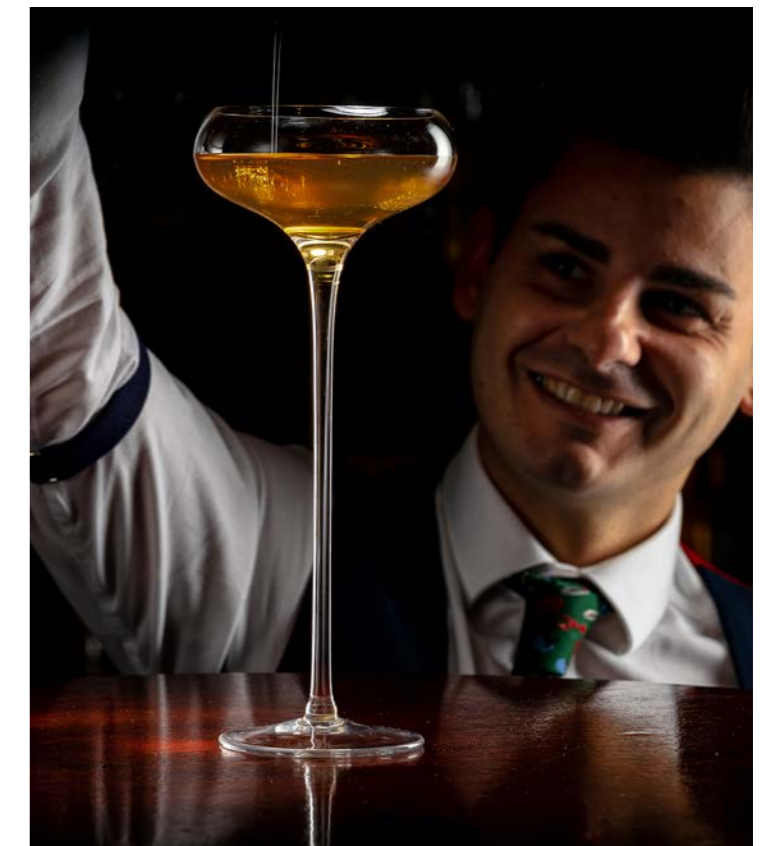
Classic penny loafers can be picked up anywhere in the world. But not Weston penny loafers. These shoes sprung from a design process that experimented with 200 different shapes and tweaks before they hit the right combination to let wearers share in their eternal, effortless style.

And in the 1960s, it was Paris's Rive Gauche rebels who went sockless and gave Weston a whole new look. Why? Don't expect much more than a Gallic shrug by way of explanation, although today's avant garde share that same *san chaussettes* spirit. But the truth is, it's Weston's uncompromising approach to excellence that makes their shoes as popular with the rock and roll aristocracy as they are with the nobility *ancienne*.

The American Bar at The Stafford
St. James's Place

The sleek, curved glass American Bar at The Stafford is one of London's great survivors. It transcended the boom for US-style cocktail bars in the 1930s, with no bust. It even saw out World War II relatively unscathed. And – most miraculously of all – its legendary wine cellar somehow survived being used as an air raid shelter for thirsty US officers during the Blitz.

Today the American Bar is a tastefully-tweaked, modern take on tradition where hours can slip away sampling new versions of old favourites. Fresh flavours, new customers, new connections, new directions in a gloriously eccentric English setting.



The White Cube

Masons Yard

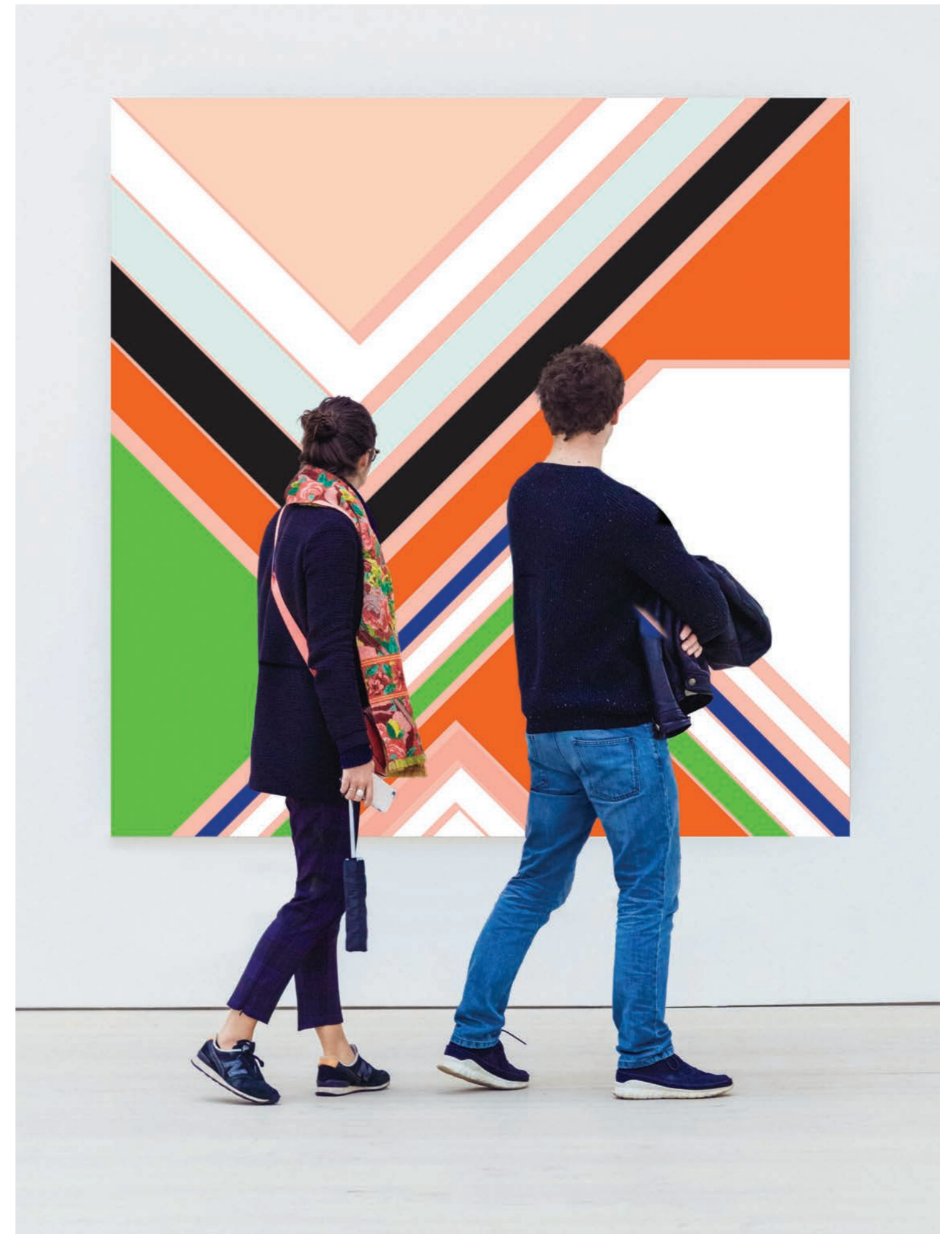
White Cube is, without doubt, the world's most influential contemporary art gallery. It is where collector and founder Jay Joplin first exhibited Young British Artists who have since become household names, like Tracey Emin and Gavin Turk. Now based in a polar white moderne building which replaced an electricity sub station, it curates a breath-taking array of new art from around the world. The space itself has become as much a part of the viewing experience as the work.

