

78 —————  
St James's Street

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St James's Street

# A building for our time

Situated within the world's most renowned business community, 78 St James's Street combines modern efficiency and scale with outstanding amenities and character to provide workspace for our time.



78 —————  
St James's Street



Little St James's Street Entrance

## Main Arrival

78 St James's Street has two entrances. The main entrance provides access through a dramatic and contemporary reception.



Main Entrance Reception



Lift Lobby



Main Entrance Reception & Lobby

## Main Arrival and Reception

Beyond the main reception, a lobby provides access throughout the building via lifts and walkways.



## Heritage Arrival

The heritage entrance on St James's Street dates back to the 1840's and leads into the Gallery, a domed lobby with mosaic tiling and murals.





St James's Street Heritage Entrance



The Gallery

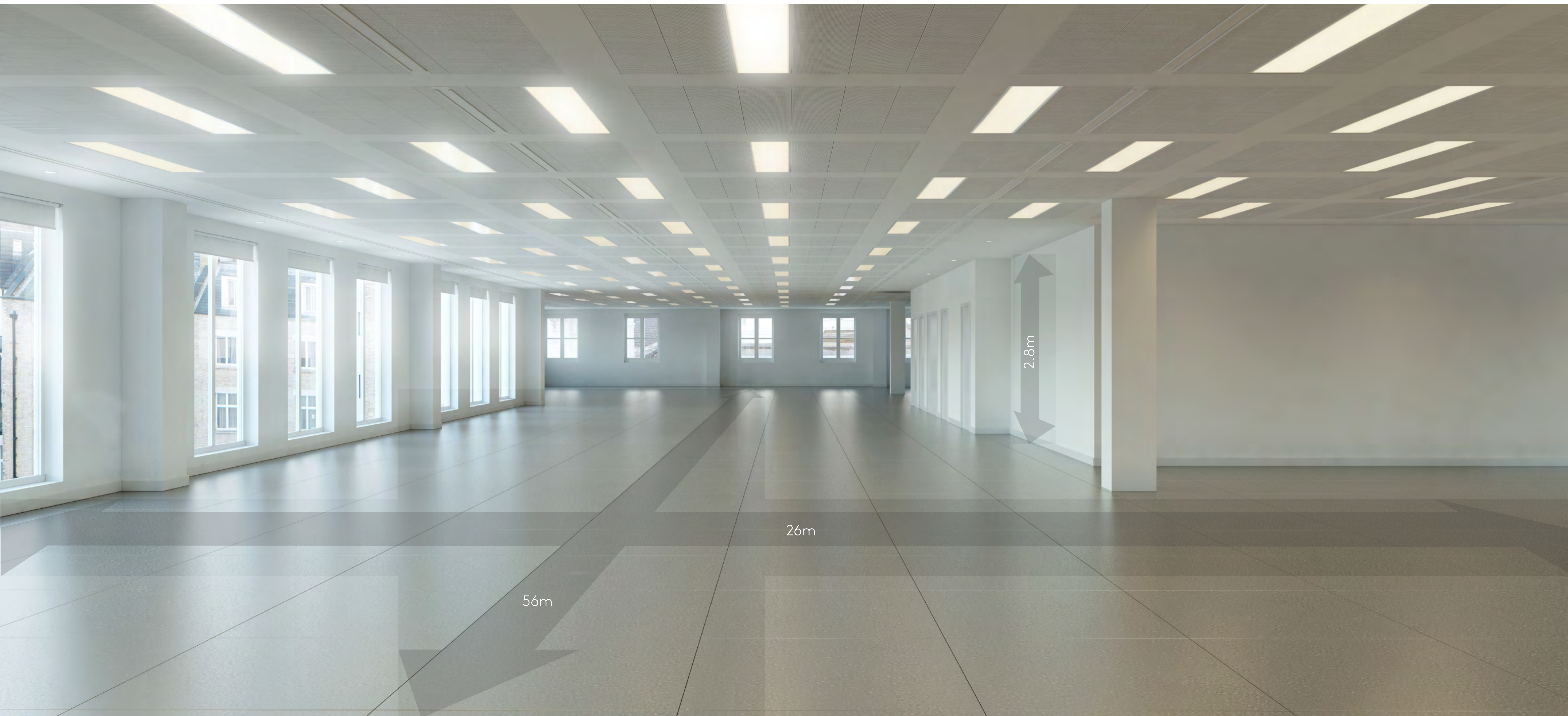
## Heritage Arrival and Gallery Reception



## Workspace

The working environment has been designed to be productive, efficient and resilient.





## Workspace

The eight highly specified floors are largely column free, providing practical and adaptable workspace with generous volume.

\*Indicative maximum length.



# Features

Unique heritage spaces combine with modern workspace to create an impressive business environment with unrivalled amenities.





## The Pavilion

A rooftop retreat with panoramic views over the leafy canopies of Green Park and the spires of Westminster. The Pavilion provides a peaceful breath of fresh air and offers a natural extension to the office floor.





## Outdoor Spaces

The fourth and fifth floors come complete with substantial private terraces with views south and west over Westminster and the Royal Parks.

The ground floor has a private garden for occupiers to enjoy.



The Morning Room Lounge

## Morning Room

A contemporary business lounge within a stunning 19th century setting, the Morning Room offers occupiers an exclusive space to relax or host informal meetings whilst enjoying fresh coffee from a dedicated barista.

For evening events, the Morning Room can be transformed into a unique entertainment venue to welcome guests.



The Morning Room Bar



Second Floor Lobby

## Heritage Spaces

On the second, fourth and fifth floors, move seamlessly between character spaces and ultra-modern workspace. Redefined period spaces provide stand out character environments for working, hosting meetings or relaxing.



Heritage Boardroom



Heritage Workspace



The Second Floor Gallery





Upper Lift Gallery



The Dome Gallery



Car Park

## Cars, Cycles and Changing

For those wishing to travel privately to the office, the basement features outstanding end-of-trip amenities with hotel style changing, showers and lockers as well as secure cycle storage with lift access. For those arriving by car, there are seven car parking spaces accessed discreetly via the car lift. There are also electrical charging points.



Spa Changing Rooms



## Wellness Suite

Designed to have a positive impact on those working in the building, the Wellness Suite provides an area to relieve stress and pressure. The suite will offer services such as massage treatments, but it will also provide a discreet space for occupiers to host drop-in clinics - for GP appointments or immunisations - with minimal disruption to busy schedules.





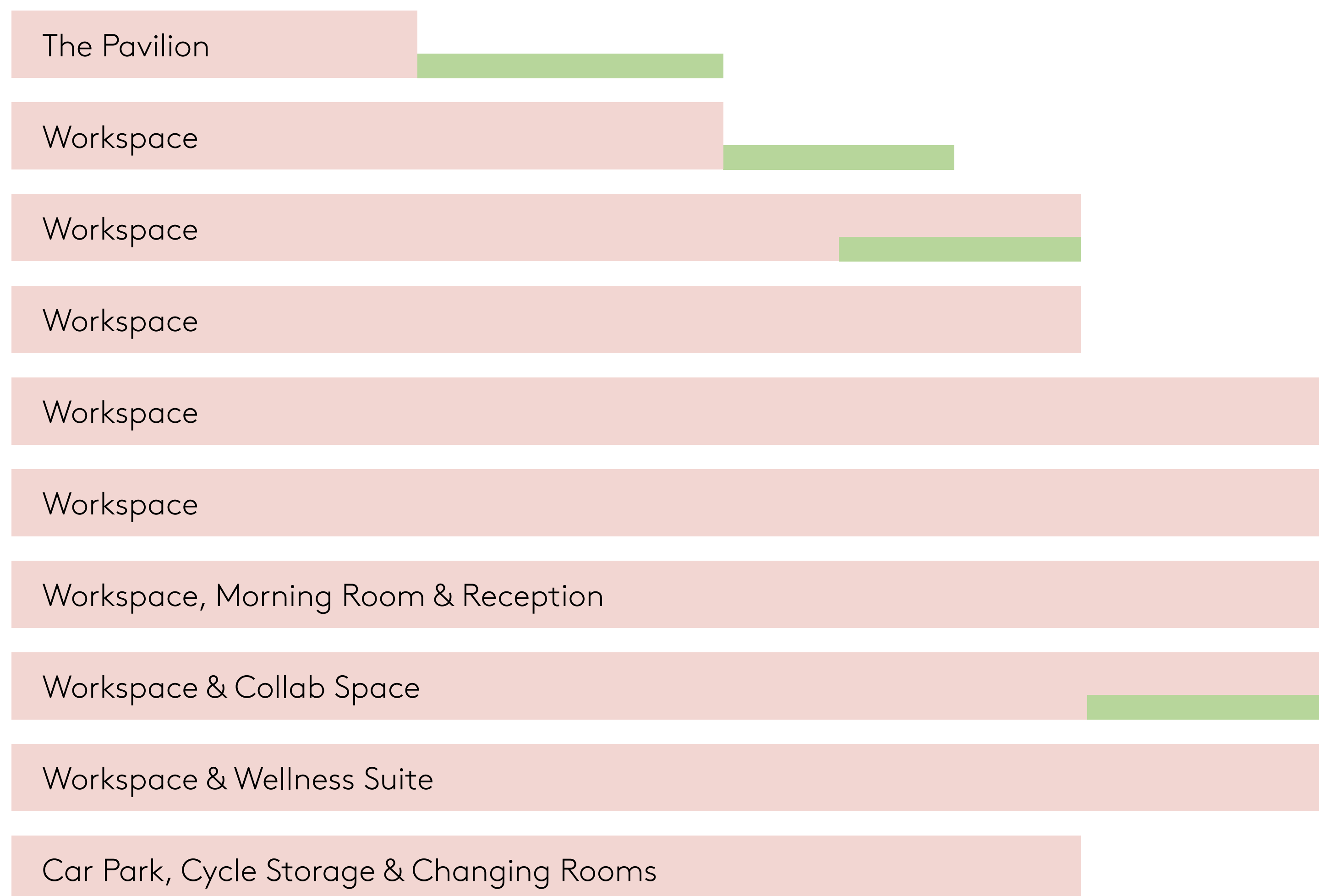
The Collab Space - can be used for presentations

## The Collab Space

The multi-purpose Collab Space provides a spacious environment which can flex to meet various needs. Bookable by occupiers, it can accommodate a wide range of functions such as yoga classes, town hall meetings or client presentations.



The Collab Space - can be used for classes, such as yoga



## Schedule of Areas

Floor	Workspace (sq ft)	Terrace (sq ft)	Amenities (sq ft)
Sixth	-	1,776	1,754
Fifth	8,062	2,497	-
Fourth	15,576	1,615	-
Third	14,036	-	-
Second	18,774	-	-
First	14,122	-	-
Upper Ground	10,161	-	5,081
Ground	8,848	520	3,563
Lower Ground	11,614	-	2,497
Basement	-	-	-
<b>Total</b>	<b>101,193</b>	<b>6,408</b>	<b>12,895</b>

