



OF SIGNIFICANT IMPORTANCE

20 ST JAMES'S SQUARE
LONDON





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A SIGNIFICANT HISTORY







A WORK OF ART

Combining contemporary design with traditional architecture, this Grade I listed building sets new standards through superior craftsmanship and attention to detail designed into its restoration and refurbishment. Built in 1775, the interiors are some of the most splendid and best preserved of the architect Robert Adam and, as a result, are of national importance.

— Robert Adam
1728–1792





The site was originally built as a three-bay London townhouse for Sir Watkin Williams-Wynn, a Welsh aristocrat.







Historic details will be cleaned and restored by heritage paint specialists, and the restored interiors will celebrate the elegance of the Adam interior.





A PRESTIGIOUS LOCATION

Located in an enviable position on one of London's finest garden squares, 20 St James's Square is an exceptional office location offering prime office space at the very heart of St James's. Home to some of London's most elegant buildings, St James's is steeped in history, with its design influenced by British monarchs including Henry VII and Elizabeth I.





THE MALL

BUCKINGHAM
PALACE

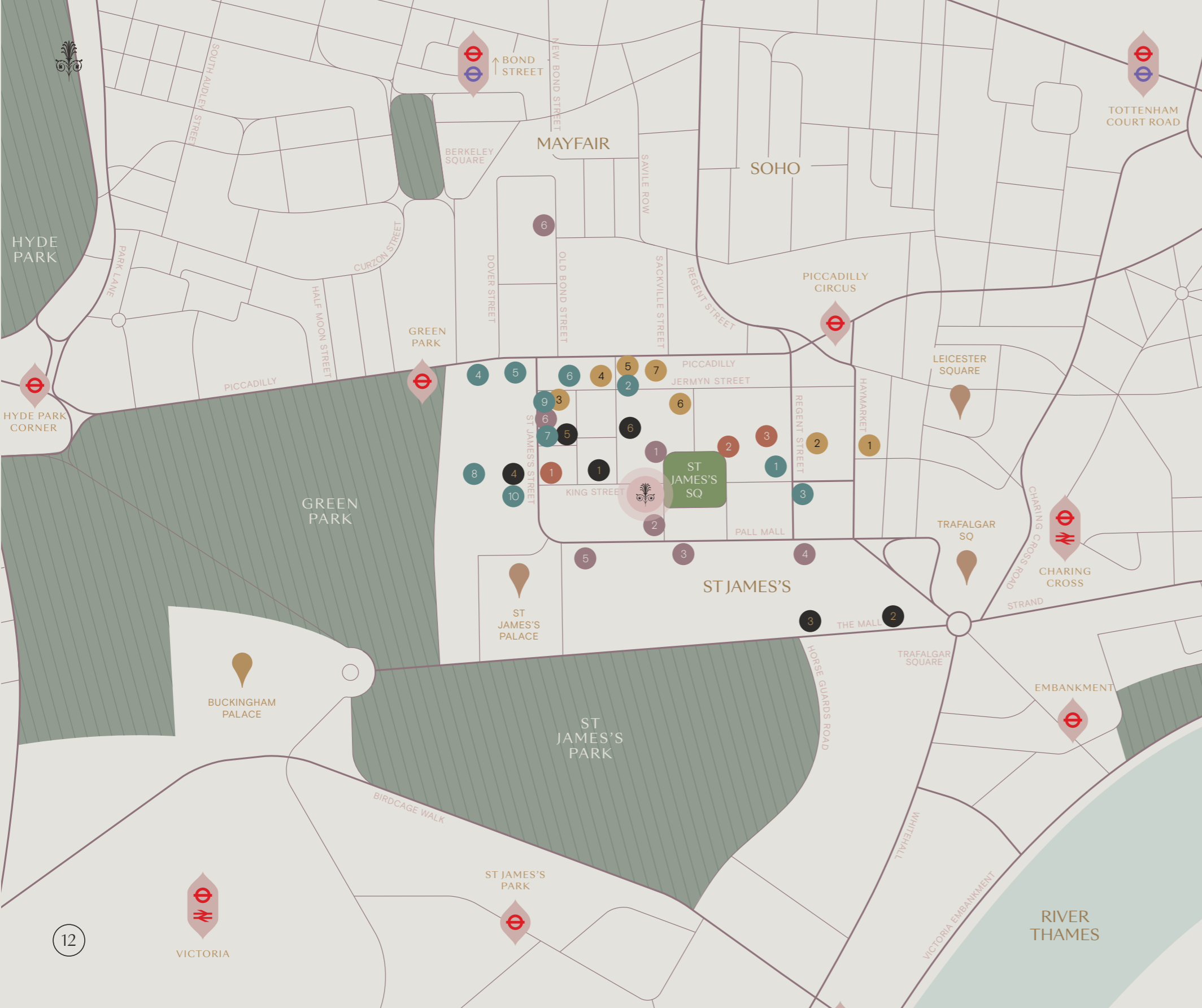
PALL MALL

20 ST JAMES'S SQUARE

PICCADILLY

REGENT
STREET





LOCATION

20 ST JAMES'S SQUARE

The building is perfectly positioned to be served by multiple major stations.

● RETAIL

- 1 Dover Street Market
- 2 Pinarello
- 3 Cubitts
- 4 Dunhill
- 5 Fortnum & Mason
- 6 Paxton & Whitfield
- 7 Princes Arcade

● MEMBERS CLUBS

- 1 The East India Club
- 2 The Army & Navy Club
- 3 The Royal Automobile Club
- 4 IoD
- 5 67 Pall Mall
- 6 Boodles