This globally significant space has housed a who's who of modern artists - from Jake and Dinos Chapman to Damien Hirst. Sam Taylor-Wood to Gilbert and George. And like St James's Square, White Cube has grown and evolved. First set in tiny space in Hoxton Square, artists were limited to one single work. Now there are two galleries in London, another in Hong Kong and a host of collaborations around the world.

Ikoyi

1 St James's Market

Based on close observation of how to harvest micro-seasonal British ingredients at precisely the right time, combined with a vast collection of spices, Ikoyi's cuisine embodies the cornerstone concepts of modern European dining. This Michelin-starred, hip restaurant is a vibrant, heady mix of 100 per cent organic meat prepared with punchy spicing and vivid colours. Ikoyi shows just how far St. James's clubland has moved on from the trencherman kitchens serving steaming piles of mutton pies and puddings. It marks a new direction of high concept and high flavours that are open, honest and true to their origins.



St James's Square_Elevation__North facing

The comprehensive refurbishment of 26 St James's Square will shortly conclude, transforming this asset into a best in class workspace suitable for the most discerning.

Fully refurbished on the inside and reimagined on the out. The internal offices and common areas are being designed and fitted out to accommodate the highest standards associated with a St James's address. The innovative approach to the exterior has seen the building transformed with generous windows, ensuring superb light penetration, all set within a contemporary timeless façade.

Level 7	Office	1,667 sq ft	155 sq m	Available
Level 6	Office	1,786 sq ft	166 sq m	Available
Level 5	Office	1,924 sq ft	179 sq m	Available
Level 4	Office	1,928 sq ft	179 sq m	Available
Level 3	Office	1,918 sq ft	178 sq m	Let
Level 2	Office	1,936 sq ft	180 sq m	Let
Level 1	Office	1,906 sq ft	177 sq m	Let
Ground	Office/Retail	916 sq ft	85 sq m	Available
Lower Ground	Office/Retail	844 sq ft	78 sq m	Available
		14,825 sq ft	1,377 sq m	

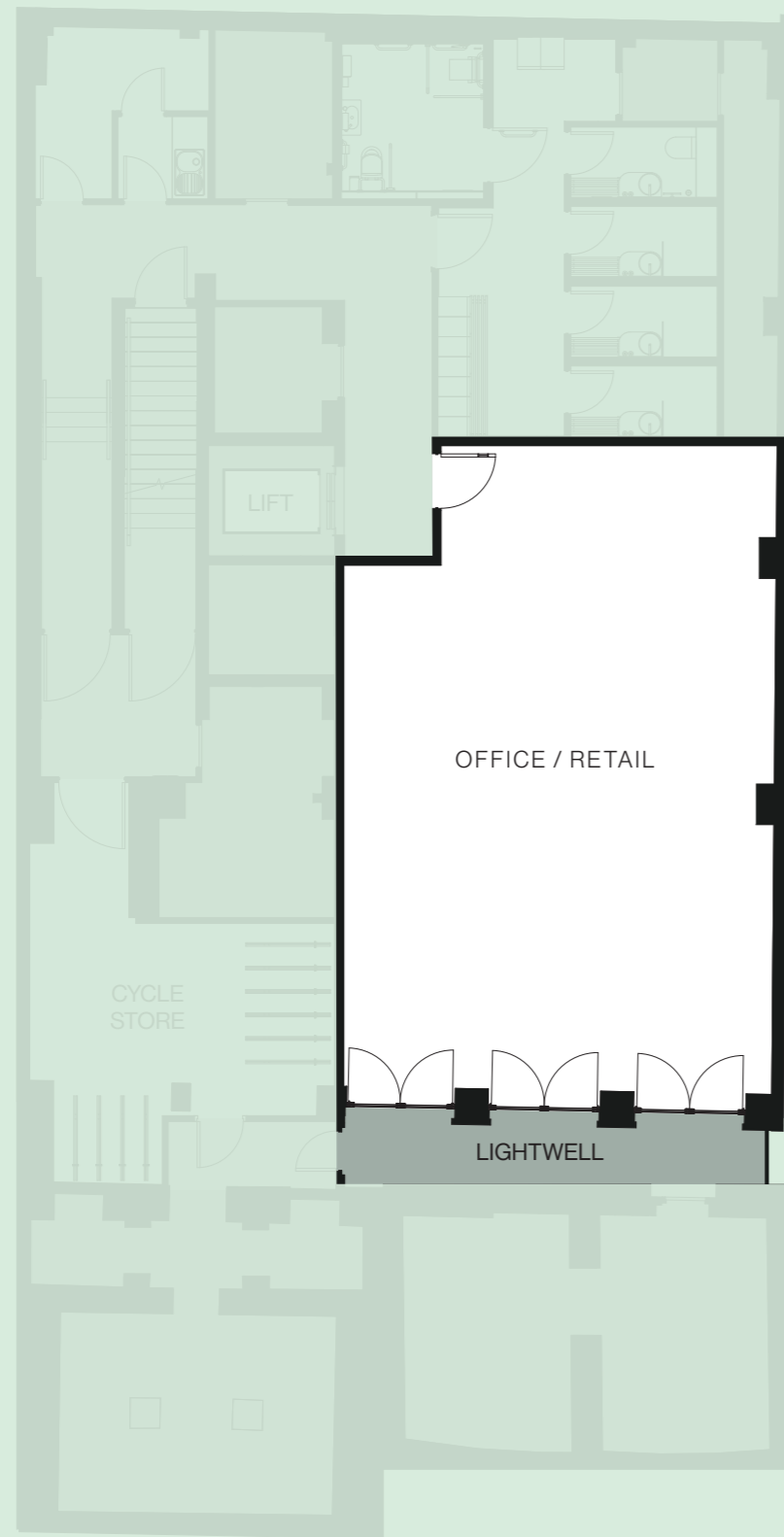


Note: All areas are Net Internal Areas. All areas have been verified in accordance with RICS Code of Measuring Practice.

