5 ST JAMES'S PLACE LONDON SW1

PRIME VACANT FREEHOLD FOR SALE

5 St James's Place, SW1



Investment Summary

- Freehold;
- Attractive, self-contained building in a prime St James's location;
- Grade II listed building;
- Situated on the north side of St James's Place, a quiet street providing access to Green Park;
- Approximately 2,511 sq ft (233.3 sq m) of office accommodation arranged over lower ground, ground and four upper floors;
- Offered with full vacant possession.

Proposal

Offers are invited in excess of **£6,500,000**, which reflects a capital value of **£2,588 per sq ft**, subject to contract and exclusive of VAT.

Prime St James's

Considered by many the crown jewel of the West End of London, St James's is steeped in history and globally renowned for its exclusive retailers, numerous luxury hotels including The Ritz, Duke's Hotel, Carlton Club and The Stafford, as well as exclusive member's clubs including Boodle's, White's and the Royal Automobile Club.

Attracted by the prestige, historical significance and luxurious amenity, St James's has become home to a breadth of major international corporations and boutique financial firms. Notable local occupiers include Artemis Fund Management, Cinven Partners, St James's Place Wealth Management, Edmond de Rothschild and Citibank.

The abundance of green space with Green Park to the west (accessed via St James's Place itself) and St James's Park to the south ensures that St James's remains one of London's most sought after corporate locations.

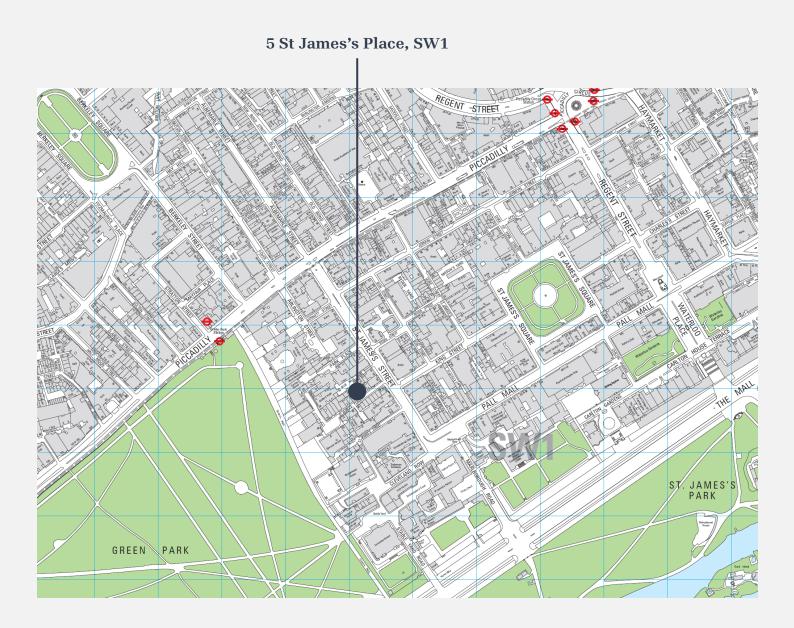


Connectivity

5 St James's Place benefits from excellent transport connections with Green Park less than a 4 minute walk from the property, providing access to the Victoria, Jubilee and Piccadilly lines. Piccadilly Circus (Bakerloo and Piccadilly lines) is also less than a 10 minute walk away.



The unrivalled transport network of St James's provides fast and easy access to the remainder of the London underground network and the Elizabeth Line, in addition to the capital's principal mainline stations and Heathrow and Gatwick airports. Numerous bus routes running along Piccadilly also link the micro-location with Mayfair and Soho to the north and Victoria to the south.



Floor Areas

Floor	Use	NIA	
		Sq Ft	Sq M
4	Office	328	30.5
3	Office	408	37.9
2	Office	454	42.2
1	Office	425	39.5
Ground	Office	354	32.9
Lower Ground	Office Vaults	388 154	36.0 14.2
		2,511	233.3

The building comprises the following Net Internal Areas:

A full set of floor plans are available on request.

Specification

- Attractive self-contained building in a prime St James's location;
- Excellent natural light;
- 3 person passenger lift;
- Floor plates ranging from approximately 320 450 sq ft;
- WCs on each floor;
- Floor mounted heating and cooling.



1st floor office accommodation



Contact

For more information or to arrange a viewing, please contact:



John Olney john.olney@rx.london +44 (0) 7801 628 326 Hele Griffiths hele.griffiths@rx.london +44 (0) 7944 761 688

RX London and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and RX London have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. March 2024