# 78 St James's Street

## Sixth Floor

### The Pavilion

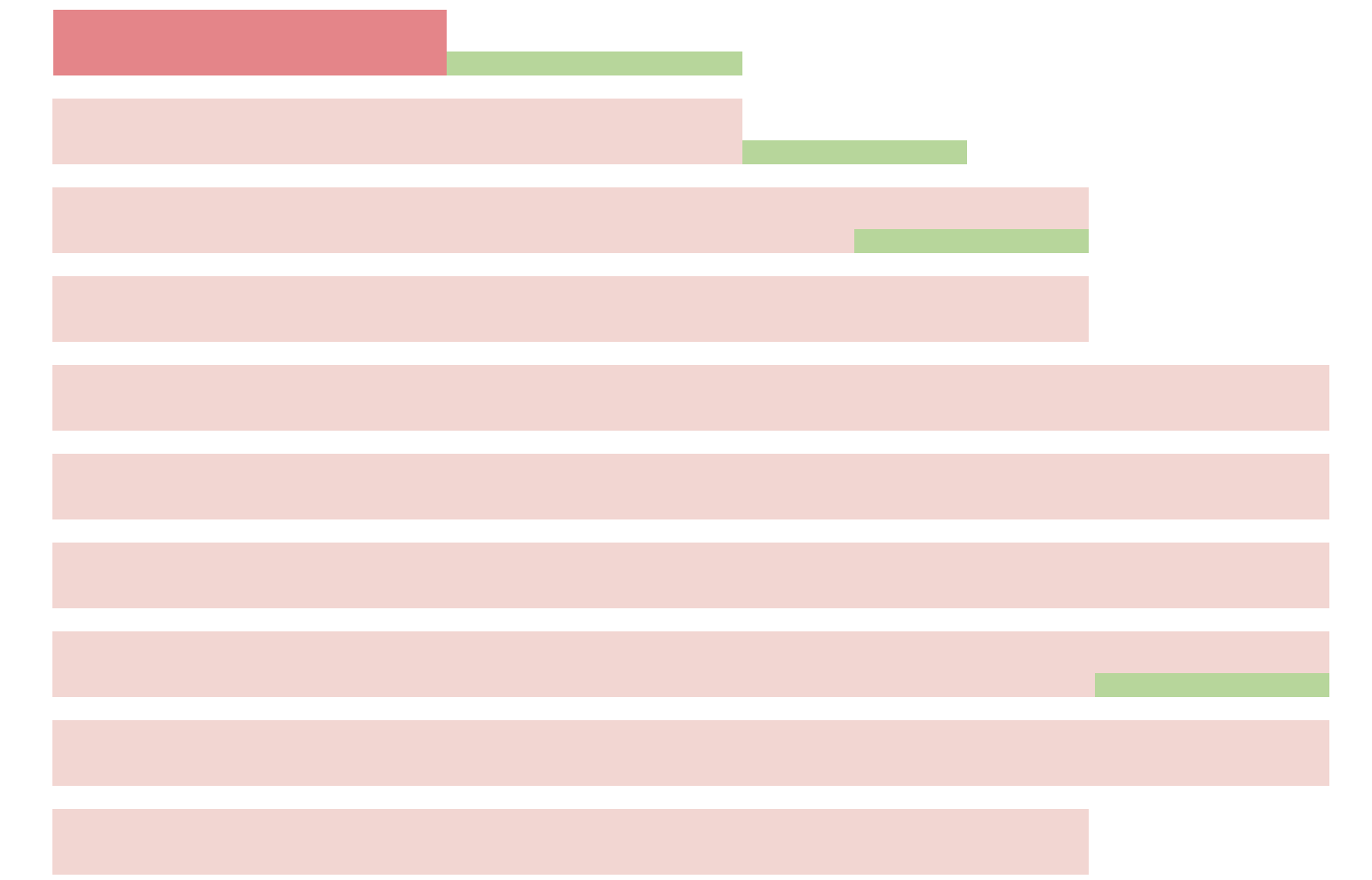
1,754 sq ft / 163 sq m

### The Pavilion Terrace

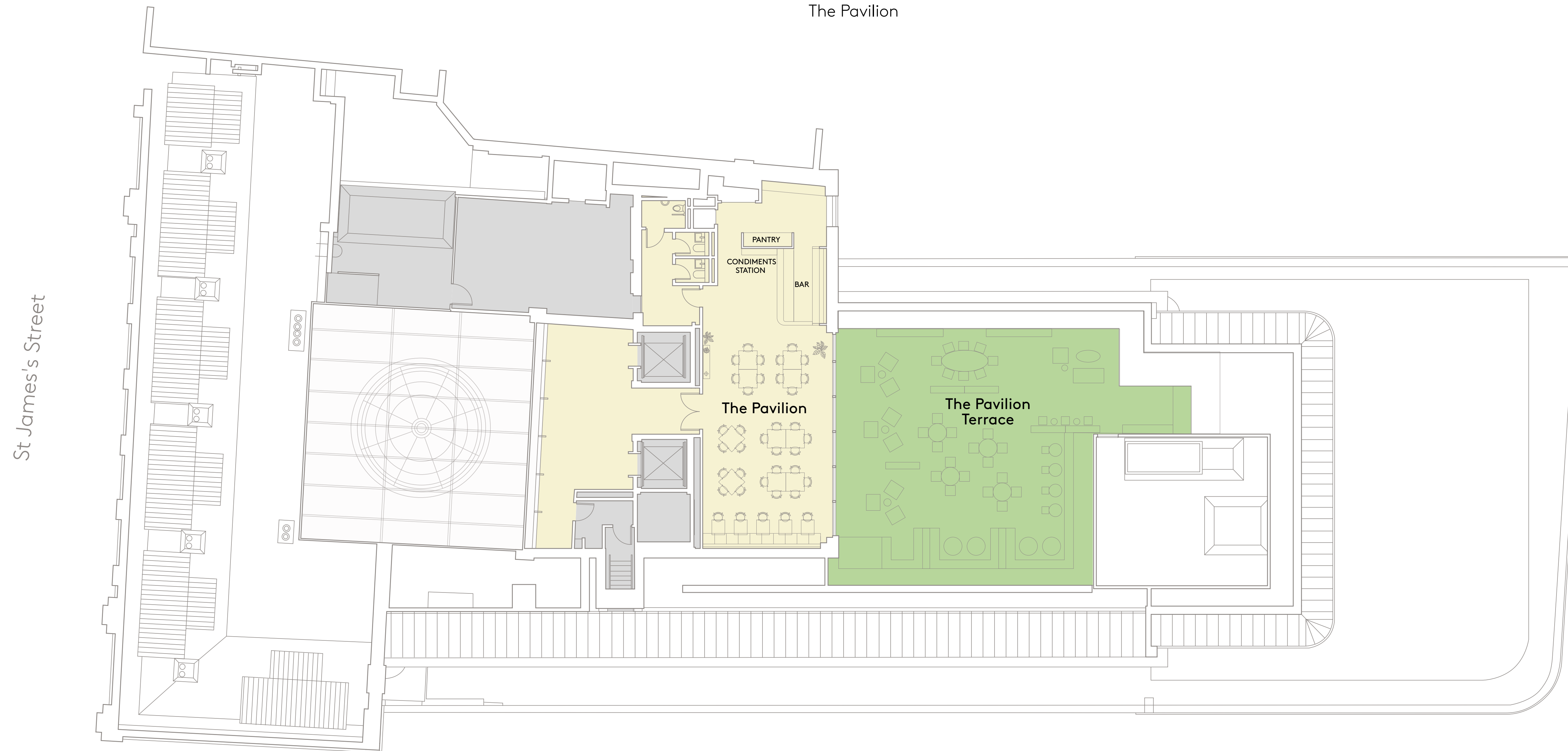
1,776 sq ft / 165 sq m



The Pavilion

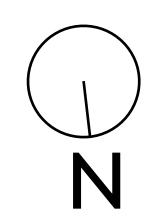


Sixth Floor →



St James's Street

Little St James's Street



## Key

- Terrace/Balcony
- Amenity Spaces



# 78 St James's Street

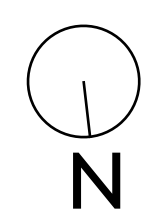
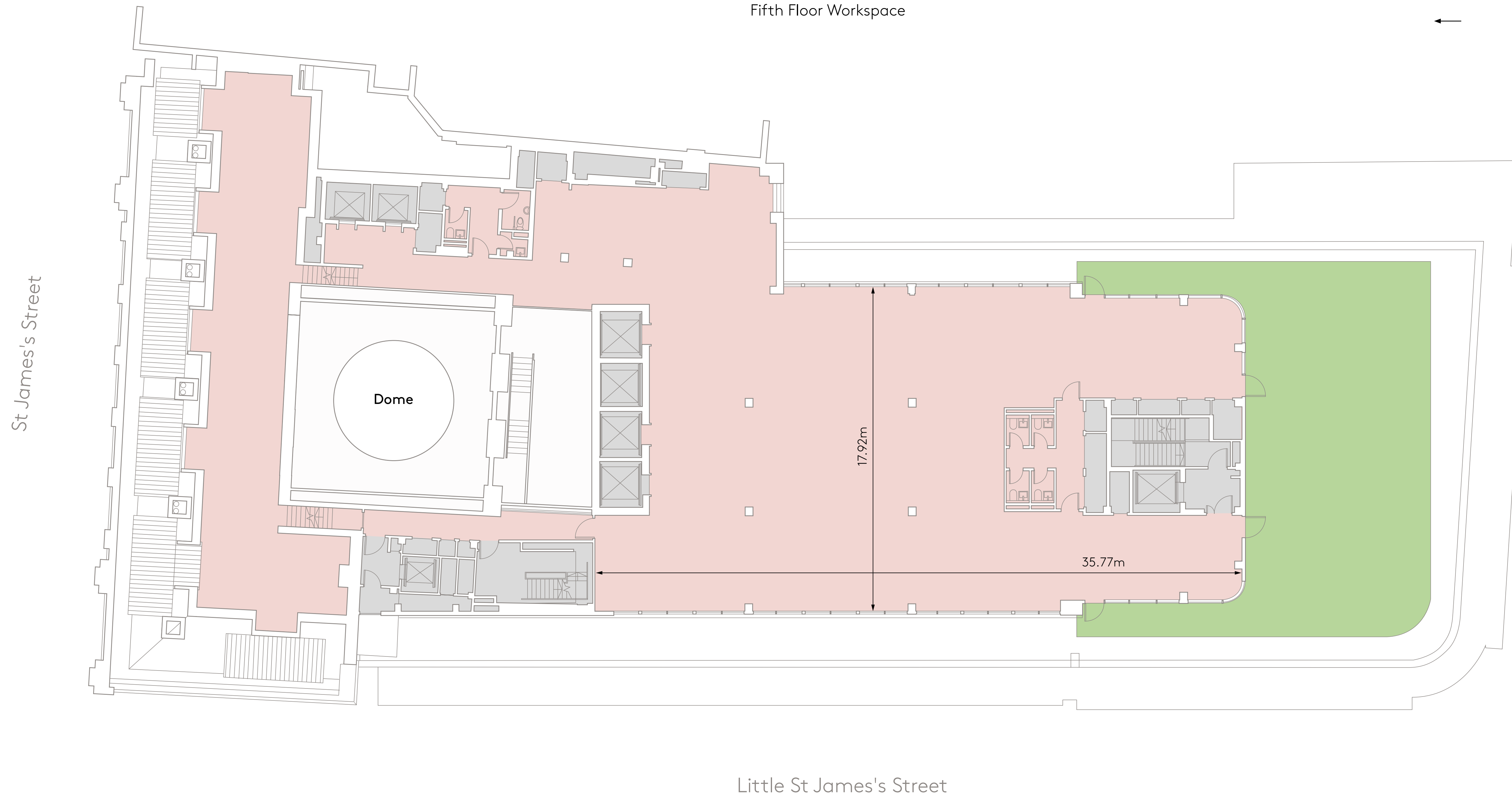
## Fifth Floor

**Workspace**  
8,062 sq ft / 749 sq m

**Terrace**  
2,497 sq ft / 232 sq m



Fifth Floor Workspace



### Key

- Workspace
- Terrace/Balcony



# 78 St James's Street

## Fourth Floor

### Workspace

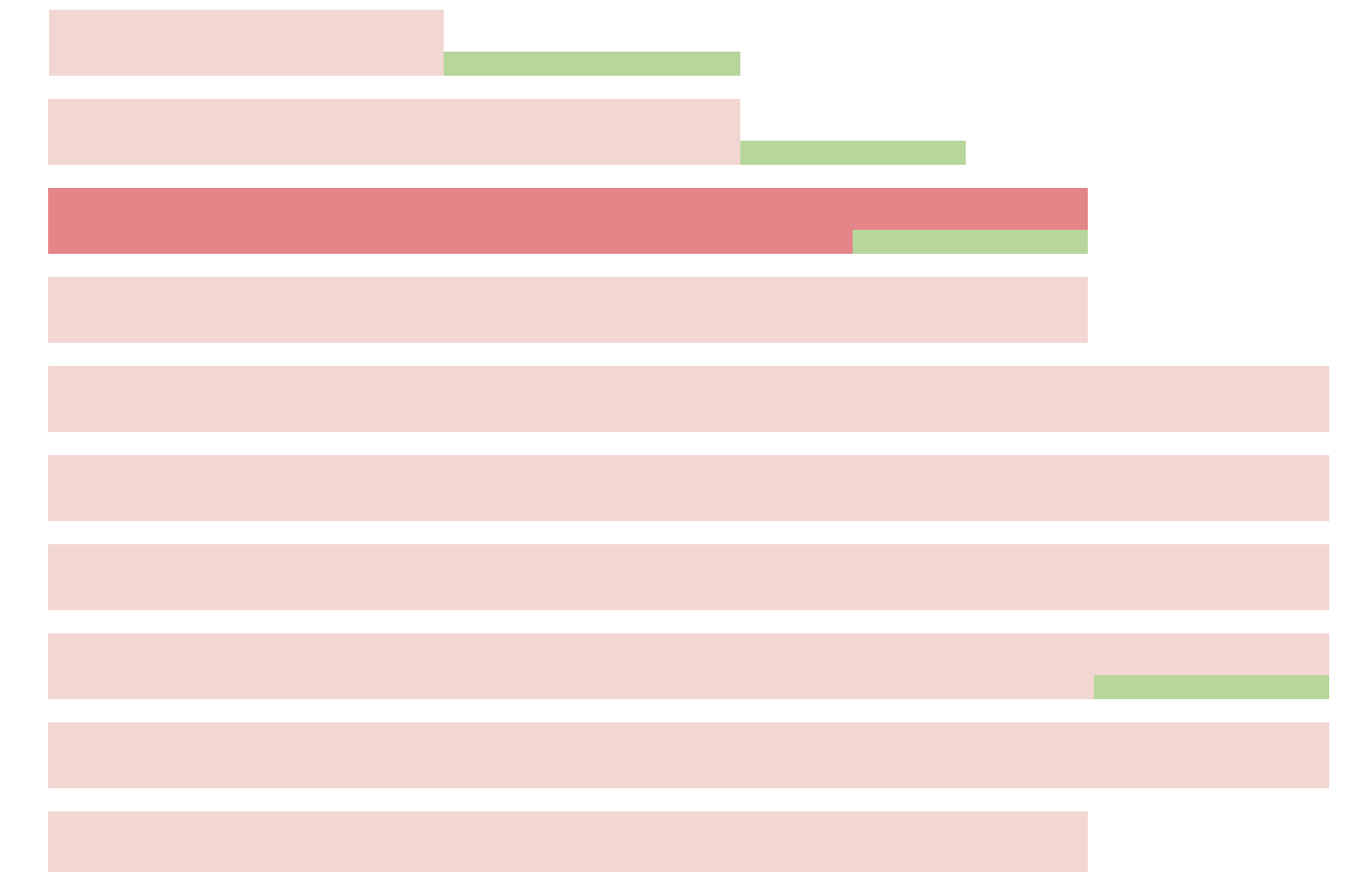
15,576 sq ft / 1,447 sq m

### Terrace / Balcony

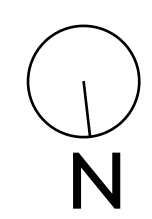
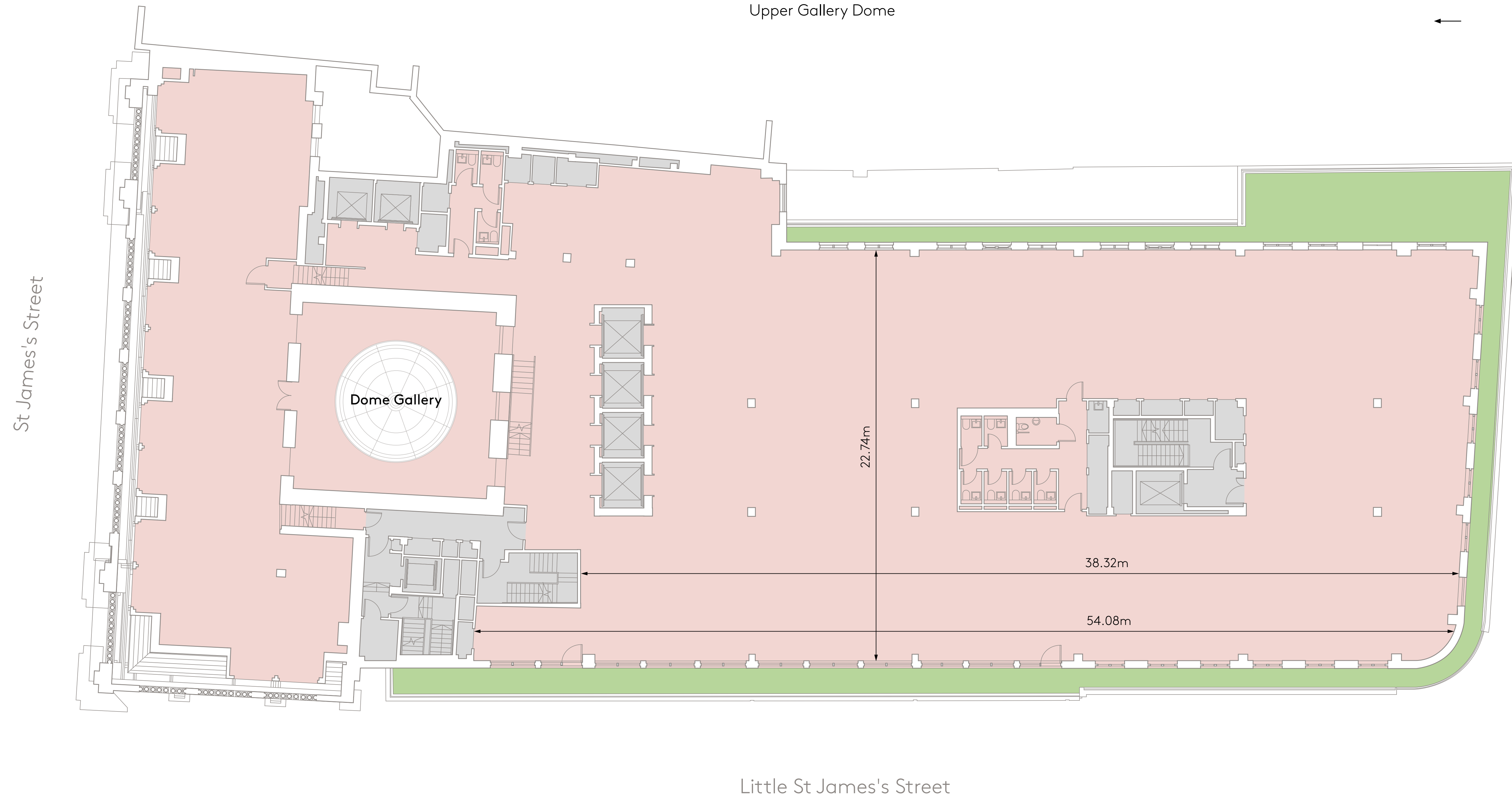
1,615 sq ft / 150 sq m



Upper Gallery Dome



← Fourth Floor →



### Key

- Workspace
- Terrace / Balcony





# 78 St James's Street

## Third Floor

### Workspace

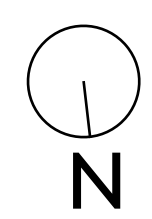
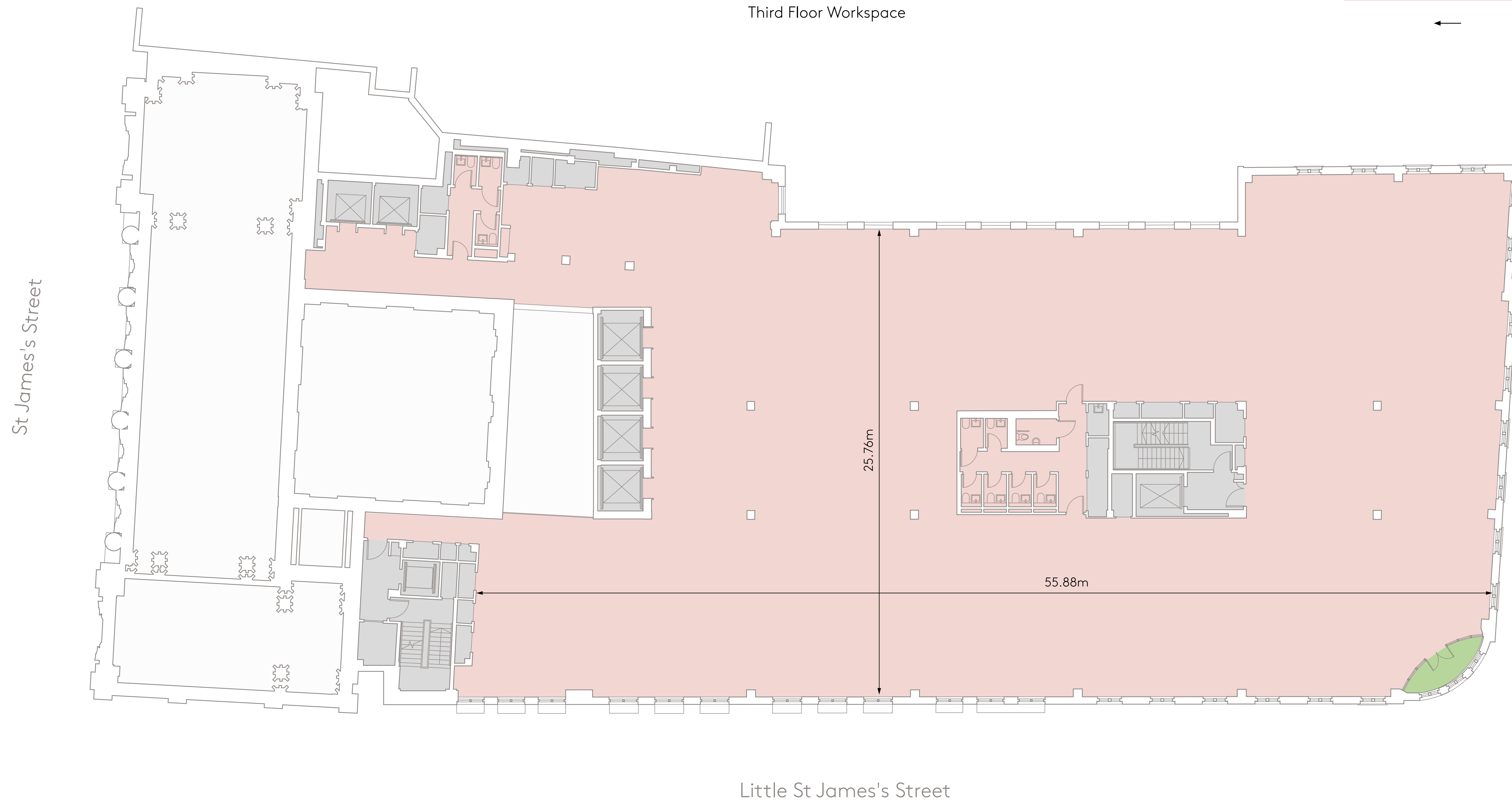
14,036 sq ft / 1,304 sq m