LOWER GROUND FLOOR

Office/Retail 844 SQ FT // 78 SQ M

PALL MALL



ST JAMES'S SQUARE

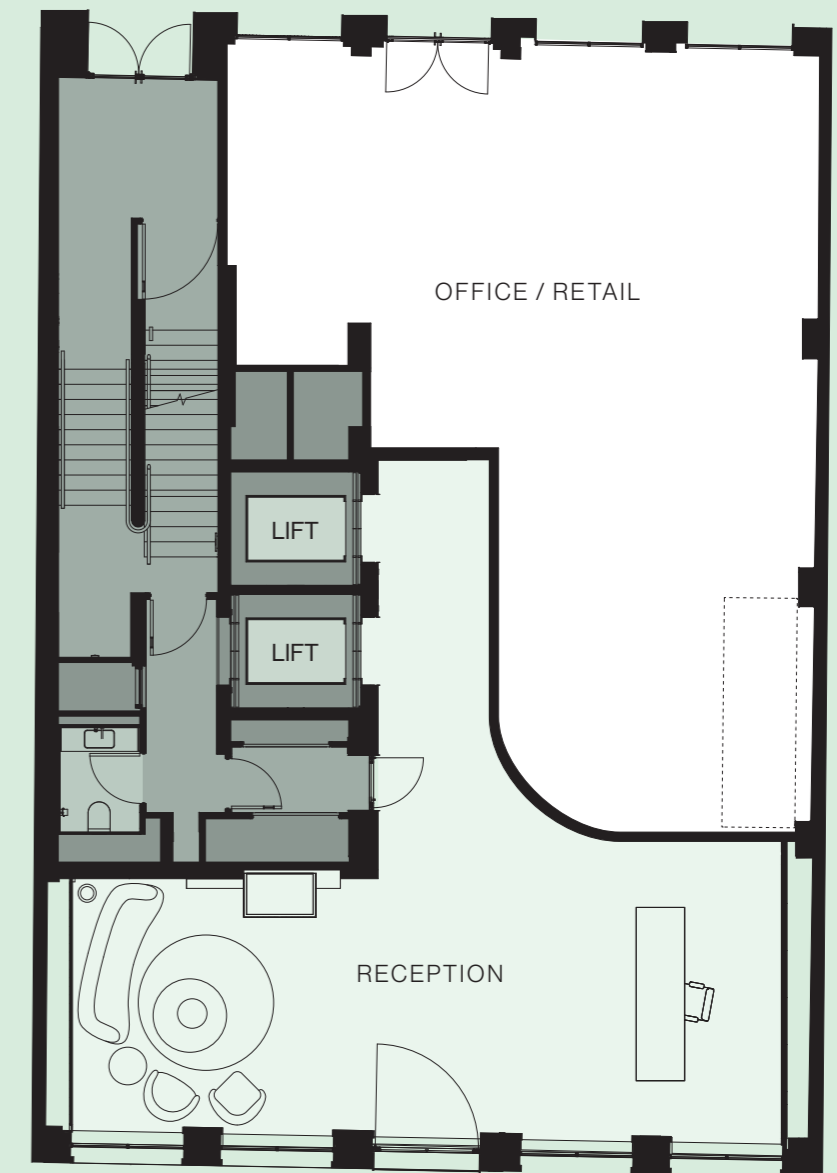
Not to scale
All areas are Net Internal Areas and for identification purposes only

GROUND FLOOR

Office/Retail 916 SQ FT // 85 SQ M

Reception 710 SQ FT // 66 SQ M

PALL MALL



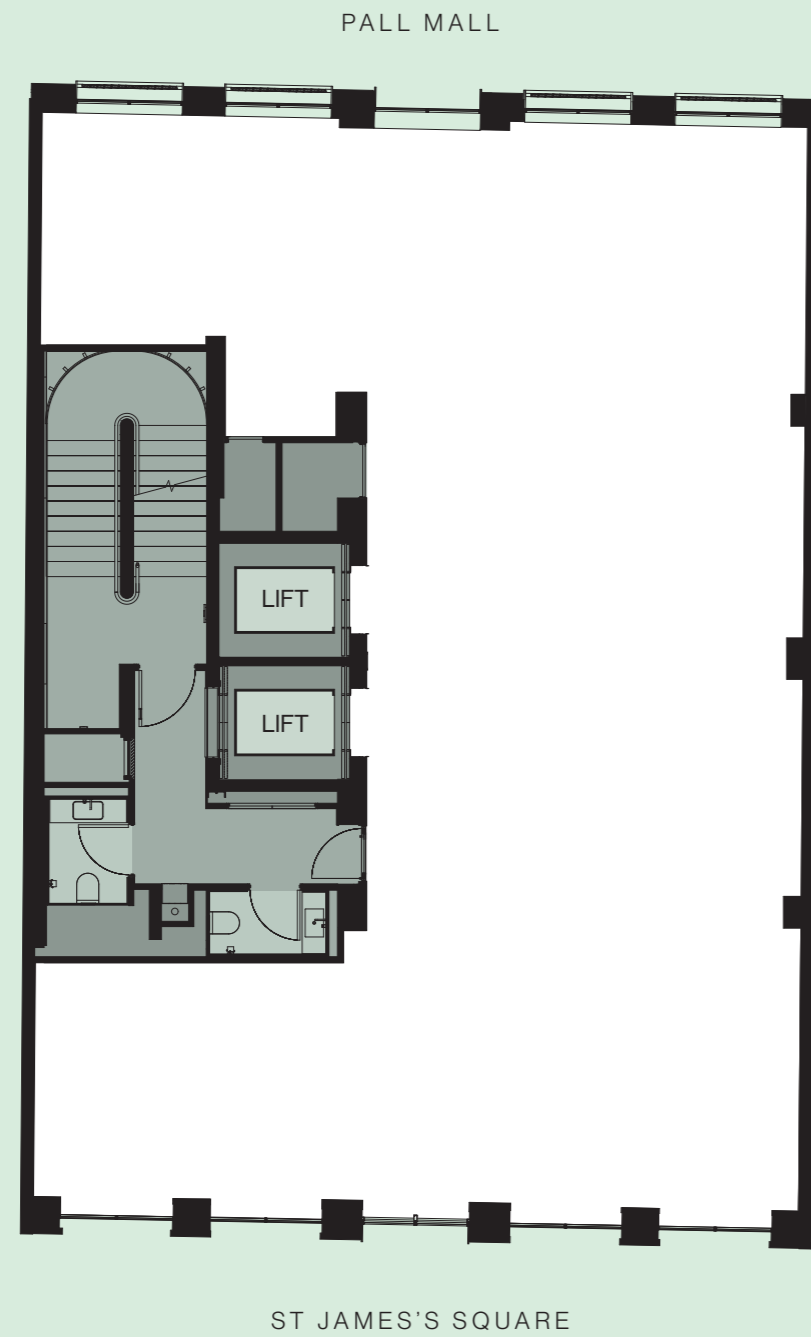
ST JAMES'S SQUARE

With direct access from Pall Mall, the ground and lower ground floors provide an opportunity for a self-contained office. There is the ability, in the ground floor slab, to break through and position a suitable staircase.



