



NO.5

ST JAMES'S SQ

LONDON SW1

Unique opportunity to occupy within this landmark address



PRESTIGIOUS & STYLISH

Prominently positioned on London's most prestigious garden square, 5 St James's Square is an exceptional period building housing contemporary office space. Recent comprehensive restorative works have returned this extraordinary building to its former glory. The Ground floor (1,686 sq ft) is now available.

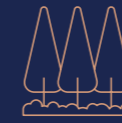


Front Exterior

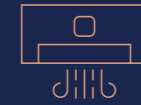




SPECIFICATION



Views over
St James's Square



3 pipe VRF fan coil
air conditioning



Abundant
natural light



2 x 8 person
passenger lifts



Grand reception with
commissionaire



High quality wood
floor throughout



4 showers, including
1 executive shower



Excellent ceiling
heights throughout



High quality
kitchenette



24hr security



AVAILABILITY

FLOOR	SQ FT	SQ M
2nd	Let to VY Capital	
Ground	1,686	156.6
Total	1,686	156.6

GROUND FLOOR

1,686 sq ft | 156.6 sq m



ST JAMES'S SQUARE

5 ST JAMES'S SQ



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Green Park



THE HEART OF ST JAMES'S

St James's is renowned for being the London centre of refined luxury, home to private member's clubs, galleries, high-end restaurants and 5-star hotels. Highlights include Fortnum & Mason, The Ritz Hotel and Jermyn Street. The area is a haven of green space including Green Park and St James's Square.



RAC Club



Piccadilly Arcade



Turnbull & Asser, Jermyn St



Bates hats, Jermyn St

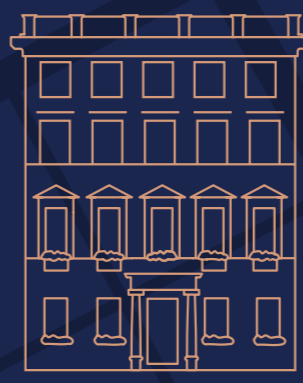


St James's Square



PICCADILLY CIRCUS

Thistle



MAYFAIR

NO.5 ST JAMES'S SQ

ST JAMES'S SQUARE

GREEN PARK

ST JAMES'S PARK

Cartier

Ralph Lauren

Maxmara

Burlington Arcade

Prada

Gucci

Dolce & Gabbana

Valentino

Etro

Gymkhana

The Mayfair

The Arts Club

The Weiss Gallery

45 Jermyn St

White's

Wiltons

Simon Dickinson

Quaglino's

The Wolseley

Cafe Murano

Ginza

The Ritz

Portland Gallery

Boodle's

Sims Reed Gallery

Thomas Dane Gallery

Christie's

Pratt's

Pullman Gallery

St James Hotel and Club

The Carlton Club

The Stafford

Dukes London

Chutney Mary

Berry Bros. & Rudd

Oxford & Cambridge Club

Hotel Cafe Royal

Le Meridien

Hawksmoor Air St

Fallow

Dover Street Market

Aquavit

Princes Arcade

Fortnum & Mason

Piccadilly Arcade

The Cavendish

The In & Out

Shoryu Ramen

San Carlo

Haymarket Hotel

Mint Leaf

The Trafalgar

East India Club

Army & Navy Club

The Royal Automobile Club

The Athenaeum Club

Institute of Contemporary Arts

Turf Club



CONTACT

Terms: A new lease is available for a term by arrangement.



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