Third Floor Workspace



← Third Floor →



### Key

- Workspace
- Terrace/Balcony



# 78 St James's Street

## Second Floor

### Workspace

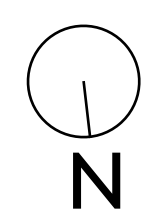
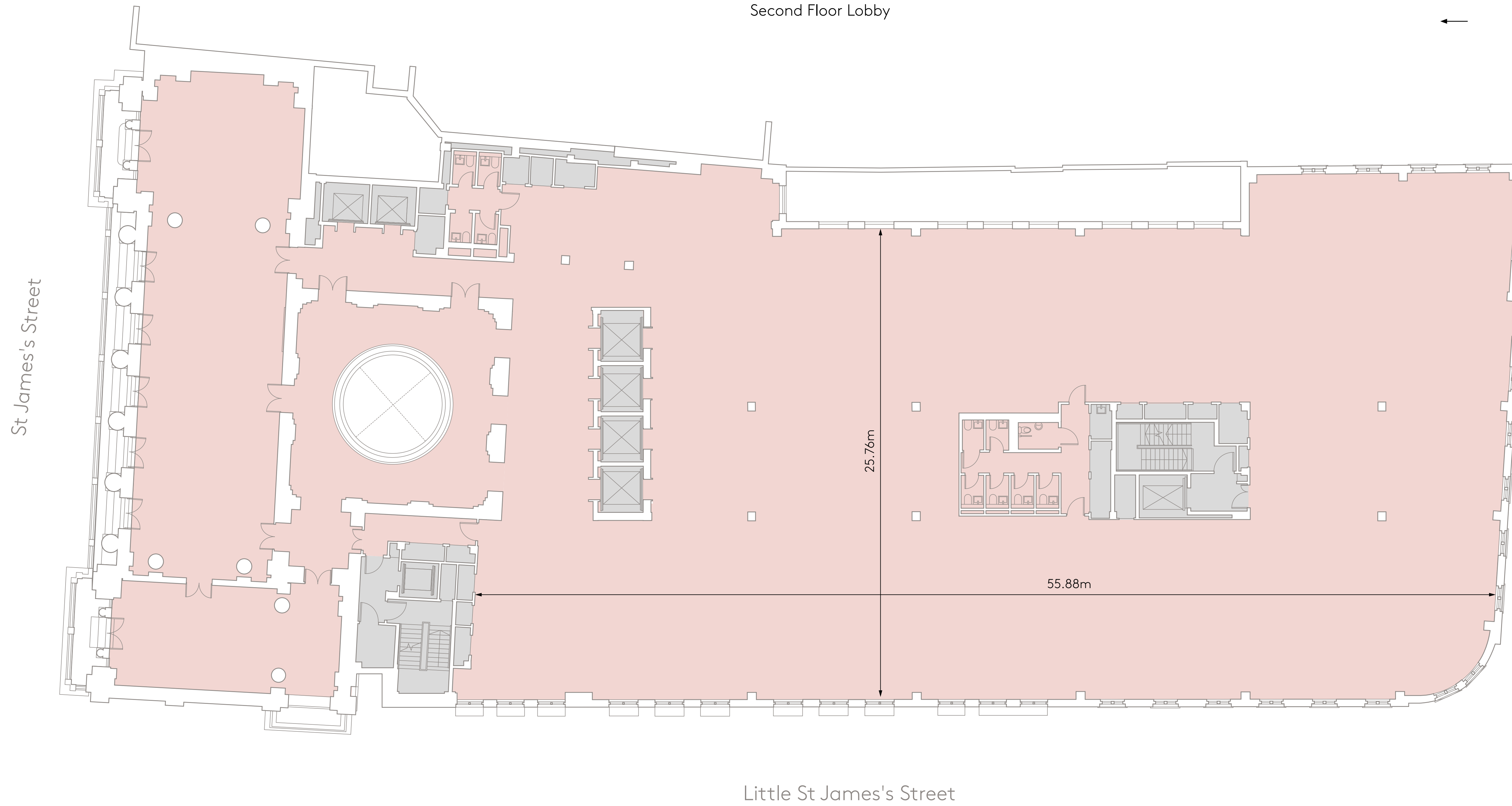
18,774 sq ft / 1,744 sq m



Second Floor Lobby



← Second Floor →



### Key

Workspace



# 78 St James's Street

## First Floor

### Workspace

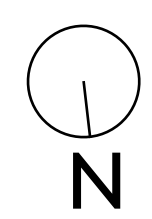
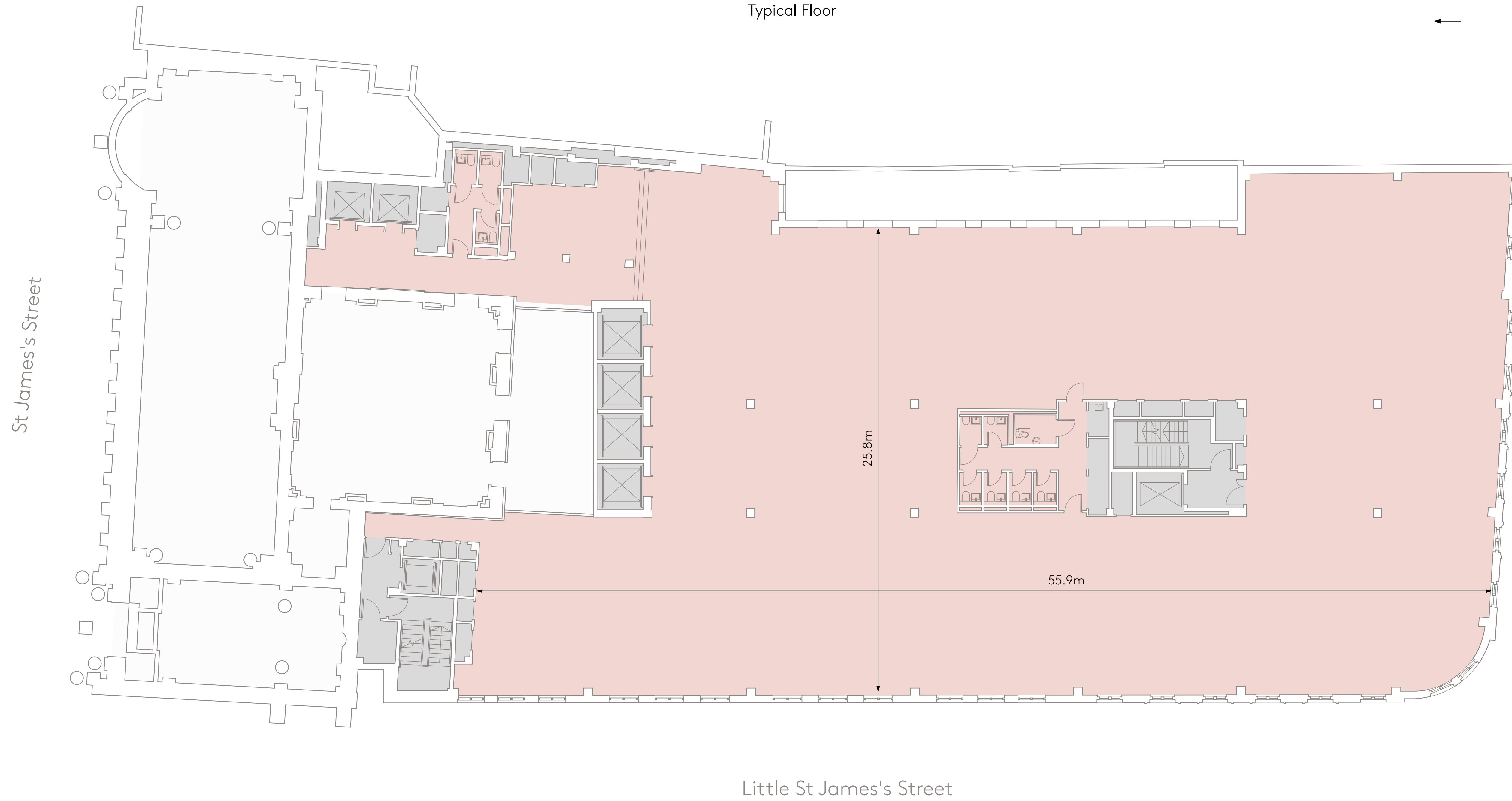
14,122 sq ft / 1,312 sq m



Typical Floor



← First Floor →



### Key

Workspace



# 78 St James's Street

## Upper Ground Floor

### Workspace

10,161 sq ft / 944 sq m

### Reception & Morning Room

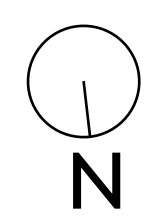
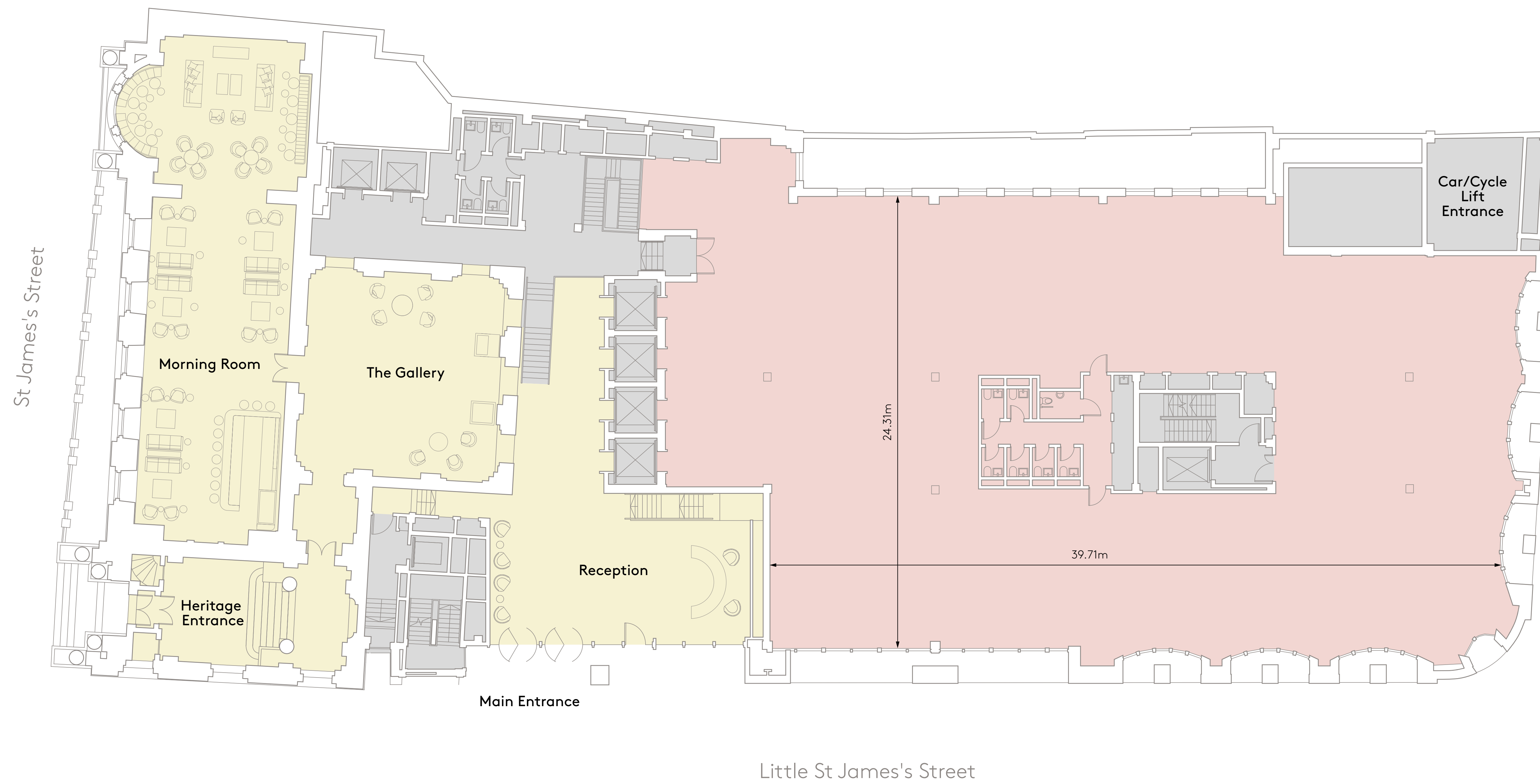
5,081 sq ft / 472 sq m



The Morning Room



← Upper Ground Floor →



### Key

- Workspace
- Feature Spaces



# 78 St James's Street

## Ground Floor

### Workspace

8,848 sq ft / 822 sq m

### Terrace

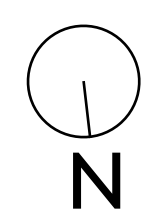
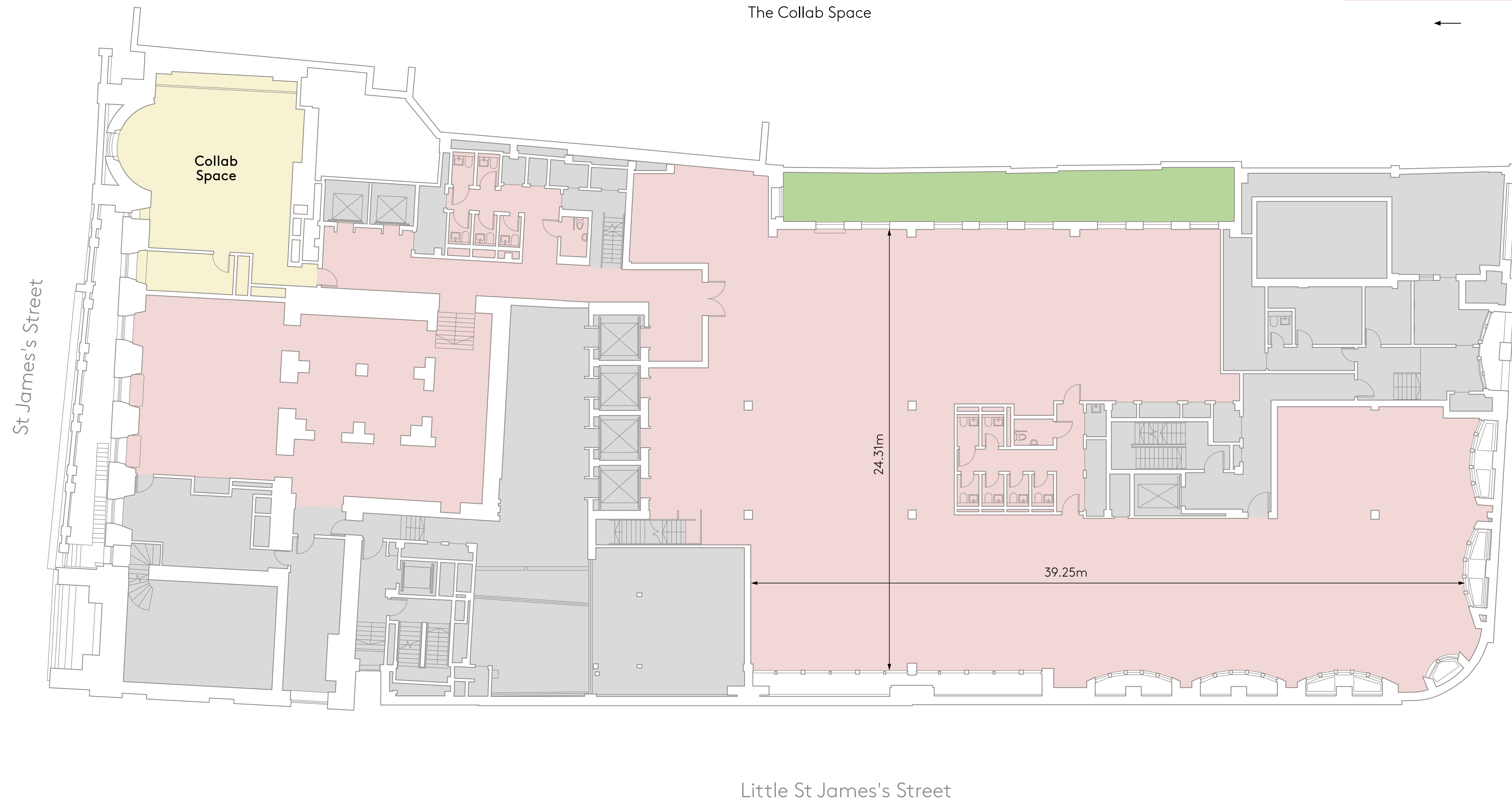
520 sq ft / 48 sq m