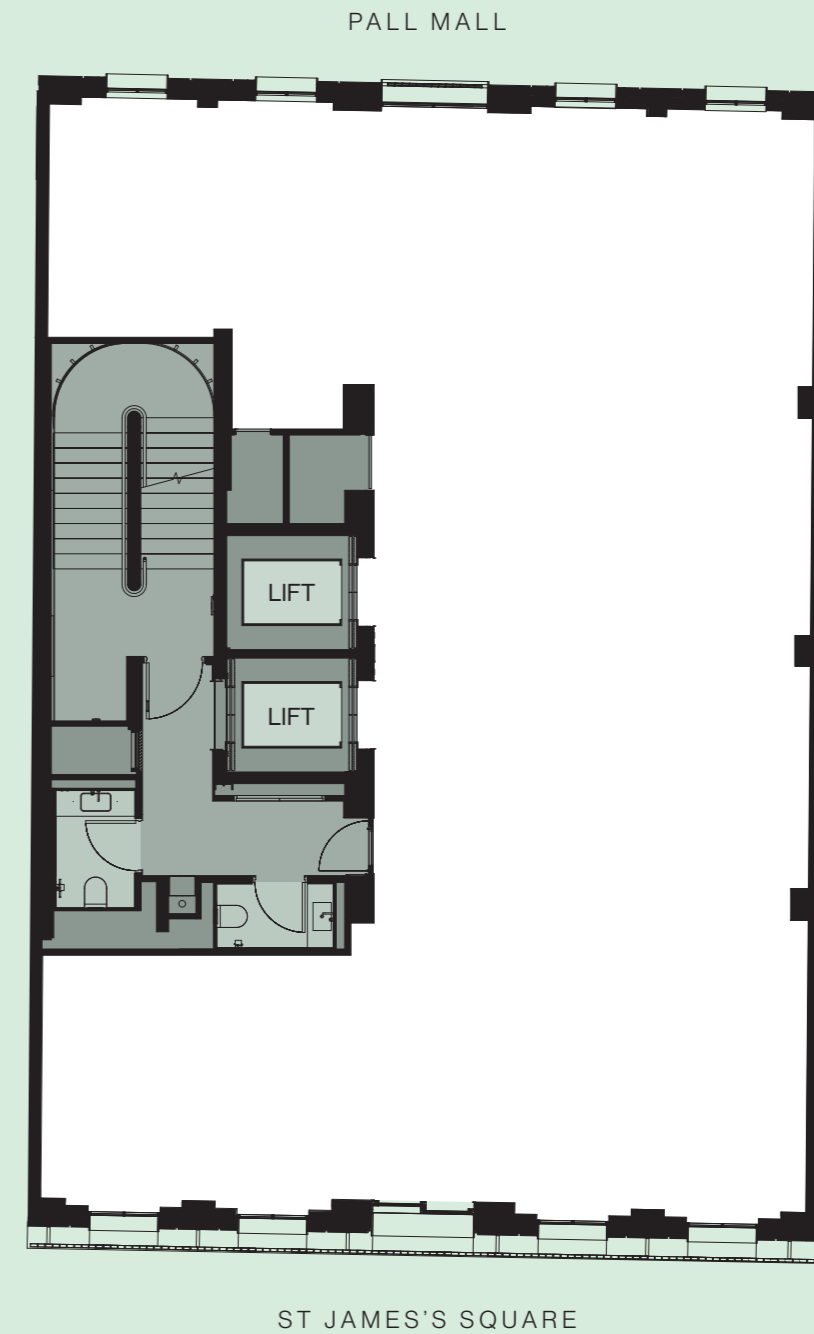
FIRST FLOOR

1,906 SQ FT // 177 SQ M



SECOND FLOOR

1,936 SQ FT // 180 SQ M

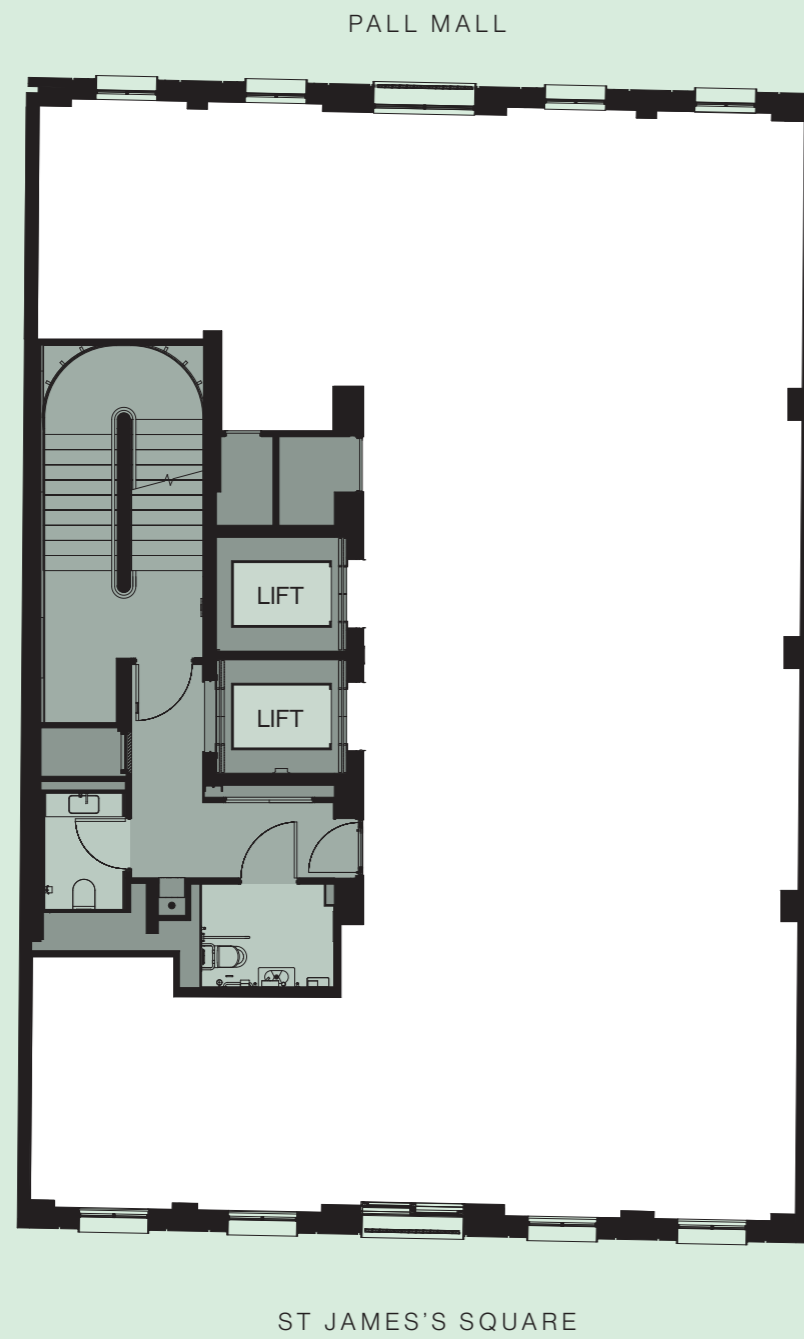




Second floor with views into the peaceful St James's Square.

THIRD FLOOR

1,918 SQ FT // 178 SQ M



Not to scale
All areas are Net Internal Areas and for identification purposes only



FOURTH FLOOR

1,928 SQ FT // 179 SQ M

PALL MALL

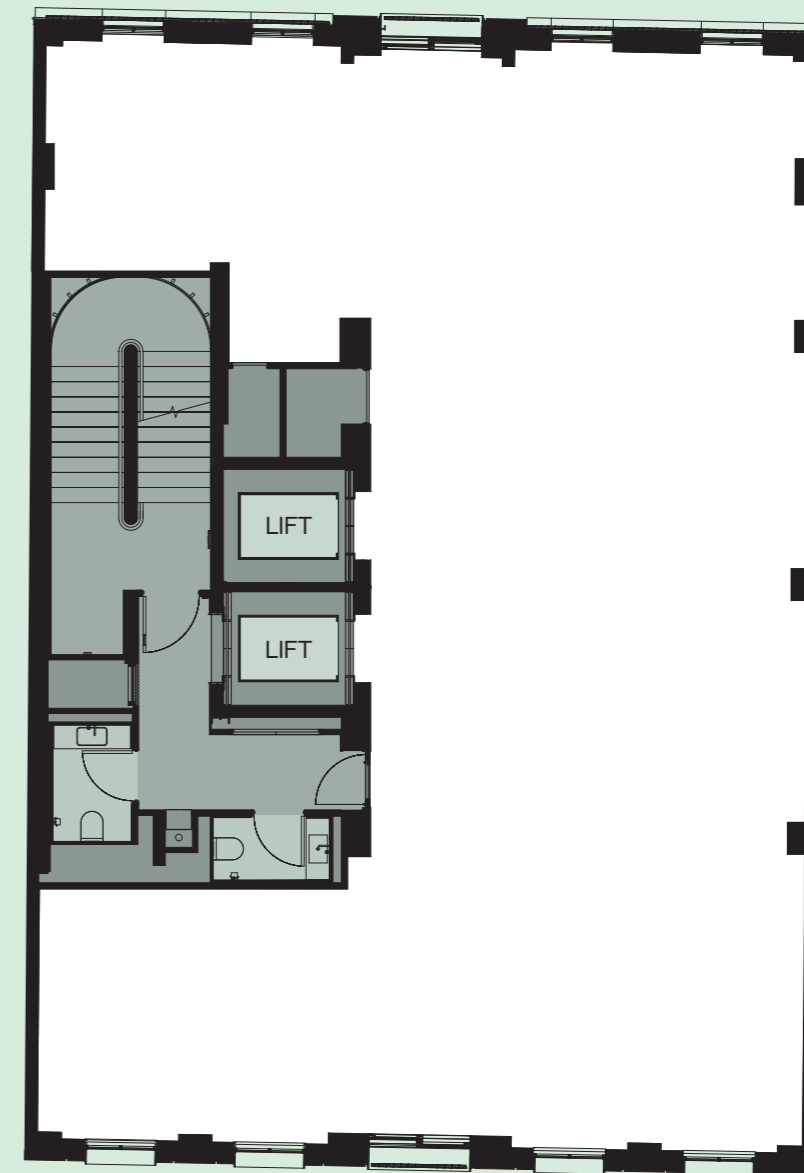


ST JAMES'S SQUARE

FIFTH FLOOR

1,924 SQ FT // 179 SQ M

PALL MALL



ST JAMES'S SQUARE



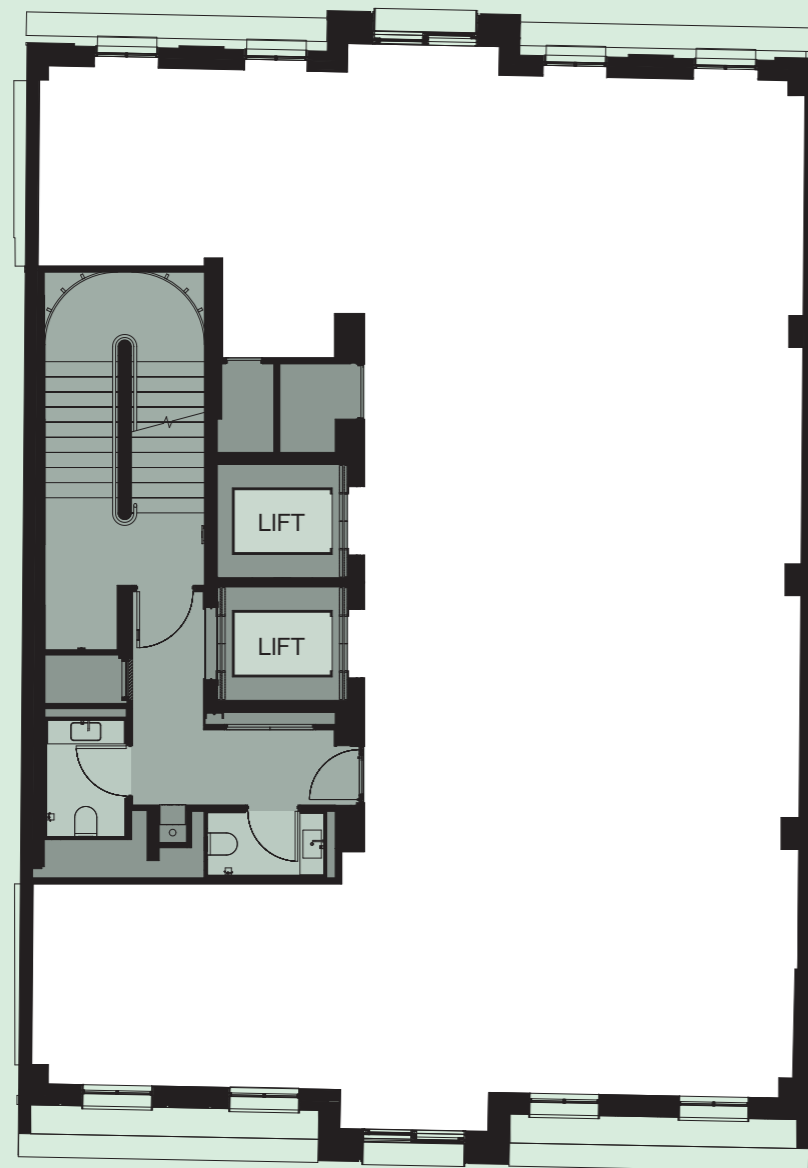
Seventh floor with stunning views overlooking Pall Mall, towards Westminster.