The Collab Space



← Ground Floor →



## Key

- Workspace
- Amenity Spaces
- Terrace/Balcony



Lower Ground Floor

Workspace

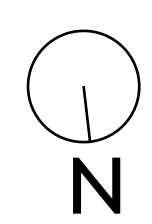
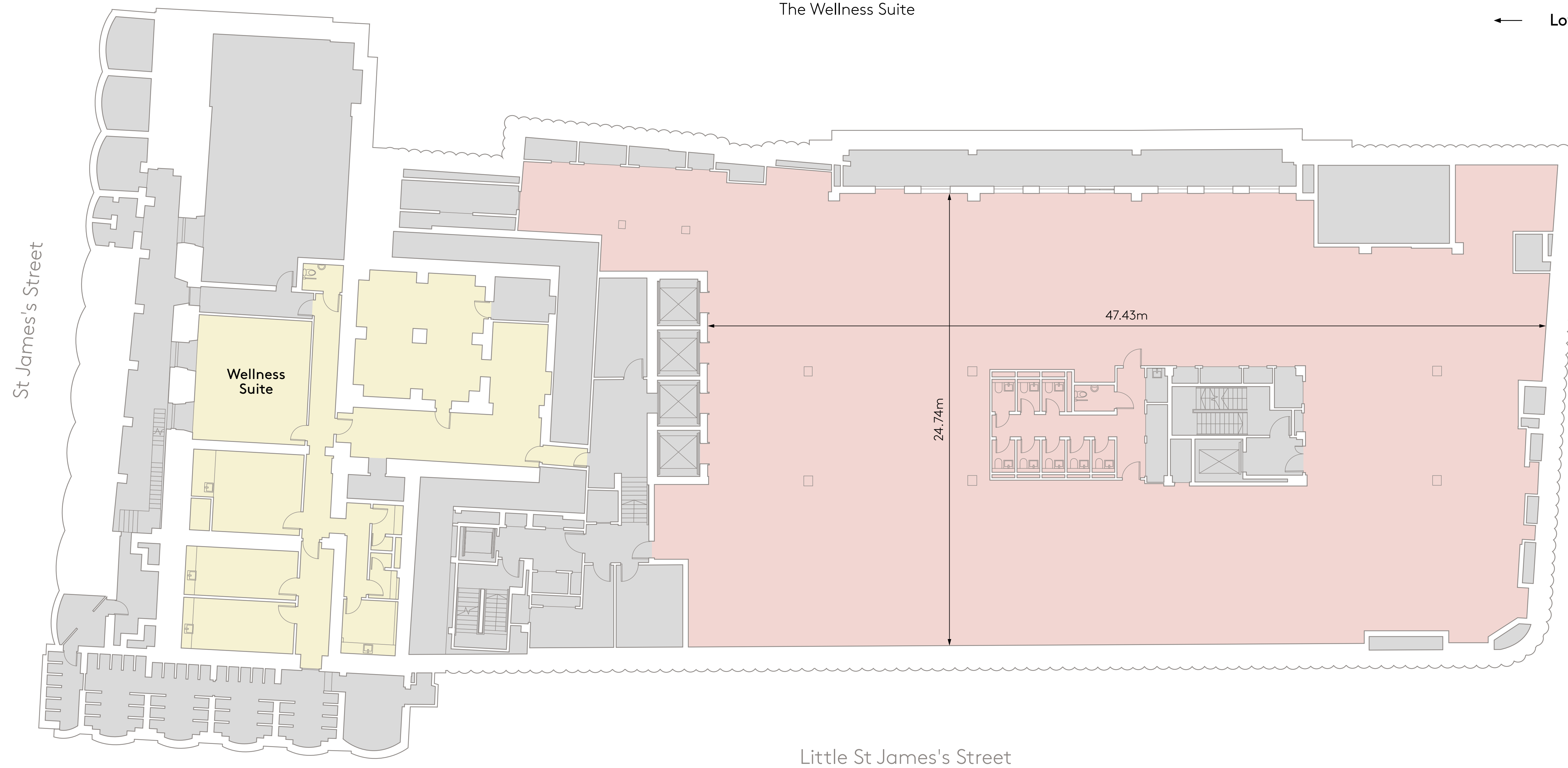
11,614 sq ft / 1,079 sq m



The Wellness Suite



← Lower Ground Floor →



Key

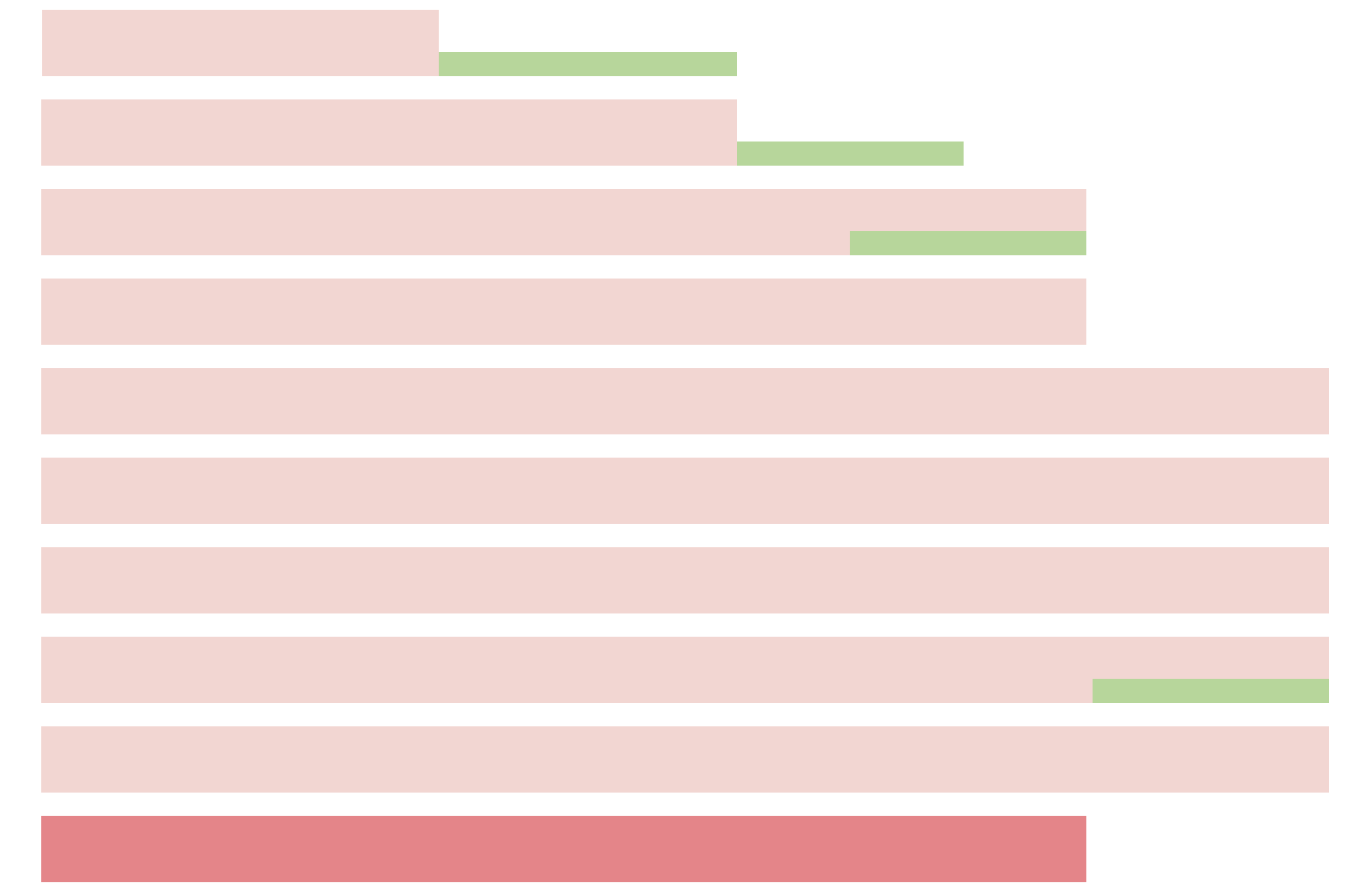
- Workspace
- Amenity Spaces



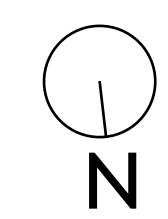
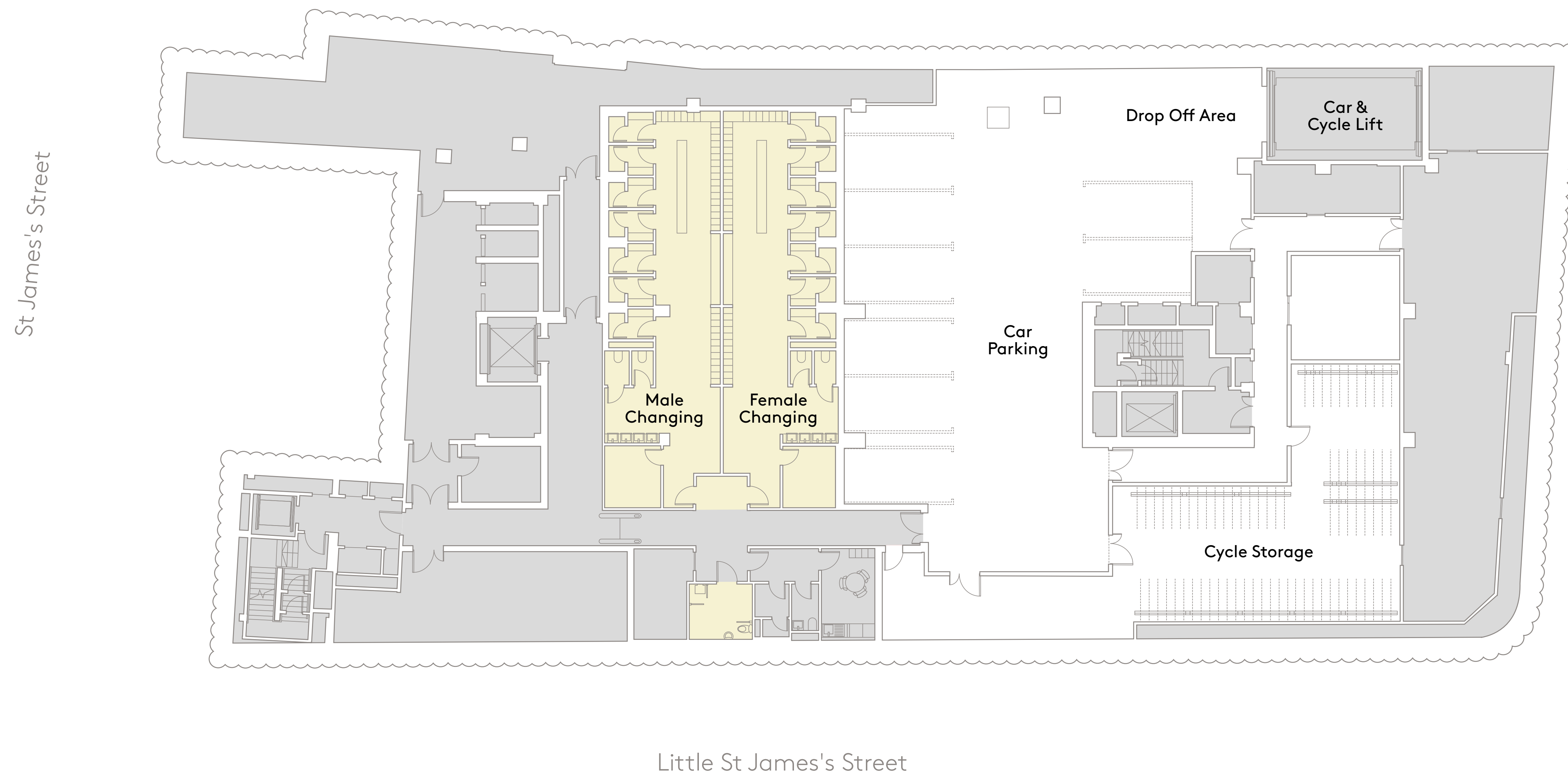
Basement



Car Park



← Basement floor



Key

■ Amenity Spaces



Connected  
Resilient  
Fast

## Digital Performance

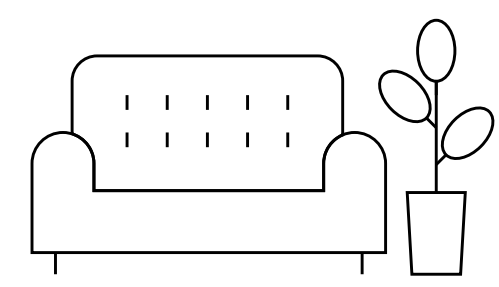
78 St James's Street will have a Platinum WiredScore rating including multiple entry points for power and data cabling, plus a full building load generator to provide peace of mind to organisations reliant on resilience and speed.





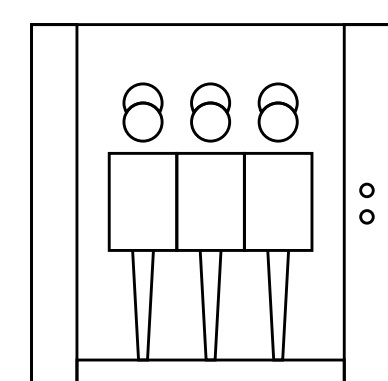
## Specification

78 St James's Street provides the best modern business environment with spaces for working, entertaining, collaborating and relaxing.



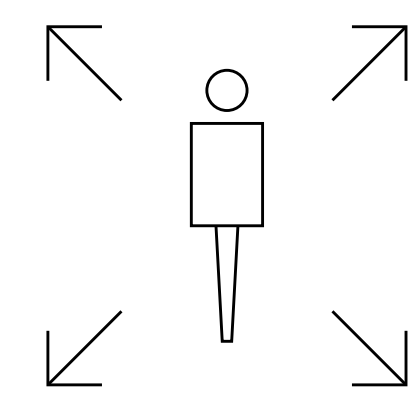
### Arrival

- Choose either the main entrance or the heritage St James's Street entrance
- Alternatively, drive via a discreet car lift down to 7 secure parking bays with electric charging points



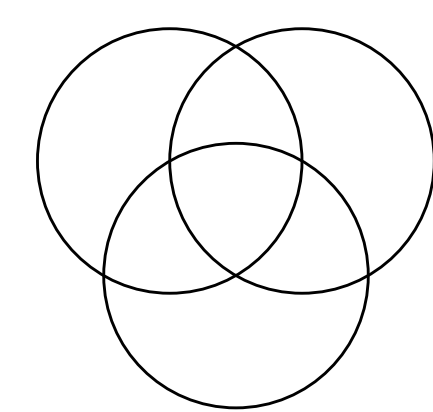
### Vertical Connectivity

- Six passenger lifts between two banks
- Two separate goods/firefighting lifts
- Car lift between basement and street level



### Workspace

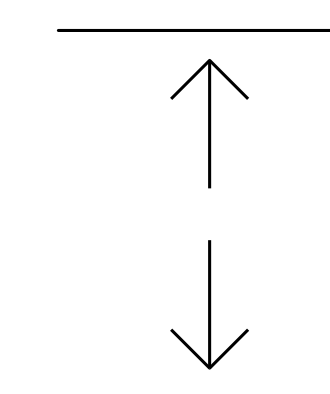
- Eight large and highly-specified Grade A office floors
- Designed to 1 person per 8 sq m and capable of subdivision Hybrid VRF and four-pipe fan coil air conditioning system



### Collaboration

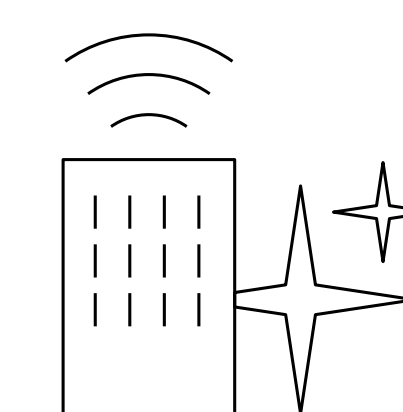
An array of spaces for collaboration:

- The Morning Room – a business lounge with a dedicated barista and a bar for evening events
- The Collab space – a flexible multi-function room for events
- The Pavilion – a space for events in the summer, with stunning views



### Volume and Light

- 2.8m floor to ceiling height
- Raised access floors and suspended ceilings
- Natural light from four elevations and LED lighting on floors

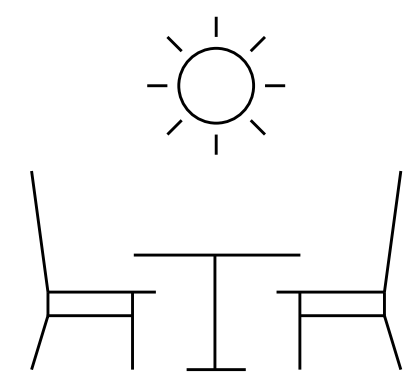


### Digital Resilience

- Connected, resilient and fast
- WiredScore Platinum
- Multiple entry points for power and data
- 1,600 KVA backup generator for full base building load

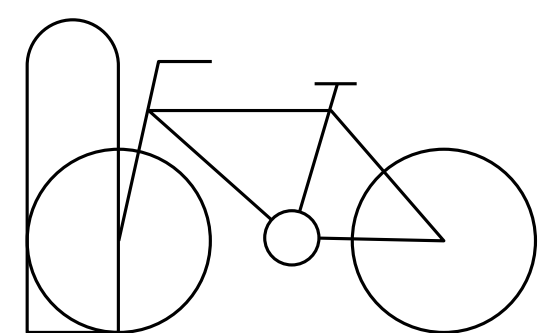
## Wellness and Sustainability

The building's design promotes workplace wellness, sustainability and movement. In light of recent challenges, a range of further enhancements have been incorporated to mitigate the spread of potentially harmful microbes.



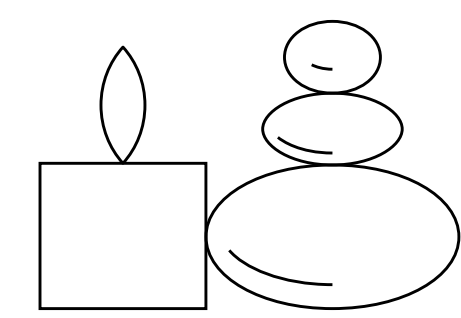
### Outdoor Spaces

- 3,500 sq ft rooftop Pavilion and terrace for the benefit of all 78 St James's Street's occupiers
- Private terraces on the ground, fourth and fifth floors
- Quick access to Green Park and St James's Park



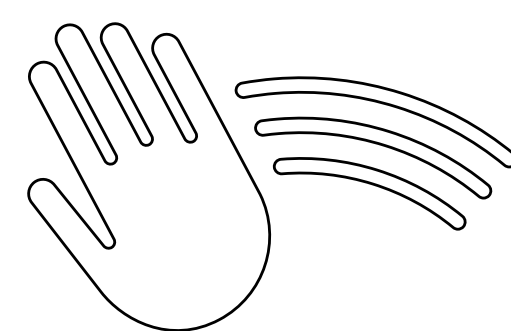
### Ride-In

- 150 secure bicycle racks and 20 folding bike storage lockers
- Enhanced shower and locker facilities
- Electrical charging points
- Bicycle maintenance station



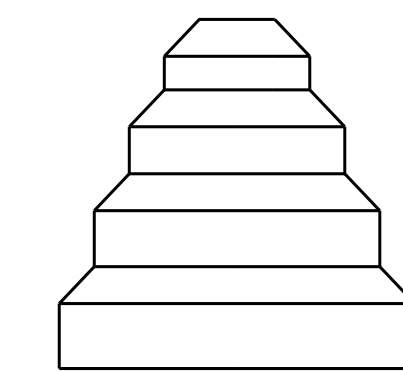
### Wellness Suite

- Flexible treatment rooms
- GP room, suitable for consultations, medicals or immunisations
- Reenergise room, for contemplation or relaxation



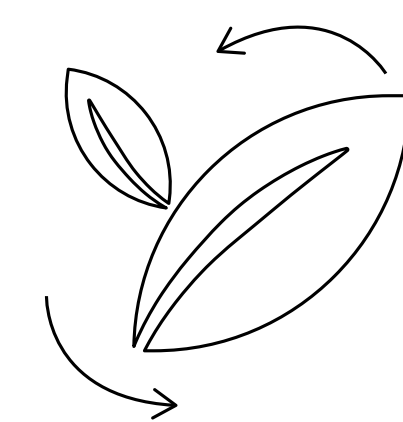
### Enhanced Workplace Hygiene

- Key touch points within the building formed of anti-microbial compounds
- Automatic flushes and taps
- Individual floor by floor air handling services, with enhanced filtration
- Floors capable of being operated using one-way systems



### Vertical Movement

- Two staircases connecting all floors
- Feature stairs from reception

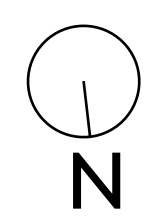
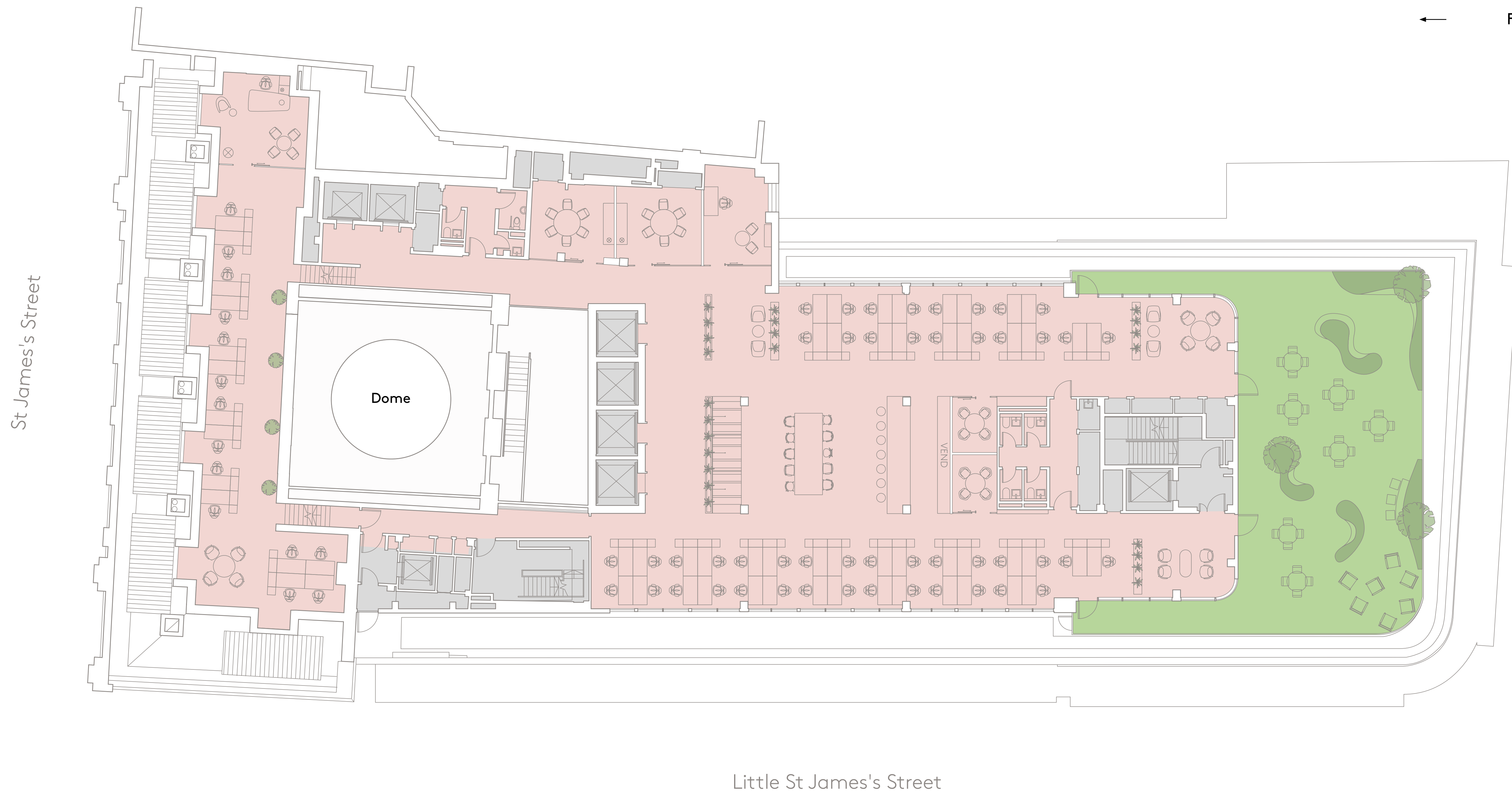
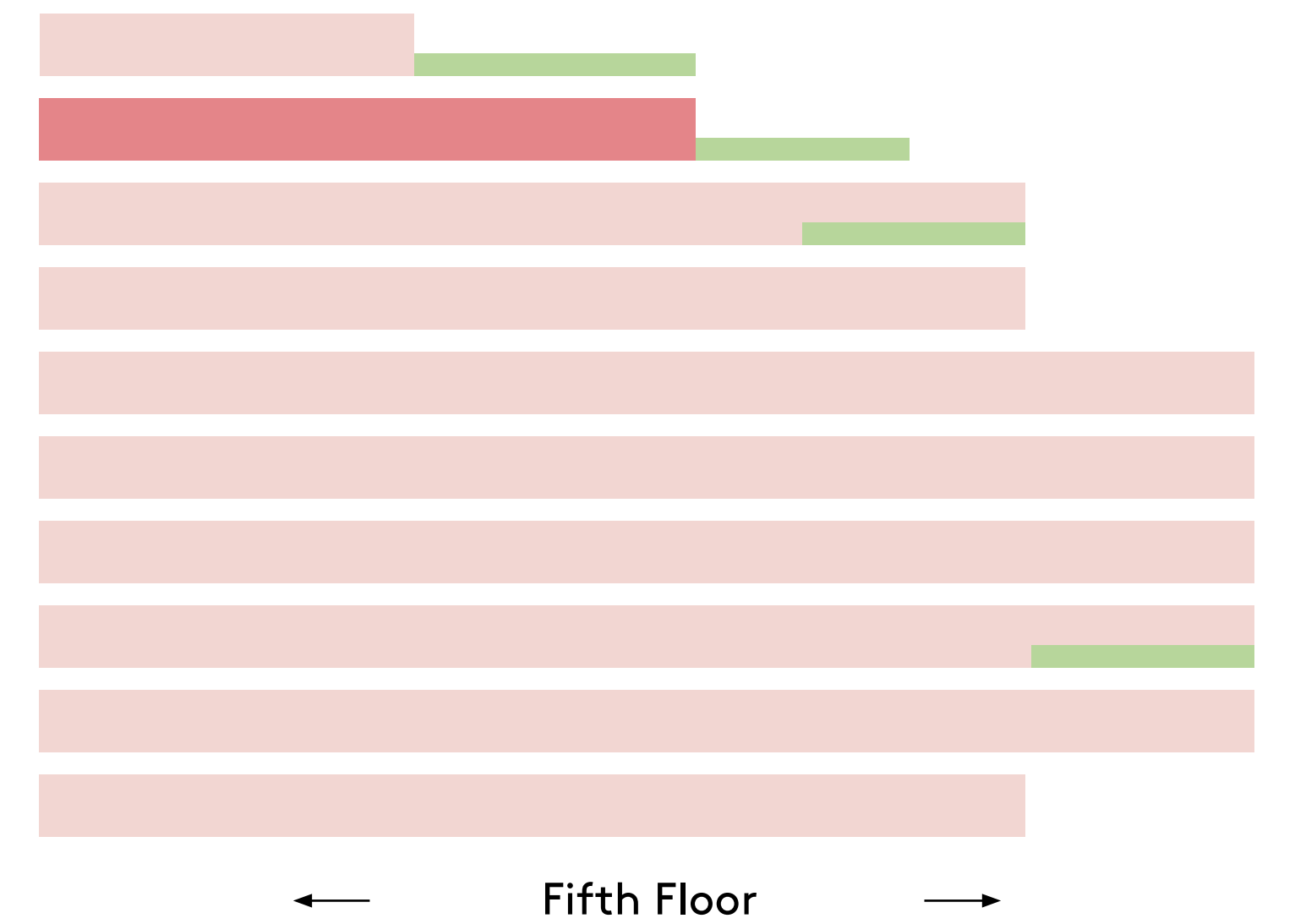