SIXTH FLOOR

1,786 SQ FT // 166 SQ M

PALL MALL



ST JAMES'S SQUARE

SEVENTH FLOOR

1,667 SQ FT // 155 SQ M

PALL MALL

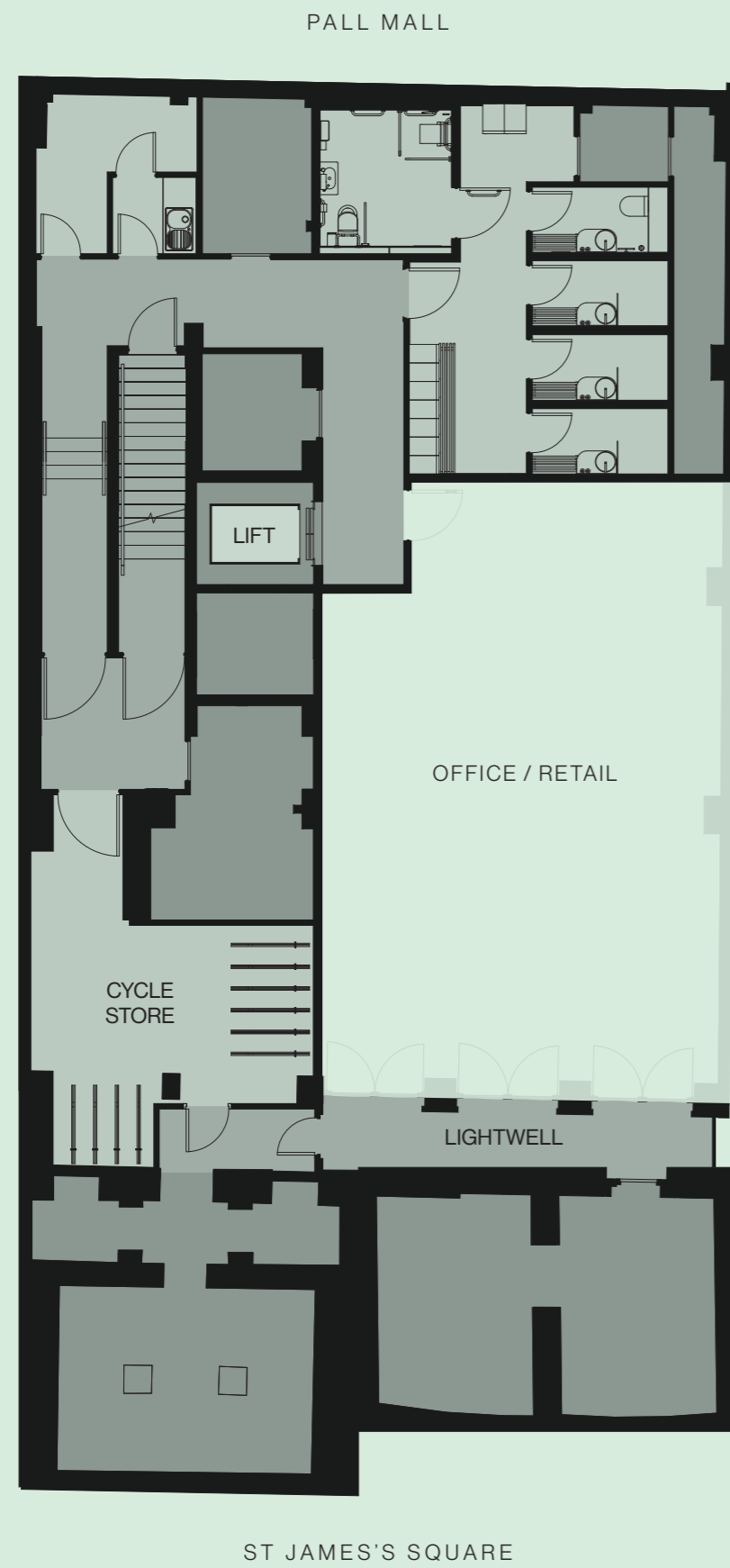


ST JAMES'S SQUARE



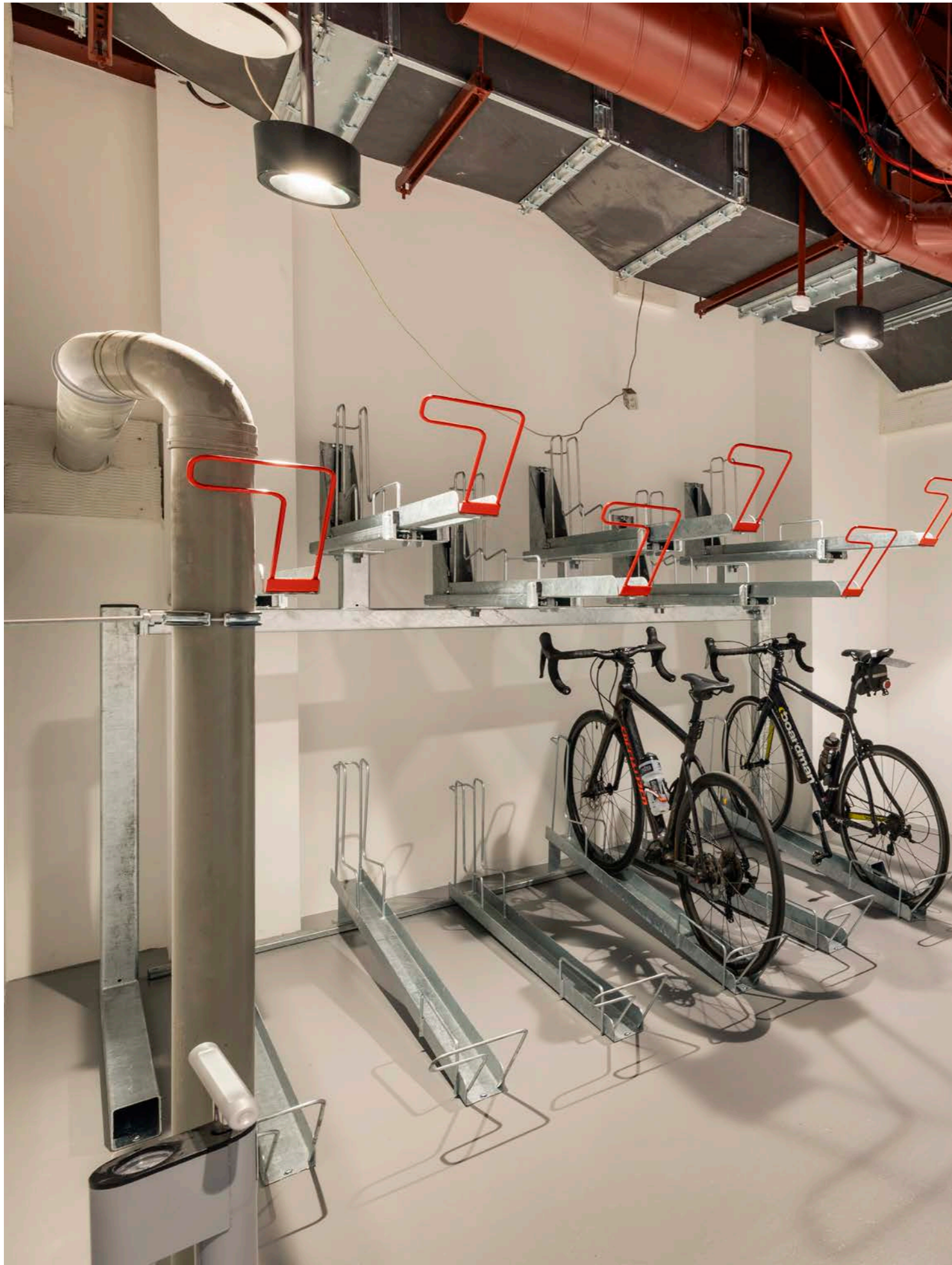
LOWER GROUND FLOOR

Cycle rack spaces 20
Lockers 18
Showers 4



Not to scale
For identification purposes only





SUMMARY SPECIFICATION

Scope of Works

The works comprise the refurbishment of an existing office building over 9 levels; lower ground, ground and seven upper stories (levels 1 to 7). The main primary ground floor entrance is via St James Square, with a secondary entrance from Pall Mall. There is also a flexible unit with an entrance from Pall Mall linked to a section of the lower ground space.

The refurbishment of the offices will be to a 'Category A' developer's finish, to provide high quality fully serviced accommodation, including raised accessed floor and a contemporary, plasterboard ceiling with backlight coffer bays, recessed linear lighting and discrete access panels.

Floor to Ceiling Schedule (approximate)

Note: This schedule gives approximate figures and are subject to construction tolerances. All dimensions are in mm.

Level	Floor to Ceiling	Floor to Coffe	Raised Floor Zone (Overall)
Seventh	2,600	2,700	100
Sixth	2,500	2,700	100
Fifth	2,500	2,700	100
Fourth	2,600	2,800	100
Third	2,600	2,800	100
Second	2,600	2,800	100
First	2,600	2,800	100

Occupancy

The following design criteria for occupancy of the offices have been adopted:

Means of Escape:	1 person/6 m ² net internal space
Indoor Climate:	1 person/8 m ² net internal space
Two Lifts:	1 person/8 m ² net internal space
WC Accommodation:	1 person/8 m ² net internal space (aggregated) 1 person/15 m ² net internal space (floor by floor)

Sanitary Accommodation

Lavatories provision is on a floor by floor basis with unisex super-loo type, two per each level accessed via a privately controlled lobby. An accessible WC is provided at both Lower Ground and at Third floor and can be accessed by all building users. Provision has been calculated using the BCO 2019 guidance and BS 6465:2005 with an aggregated capacity on 125% provision.

Bikes, Shower & Lockers Provision

Four showers are provided, located at the Lower Ground level, one is accessible and three are typical. 18 lockers are provided as part of the shower area.

Bike storage is provided on a half Lower Ground floor level, with direct access from the Pall Mall entrance. Storage is provided for 20 bikes on gas-strut two tier system, with a standalone cycle repair and pump station.

Heating