### Sustainability

- BREEAM rated 'Excellent'
- Green roof and gardens

# 78 St James's Street

**Fifth Floor - Office Layout**  
8,062 sq ft / 749 sq m  
1:12  
Headcount: 64

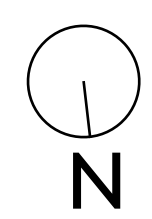
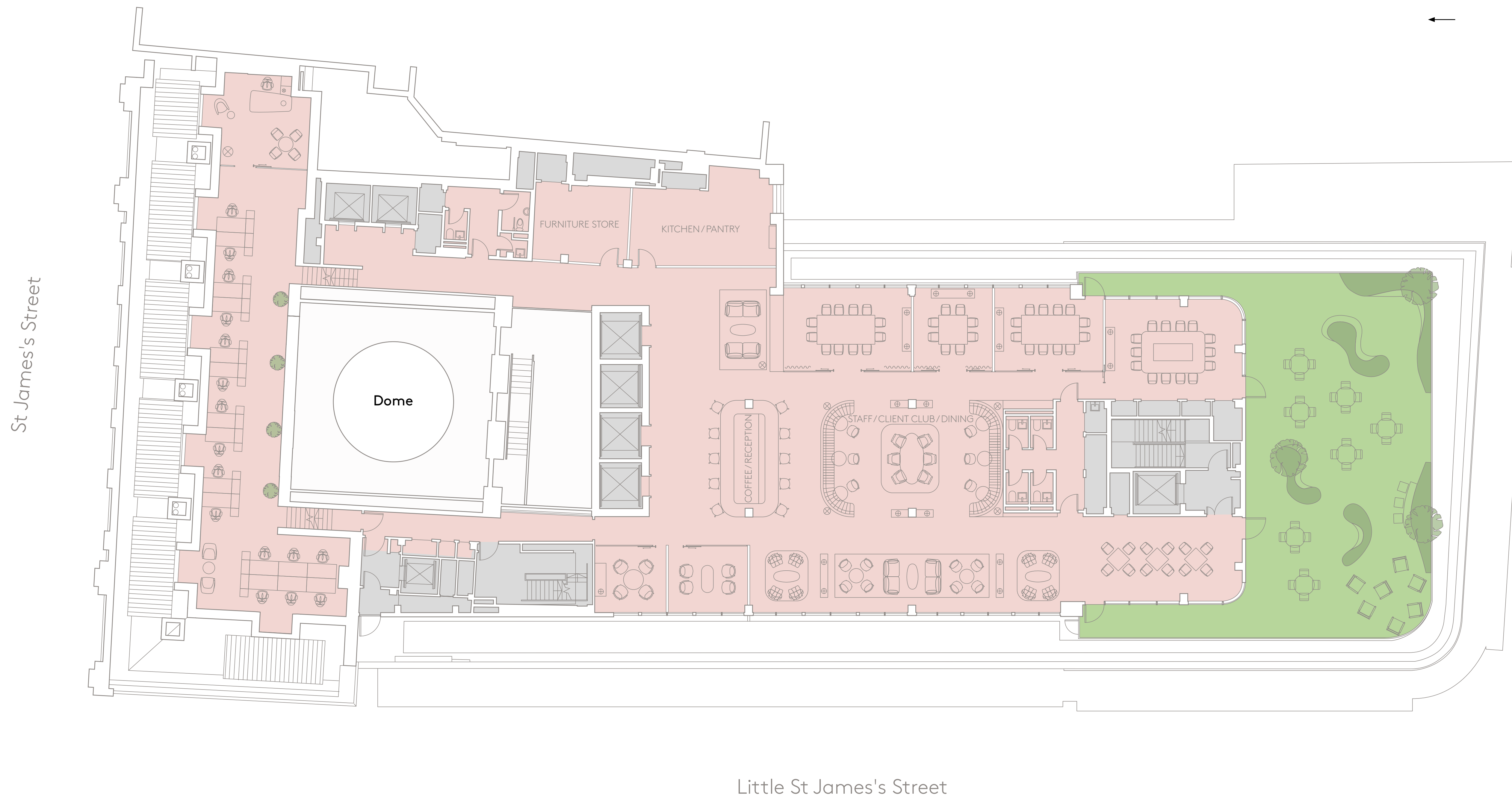
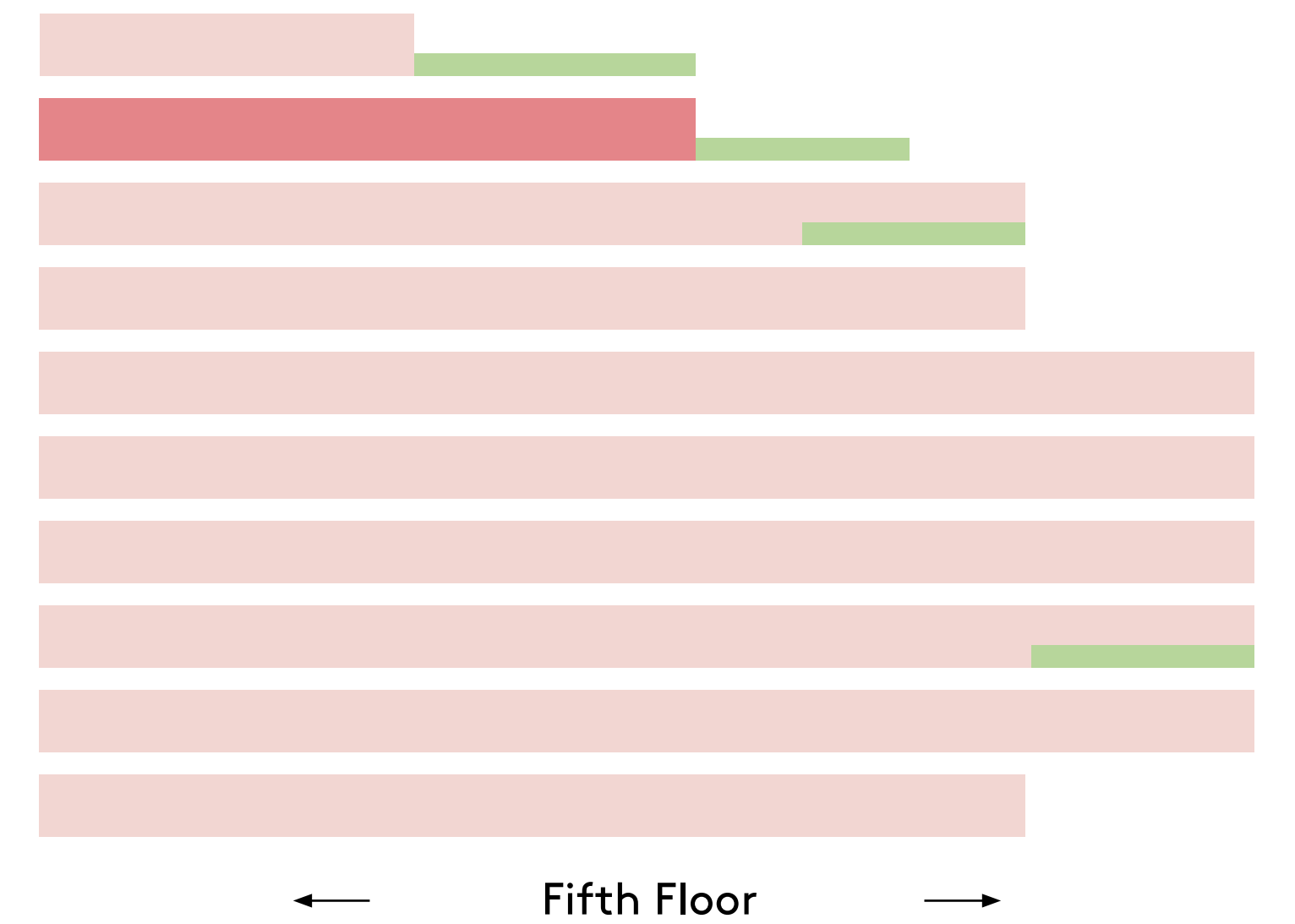


## Key

- Workspace
- Terrace/Balcony



Fifth Floor - Client Suite Layout  
8,062 sq ft / 749 sq m



Key

- Workspace
- Terrace/Balcony



# 78 St James's Street

## Fourth Floor - High Density

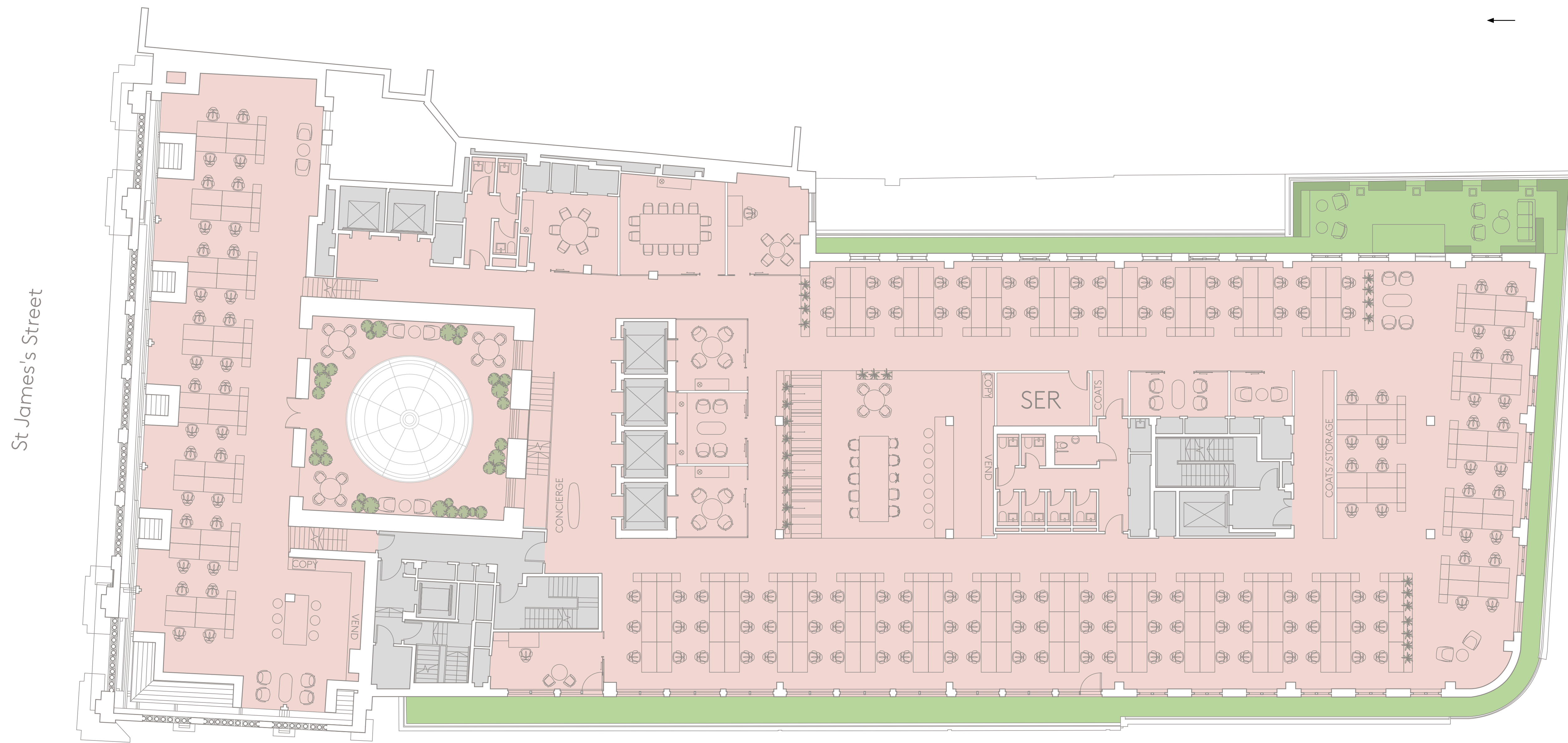
15,576 sq ft / 1,447 sq m

1:8

Headcount: 164

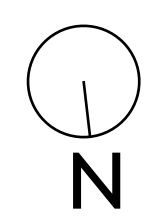


← Fourth Floor →



St James's Street

Little St James's Street



### Key

- Workspace
- Terrace/Balcony



# 78 St James's Street

## Fourth Floor - Low Density

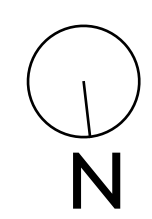
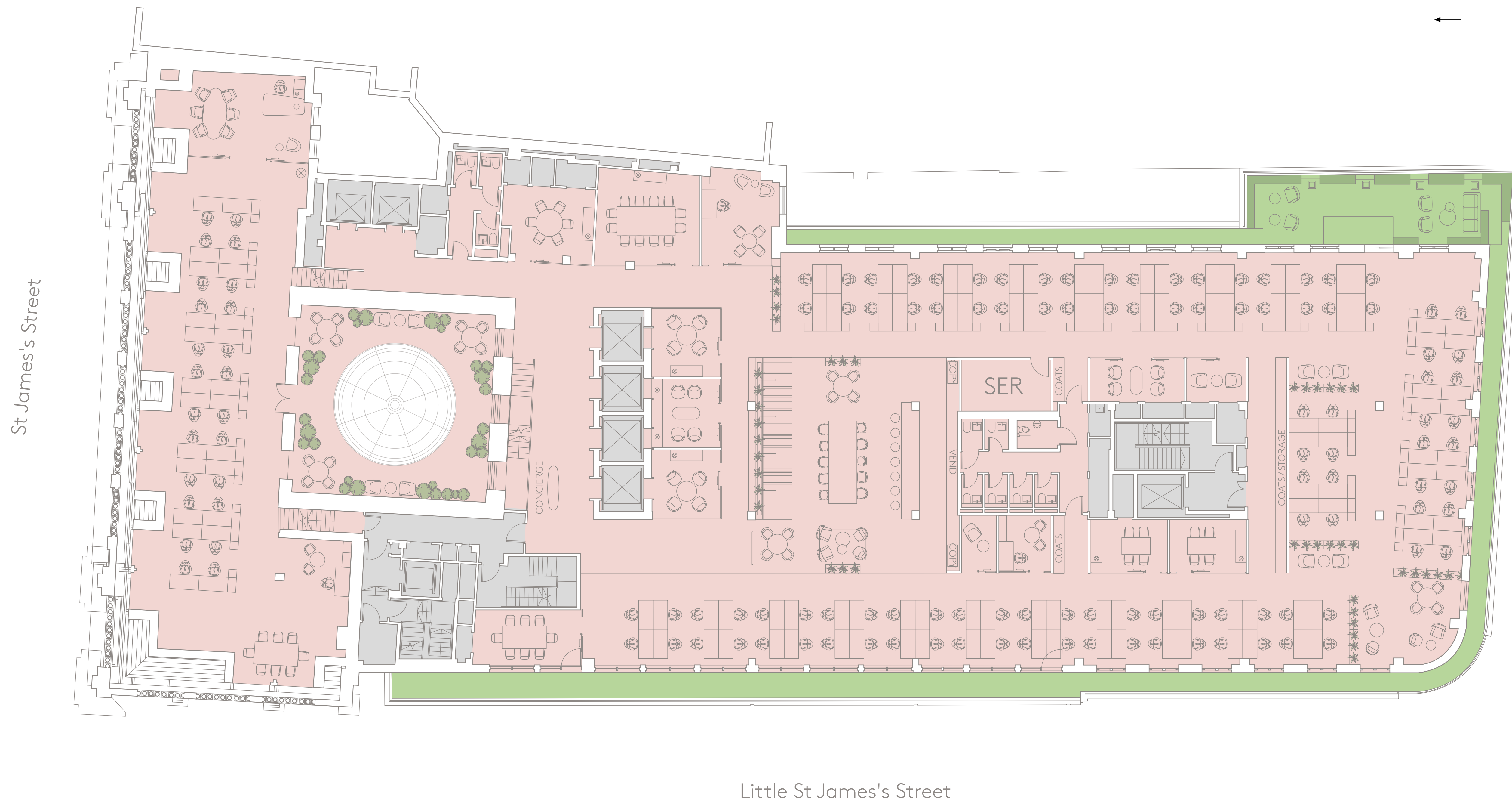
15,576 sq ft / 1,447 sq m

1:12

Headcount: 104



← Fourth Floor →



### Key

- Workspace
- Terrace/Balcony



# 78 St James's Street

## Second Floor - High Density

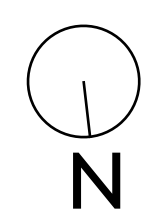
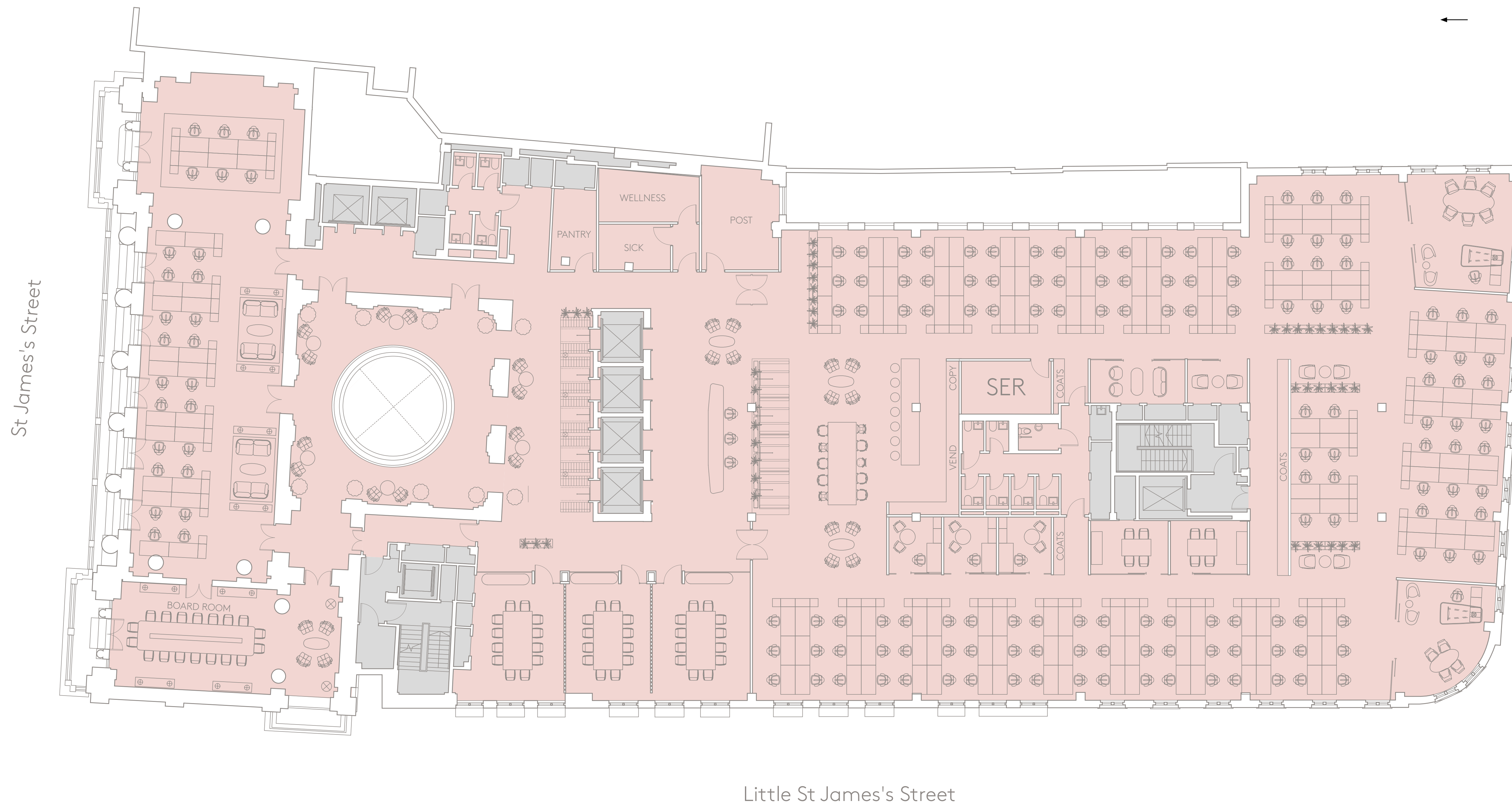
18,774 sq ft / 1,744 sq m