Under floor heating is provide to the lift lobbies and staircase.

Lifts

Two new 11 and 12 persons 1.6m/s central opening passenger lifts serving all main office floors, opening directly onto the floor plates. One lift is also for the fire service and opens on the lower ground lobby and main lift lobby via a rear door.

Finishes include Terrazzo flooring, dark brushed stainless steel wall panelling and doors with modern black glass C.O.P and LED linear strip lighting within the cars ceiling. Externally each door features an anodised brass coloured door reveal to all floors.

Façades

Existing red brickwork and Portland Stone façades cleaned and made good, head course removed, window openings increased. Central opening sliding doors onto Juliet balconies to all levels to St James's Square and levels five and six to Pall Mall. At Second floor there are also an additional four opening door sets onto a continues St James's Square balcony. At Seventh floor there are large bespoke feature central oriel windows with integrated doors onto small terraces over both St James's Square and Pall Mall.

The new roof plant is hidden behind a new mansard roof and dormers in zinc diamond shingles.

Windows & Glazing

New full height double glazed steel framed windows installed into extended openings, with bespoke narrow frames and thin surrounds. New double height expressed windows to lower levels with a new large single entrance door, decorative metal spandrel panel and new bespoke railings to all terrace levels.

Terraces

There are small terraces on the Second, Sixth and Seventh floors and Juliet balconies to the central bays to Third, Fourth, Fifth & Sixth floors to St James's Square and Fifth & Sixth floor to Pall Mall. The Lower Ground floor opens out onto a courtyard / lightwell via three openable double doors.

Main Entrance / Reception

Doors

New steel framed large-glazed entrance door with decorative feature spandrel panelling and central fenestration detailing. New decorative railings with signature motif pattern metalwork. Modern smart access control and entry phone system located at both entrances.

Floor

Three varieties of marble floor slabs laid to either side of a poured Terrazzo floor finish leading to the lift lobby. Barrier matting laid in front of entrance door.

Walls

Full-height bespoke timber veneered feature panelling with integrated coffee machine and beverage station. Bespoke full height fluted curved polished plaster formwork. The buildings fire panel is also displayed behind a door lined to match adjacent wall coverings.