1:8

Headcount: 163



← Second Floor →



### Key

Workspace



# 78 St James's Street

## Second Floor - Low Density & Lounge

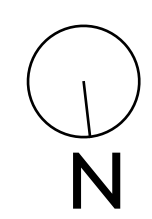
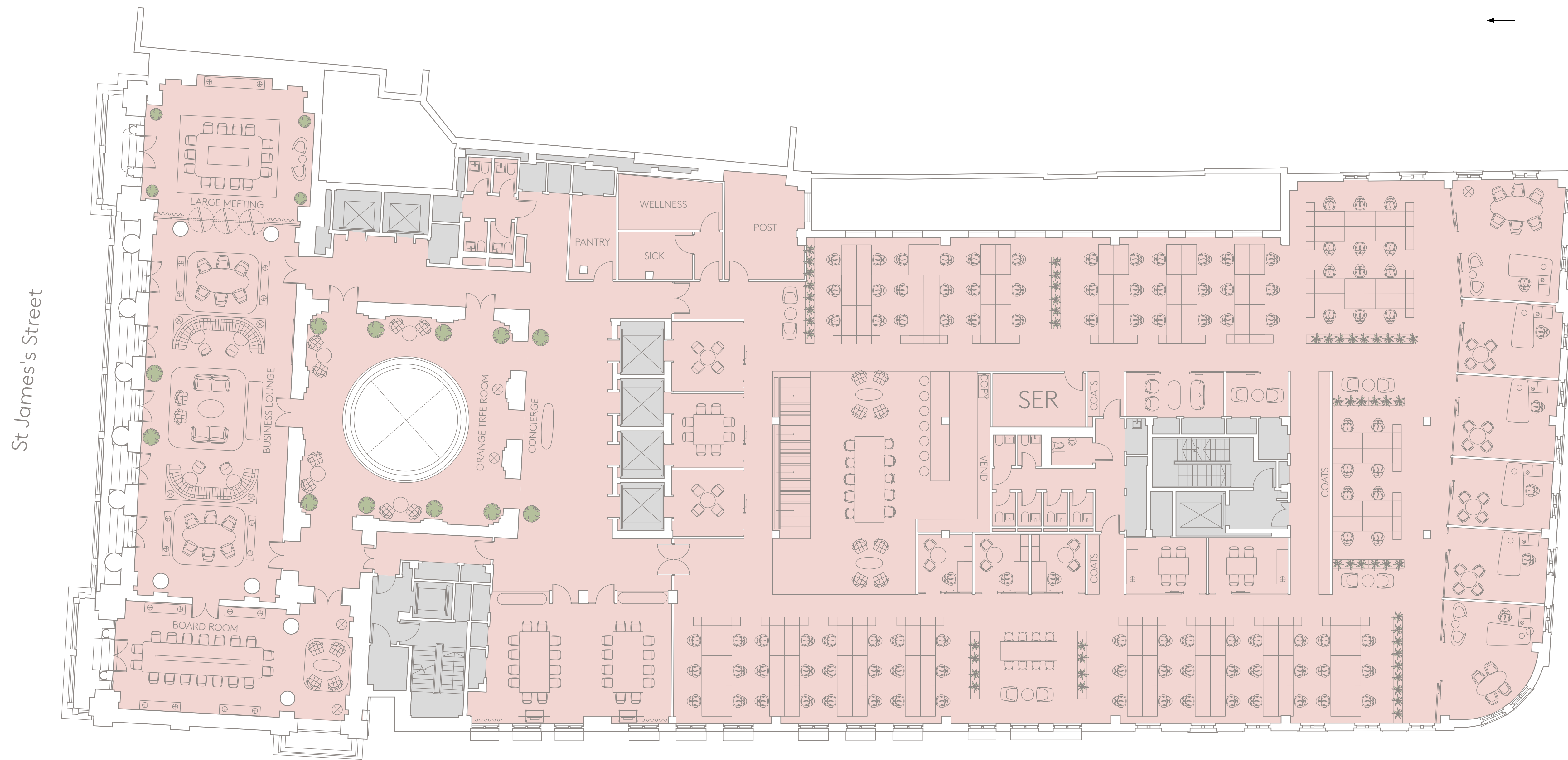
18,774 sq ft / 1,744 sq m

1:12

Headcount: 113



← Second Floor →



Little St James's Street

### Key

Workspace





# 78 St James's Street

## Lower Ground Floor - High Density

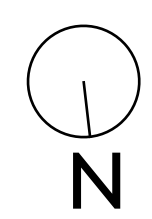
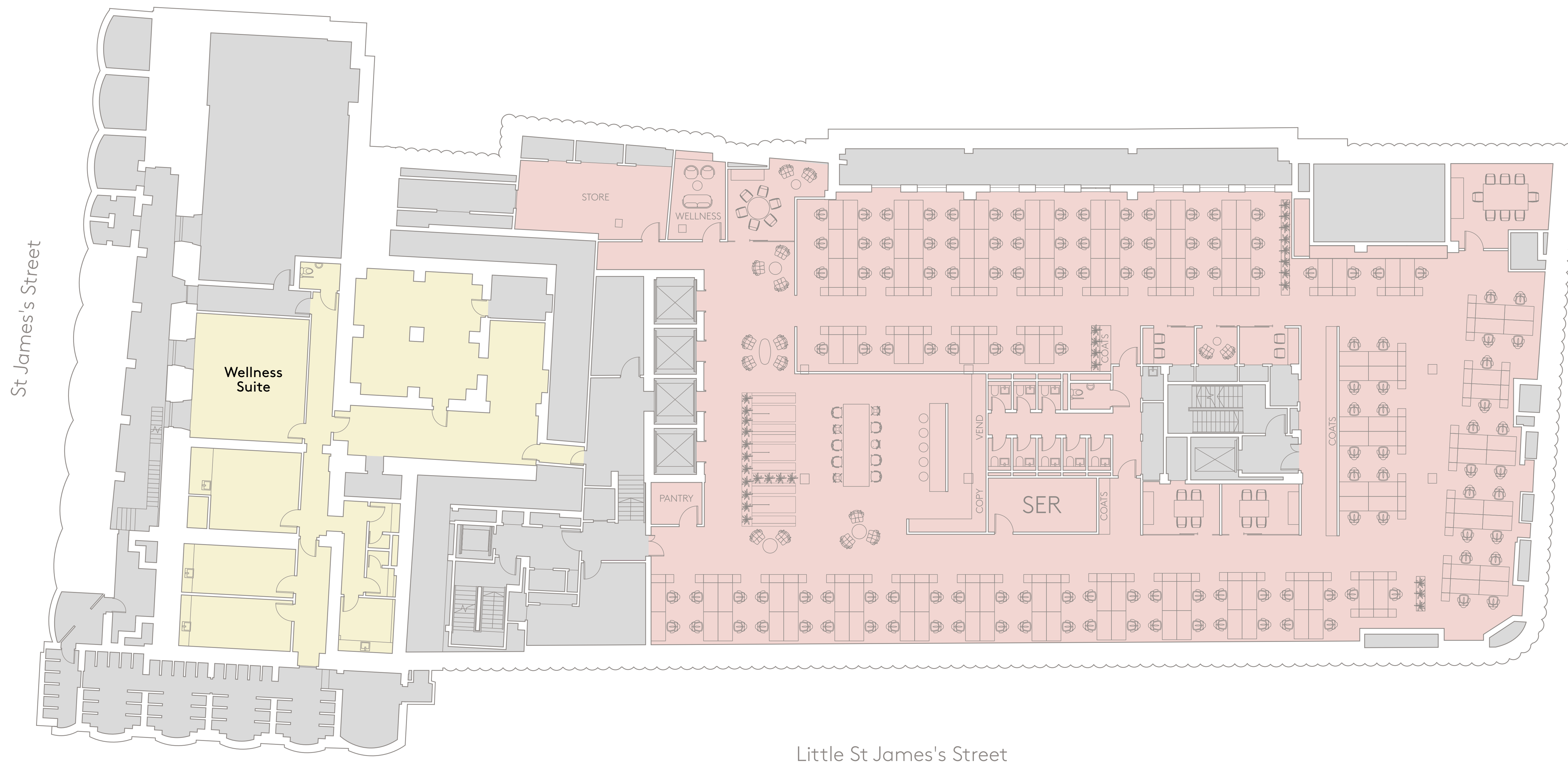
11,614 sq ft / 1,079 sq m

1:8

Headcount: 104



← Lower Ground Floor →



### Key

- Workspace
- Amenity Spaces



# 78 St James's Street

## Lower Ground Floor - Low Density

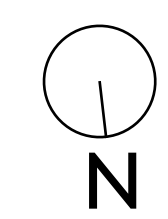
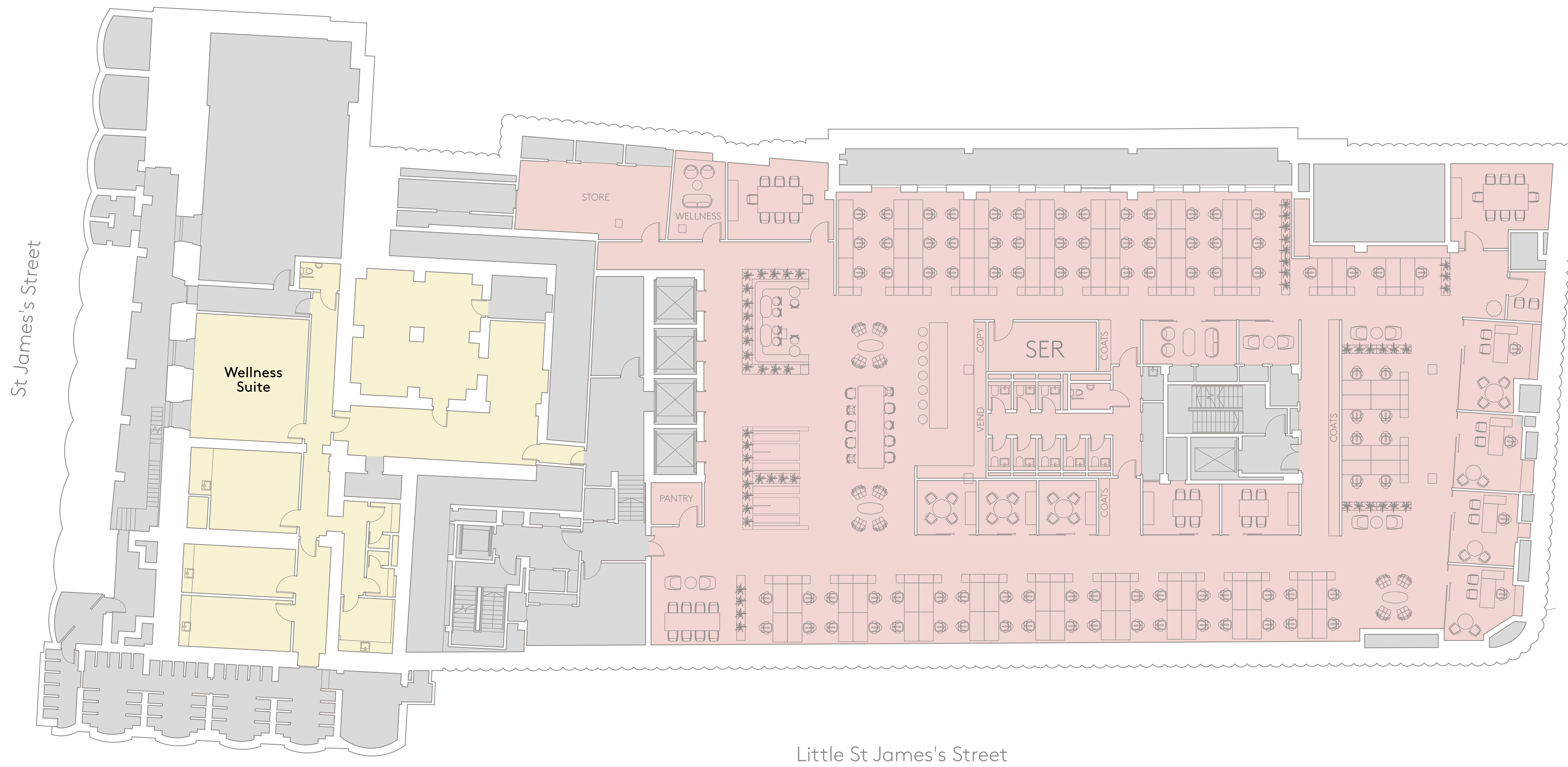
11,614 sq ft / 1,079 sq m

1:12

Headcount: 90



← Lower Ground Floor →



### Key

- Workspace
- Amenity Spaces





## St James's



A well established business district that combines heritage and contemporary tastes to provide the very best London has to offer.



78 St James's Street is surrounded by outstanding green spaces, ideal for exercising and enjoying around the working day.

- Green Park is one minute's walk away, easily reached by a quiet path. The park has 40 acres of open space
- Idyllic St James's Park with its picturesque lake and grand views is less than three minutes on foot to the south via The Mall
- To the east is beautiful and peaceful St James's Square with open lawns, ancient trees and well tended gardens
- Berkeley Square lies to the north; a grand stretch of benches and plane trees surrounded by the bustle of Mayfair
- Head a little further to the west and reach Hyde Park, 350 acres and one of the greatest city parks in the world with the Serpentine Lake, gallery and restaurants



# Food & Drink

Whether it's lunch at any of the well-established and longstanding local institutions or dinner at the area's latest new opening, eating and drinking in St James's embodies London's exciting culinary scene.

For more casual coffees and lunches, cross over to Crown Passage and its choice of small cafes and delis.



# Retail

A world-class retail destination, St James's variety of quality and heritage brands is unmatched.

From the iconic Fortnum & Mason department store to Jermyn Street's charming shopfronts filled with the best in clothing, fine cheeses and luxury cigars, wander the untouched arcades lined with beautiful accessories and fragrances which lead on to Mayfair and Regent Street's big name brands.



The RA, Burlington House



White Cube, Mason's Yard



Equinox, St James

# Leisure & Culture

Take in the arts at The Royal Academy and the ICA, then explore the streets lying south of Piccadilly which are awash with independent, modern and contemporary art galleries including White Cube and Thomas Dane.

Health and fitness can be found at Equinox St James's beautiful studio or specialist classes and treatments at Ten Health & Fitness.

- Restaurants
- Food & Drink
- Leisure & Culture
- Retail & Hotels



## Restaurants

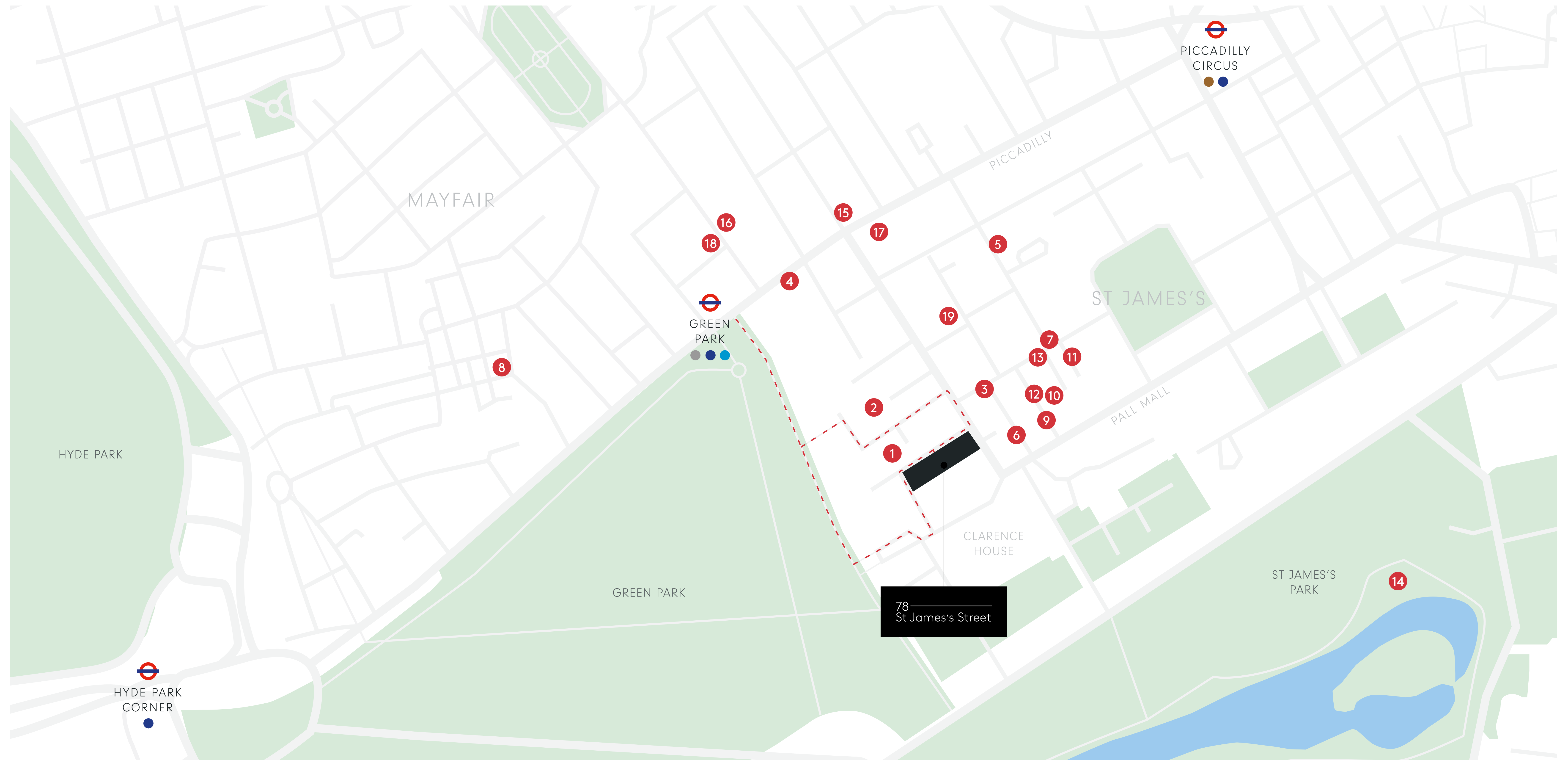
- |                                 |                 |                         |
|---------------------------------|-----------------|-------------------------|
| 1 Il Vicolo Ristorante Italiano | 7 Ginza Onodera | 13 Langan's Brasserie   |
| 2 Sake no Hana                  | 8 Franco's      | 14 Petrichor Restaurant |
| 3 Wiltons Restaurant            | 9 Nobu          | 15 Quaglino's           |
| 4 45 Jermyn St.                 | 10 Boulestin    | 16 Chutney Mary         |
| 5 The Wolseley                  | 11 Avenue       |                         |
| 6 Café Murano                   | 12 COYA         |                         |