Ceiling

Plasterboard ceilings with recessed lighting and feature ceiling rose over waiting area and brass feature pendant lighting above desk.

Desk

Bespoke reception desk constructed of marble and bronze mirrored finishes. New floor to ceiling glass tenant signage board in front of feature rendered wall panelling.

Office Floors

Floor

New mid-grade metal raised access floor with consistent metal finish on adjustable pedestals.

Walls

White painted walls with continuous perimeter skirting and flush architraves. New timber veneered feature wall to office entry wall with lift openings within. The door and lift open is lined with a thin anodised brass coloured architrave trim.

Ceilings

Flat suspend MF plasterboard ceilings with minimal metal access hatches where access to equipment is required. Plasterboard backlit coffers located around ceiling bays. Finished in RAL9016 'Traffic White'. LED strip lighting concealed within coffer upstands, recessed linear lighting and 2 slot diffusers along perimeters.

Doors

Timber framed bronze-coloured reeded glazed office entry doors lined with dark metal and bespoke pull handles. Riser doors concealed within finishes.

WCs & Washroom

Floors

Terrazzo tiled floors laid with matching 300mm upstand skirting.

Wash hand basin

High quality concrete cast wash hand basin surface mounted onto bespoke marble effect vanity unit with concealed bin storage.

Pan

White vitreous China WC.

Fittings

Modern black washroom fittings / matt black cistern flat plated flush buttons to match.

Bin

Recessed paper towel dispenser neatly concealed behind purpose accessible mirror.

Mirror

Bespoke LED backlit round mirror located above WHB with metal framing – hinged for access to services and paper towels behind.

IPS

IPS panelling finished in high quality hygiene laminate. Top panels hinged for behind.

Lighting

WC lit from indirect background lighting provided by mirror, lit ceiling trough and brass finished feature needle directional spotlight.

Shower

Walk in private shower cubicles complete with wash hand basins made from cast concrete surface mounted onto floating marble shelf. Recessed spot lighting linked to mirrors with demister pads. High quality modern shower head and faucet fittings.

Core Lift Lobbies

Floor

High quality Terrazzo floor tiles laid with matching perimeter skirting upstands.

Walls

Full-height concrete effect fluted feature wall panelling with matching hinged panels concealing maintenance riser door sets.

Ceiling

Flat plasterboard ceiling with LED lighting.

Stairs

Bolon vinyl floor covering with anodised black nosing. New perimeter handrails around polished plaster lined RC spine wall with bull nose detailing and curved half landings.

Structural Floor Loadings

The office building was constructed in reinforced concrete using one-way concrete slabs supported on down-stands beams with a concrete lift core and columns on the perimeter. The building was designed and constructed in the 1990s.

The office floors have the capacity to support imposed loading of 2.5 kN/ m² + 1.0kN/m² partitions according to standard BCO specification. Retail space has an increase allowance of 5.0 kN/m² imposed load with roof plant floor being designed for 7.5 kN/m².

External Design Criteria

Summer = 30°C db 21°C wb
Winter = -4°C sat

Internal Design Criteria

Internal offices (for purposes of main plant sizing)

Temperature:

Summer 24°C db +/- 2°C
Winter 20 °C db +/- 2°C
No humidity controls

Toilet Areas

Summer uncontrolled, make up air from offices.
Winter 18°C +/- 2°C
No humidity controls

Staircase

Winter 18°C +/- 2°C
No humidity controls

Reception

Winter 18°C +/- 2°C
No humidity controls

Office Air Conditioning Loads

Lighting: 10W/m²
Equipment: 25W/m²
Occupancy one person per 8m².

Heat gain from people

90 W/p Sensible
50 W/p Latent

Ventilation Rates

Offices: 12 L/s/p at one person per 8m²
Toilets: 10ac/hr

Internal Noise Levels

Offices: NR38
Toilets: NR45
Stairs: NR40
Reception: NR40

Air Conditioning

Individual Variable Refrigeration Flow (VRF) systems are provided to each floor level capable of simultaneous heating and cooling.

Ventilation

Ceiling Void mounted Air Handling Units with efficient motors and drives, and thermal wheel heat recovery on each floor

Public Health Services

Cold Water Service

A potable water storage tank is provided at lower ground level. A boosted pressurised water supply serves sanitary appliances. Valved, boosted water connections are provided for tenant's tea stations at each floor level in the core.

Hot Water Service

Hot water is provided to WCs on each floor by electric point of use heaters and lower ground showers by direct electric water heater located within the vaults.

Soil and Waste Installation

Vertical stack within the central core.

Electrical Services

Electrical Design Criteria

The following allowances have been used within the electrical design:

Tenant's Lighting: 10W/m²
Tenant's Power: 25W/m²
Future Tenant spare capacity 20%

Tenant's Power

Tenant's power is derived via a three-phase split-metered lighting and power distribution board to each floor, fed via local authority single phase meter tap-offs from a central core riser. The tenants air conditioning units are fed from the tenants individual distribution board

Voice and Data

Vertical containment located within the central electrical riser.

Security Systems

A landlord's internal and external perimeter CCTV coverage is provided.

Electronic access control protects external entrances and landing entrances to each demised floor.

Lighting

Lighting is designed in accordance with BS EN 12464-1:2011

The artificial internal lighting installations will provide the following average levels of illumination:

Office areas	500 lux
Reception	200 lux
Toilets, lobbies, corridors	150 lux
Plantrooms	200 lux
Stairs	150 lux

Emergency Lighting – to BS5266

Fire Alarm System

Fire alarm - to BS5839, classification L2

Environmental Features

Shower Provision

High efficiency fans and heat recovery on ventilation plant

High efficiency LED lighting throughout with presence detection and daylight dimming

Air source heat pumps in the form of VRF to provide heating and cooling

Tenant Plant

Provision for tenant plant at roof level.

TEAM

Developer

Morgan Capital

An award winning developer, renowned for creating exemplary office buildings within London's most exclusive sub-markets.
www.morgancapital.london

Architect

DLA Architecture

Interior Designer

Basha-Franklin

Structural Engineer

Davies Maguire

M&E Consultant

Chapmanbdsp

Contractor

GPF Lewis

Planning Advisor

Gerald Eve

Quantity Surveyor

Abakus Consulting

CONF|GURE

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**BNP PARIBAS
REAL ESTATE**

Alex Walters

alex.walters@realestate.bnpparibas
Telephone: +44 (0) 20 7318 5043
Mobile: +44 (0) 7900 607 055

Alex Hunt

alex.hunt@realestate.bnpparibas
Telephone: +44 (0) 207 318 5038
Mobile: +44 (0) 7717 493802

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