..... walking routes to underground  
 ─── 50m





- Restaurants
- Food & Drink
- Leisure & Culture
- Retail & Hotels



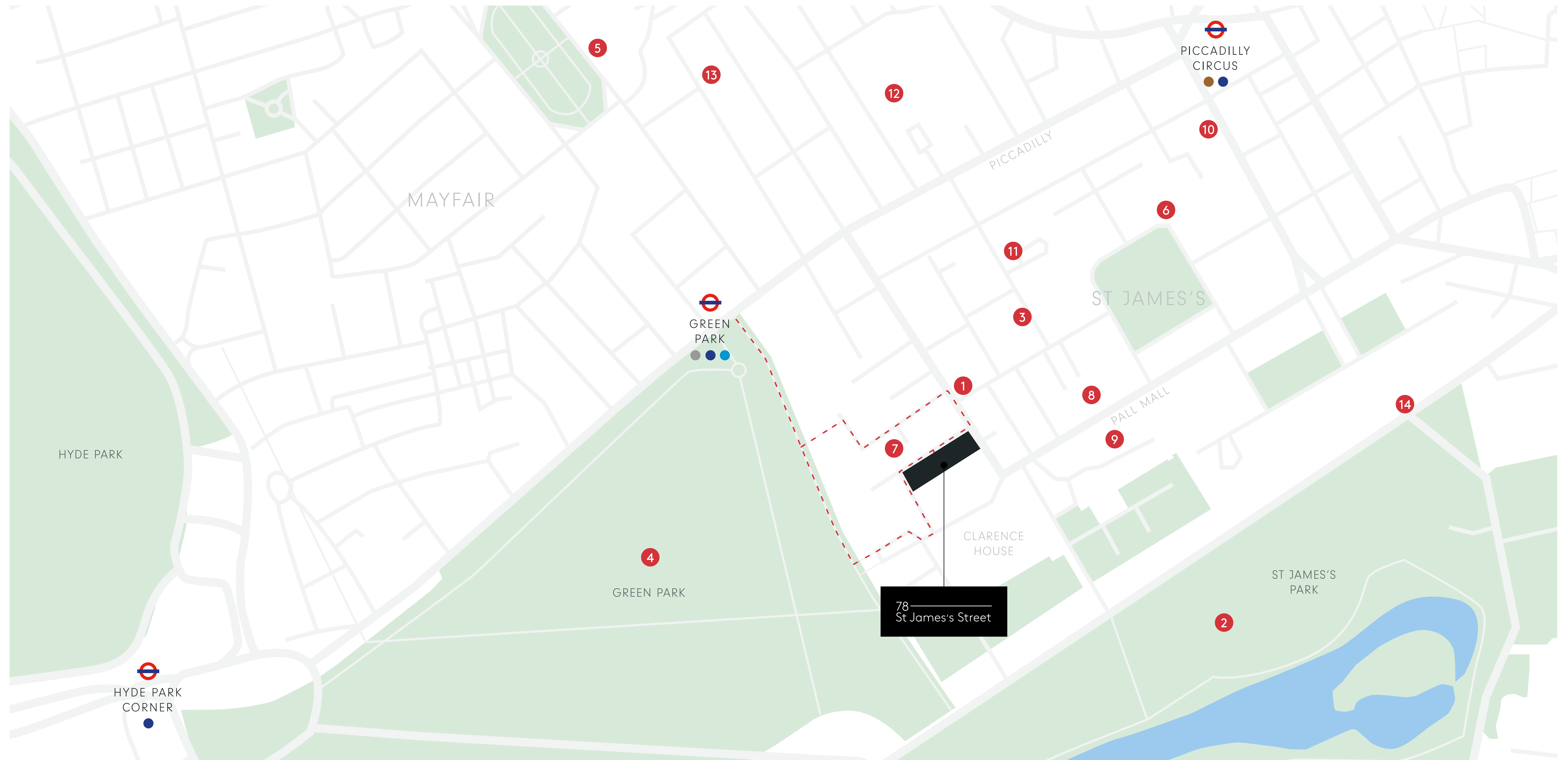
## Food & Drink

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>1 DUKES Bar</li> <li>2 The American Bar</li> <li>3 Davy's at St James's</li> <li>4 The Rivoli Bar</li> <li>5 Chequers Tavern</li> <li>6 The Red Lion</li> <li>7 Golden Lion</li> </ul> | <ul style="list-style-type: none"> <li>8 Shepherd Market</li> <li>9 Coco di Mama</li> <li>10 Pret a Manger</li> <li>11 Crush Fit Food &amp; Juice bar</li> <li>12 EAT</li> <li>13 Wrap It Up!</li> <li>14 St James's Cafe</li> </ul> | <ul style="list-style-type: none"> <li>15 Caffè Nero</li> <li>16 Joe and The Juice</li> <li>17 itsu</li> <li>18 Starbucks</li> <li>19 Locket's</li> </ul> |
|---|--|---|

..... walking routes to underground  
 ─── 50m



- Restaurants
- Food & Drink
- Leisure & Culture
- Retail & Hotels



## Leisure & Culture

### Leisure

- 1 Equinox E St James's
- 2 St James's Park
- 3 Ten Health & Fitness
- 4 Green Park
- 5 DW Fitness First

- 6 Nordic Balance
- 7 The Health Club at Dukes
- 8 Boatbookings Yacht Charter
- 9 Premier Luxury Yacht Charters
- 10 Burgess

### Culture

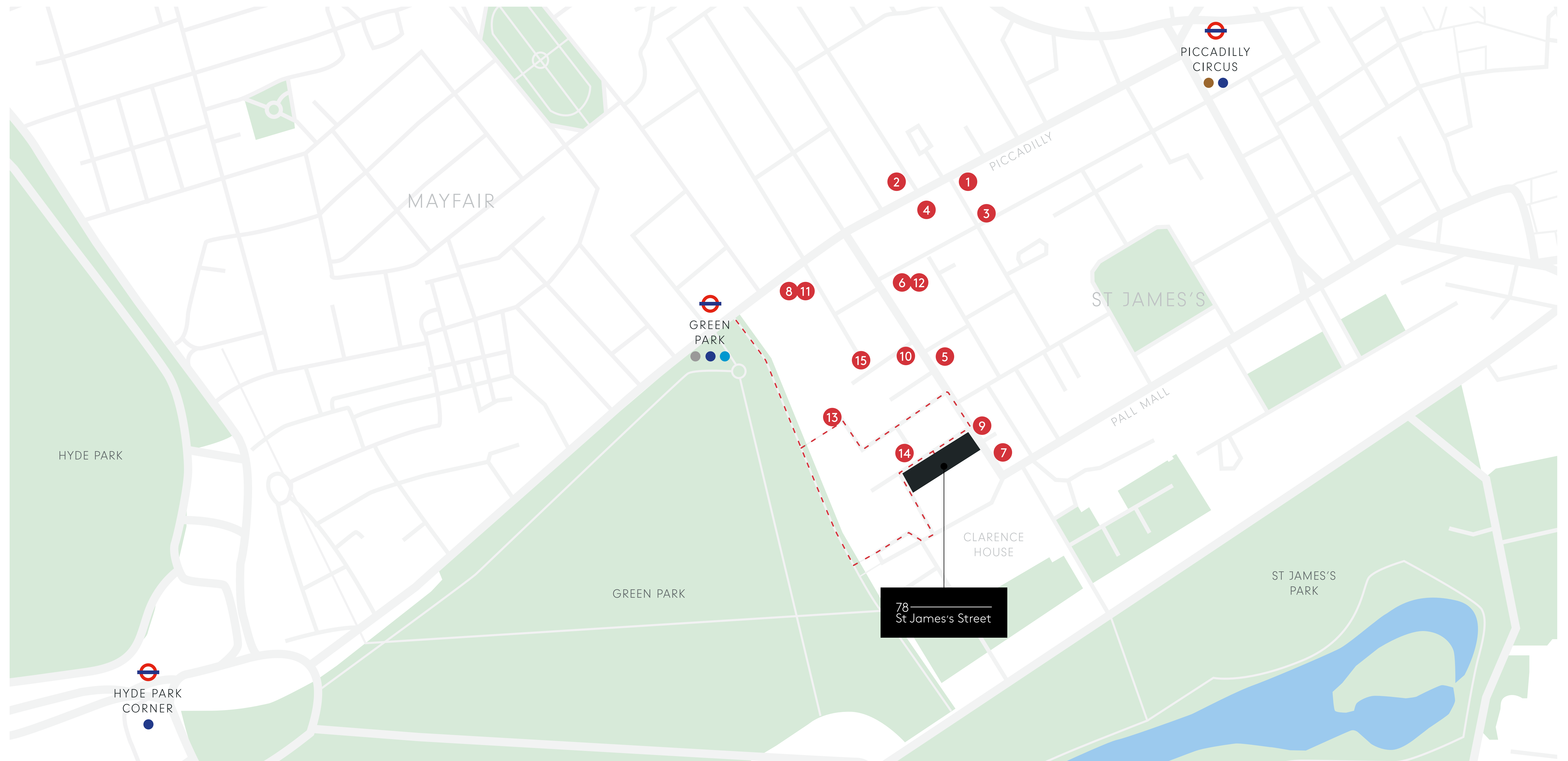
- 11 White Cube Mason's Yard
- 12 Royal Academy of Arts
- 13 David Zwirner
- 14 Institute of Contemporary Arts

..... walking routes to underground

└───┘ 50m



- Restaurants
- Food & Drink
- Leisure & Culture
- Retail & Hotels



## Retail & Hotels

### Retail

- 1 Fortnum & Mason
- 2 Burlington Arcade
- 3 Jermyn Street
- 4 Piccadilly Arcade
- 5 James J. Fox
- 6 Davidoff of London
- 7 Dunhill Tobacco of London
- 8 Ritz London Cigars
- 9 Berry Bros. & Rudd
- 10 Justerini & Brooks Ltd

### Hotels

- 11 The Ritz
- 12 The Cavendish London
- 13 The Stafford London
- 14 DUKES London
- 15 St James's Hotel and Club

..... walking routes to underground

┌───┐ 50m



# Connections

**3 minute walk** to Green Park station providing access to **3 underground lines** and connections across London

● Jubilee ● Victoria ● Piccadilly



## Crossrail

Bond Street's Crossrail service is 2 minutes away via the underground

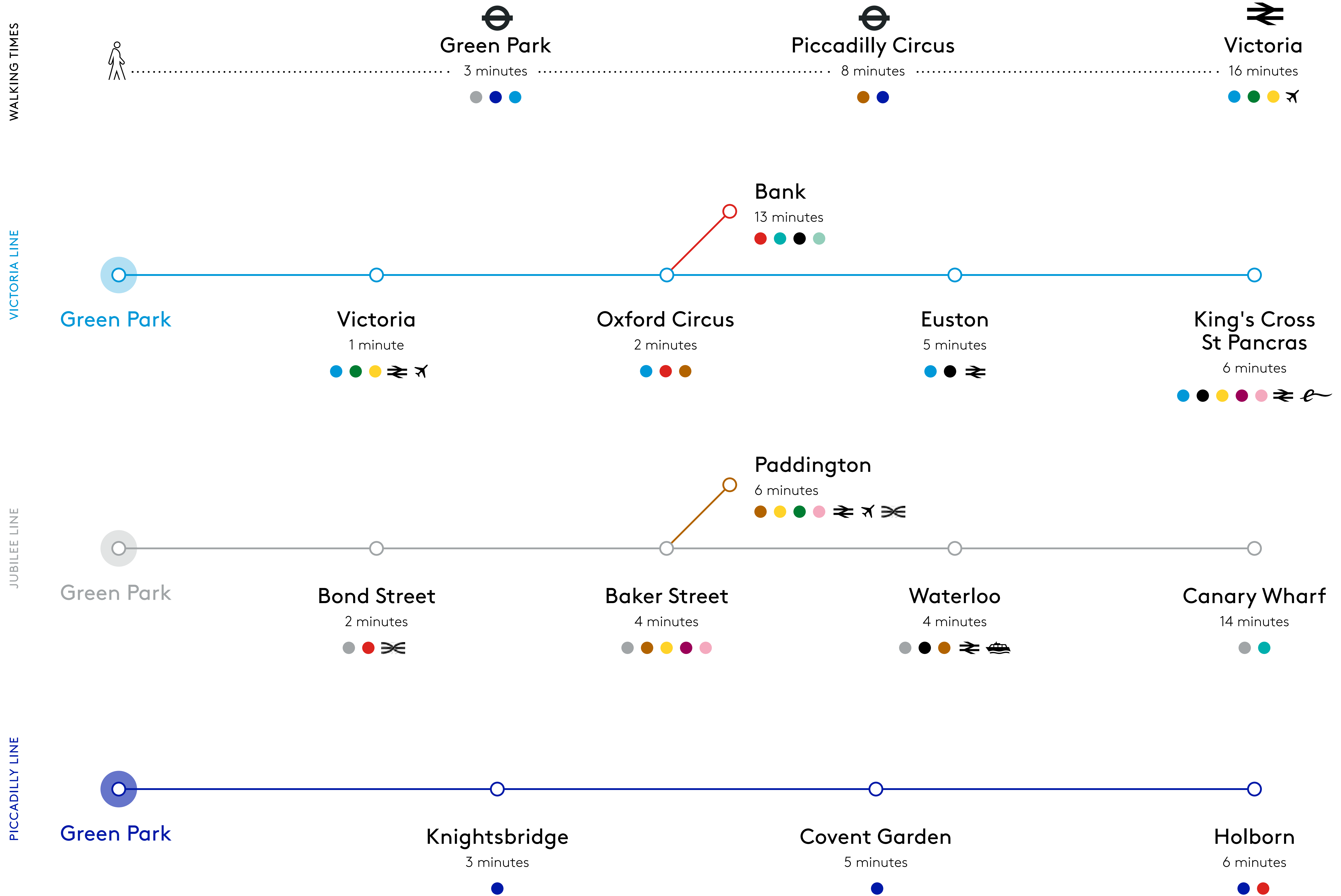
**Tottenham Court Road** 1 minute  
**Paddington** 3 minutes  
**Liverpool Street** 7 minutes  
**Canary Wharf** 13 minutes  
**Heathrow** 26 minutes



## Airports

**Gatwick** 35 minutes  
**Heathrow** 38 minutes  
**London City Airport** 43 minutes





# The Team

## BentallGreenOak

The development of 78 St James's Street is being undertaken by BentallGreenOak (BGO) on behalf of 78 St James's Street Unit Trust (the Lessor). BGO is a leading global real estate investment manager with approximately \$48 billion of assets under management. The London team of BGO (formerly known as Grafton Advisors) is a leading manager and developer of real estate in Central London, having developed over 2.5 million sq ft since inception and with 1.2 million sq ft of commercial buildings currently under management.

## SQUIRE & PARTNERS

Squire & Partners is an internationally renowned architecture practice founded over four decades ago. It has an award winning portfolio of work undertaken for some of the world's leading developers. The firm's approach responds to the unique heritage and context of each site, to create timeless architecture rooted in its location. Embracing traditional and emerging technologies in design and construction, the practice is renowned for delivering a rigorously detailed product of the highest quality.

## mace

Mace is an international consultancy and construction company, founded and built on exceptional people, a commitment to service excellence and a deep-rooted entrepreneurial spirit. With nearly three decades of history, the company has firmly established itself as one of the world's Tier-1 contractors with a turnover of £2.35 billion, operating in 21 sectors from five global hubs on some of the most prestigious and innovative projects.

# Contact



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