● CULTURE

- 1 Christie's London
- 2 Mall Galleries
- 3 ICA
- 4 Stern Pissarro Gallery
- 5 Saatchi Yates
- 6 White Cube

● DRINKING & DINING

- 1 Estiatorio Milos
- 2 45 Jermyn Street
- 3 Imperial Treasure
- 4 The Ritz
- 5 The Wolseley
- 6 Wiltons
- 7 Riviera London
- 8 The Stafford / American Bar
- 9 Café Murano
- 10 Chutney Mary

● WELLNESS

- 1 E by Equinox
- 2 COACH London
- 3 Nordic Balance



A SIGNIFICANT OPPORTUNITY







ENTERTAIN OR IMPRESS

Renowned landscape designer Emily Erlam has proposed a planting scheme for the various green spaces of the building.

The courtyard will be transformed into an elegant garden for meetings and entertainment. The new rooftop creates a crescendo to the building.



ROOFTERRACE

*CGI. Indicative only.



*CGI. Indicative only.









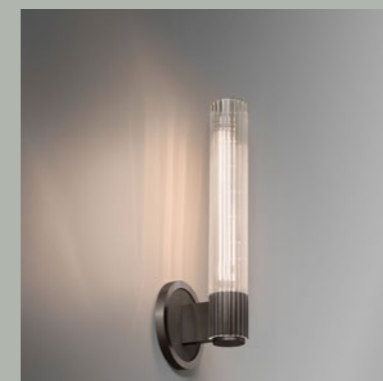


FEATURE LIFT

*CGI. Indicative only.



IMPECCABLE FACILITIES AND FINISHES



*Images indicative only.



SUMMARY SPECIFICATION



DESIGN OCCUPANCY LEVELS

1:6 per sq m NIA.



SHOWERS/ LOCKERS

4 showers and 44 lockers within the lower ground floor.



FLOOR TO CEILING HEIGHTS

2.75m to 6m.



CAR PARKING

2 private underground parking spaces.
EV charging points.



MECHANICAL & ELECTRICAL SERVICES

Comfort cooling and heating through out with mechanical ventilation with heat recovery to the lower ground and fourth floors.



FLOORING

Stone and oak flooring to the lower ground, ground, first and fourth floors, with carpet to the office areas on the second and third floors.



BICYCLE PARKING

11 bike racks.



DATA/ COMMS

All office floors pre-wired with Cat 6 wiring to floor boxes.



EXTERNAL SPACE

Landscaped courtyard at ground floor and roof terrace at fifth floor.



EPC

Targeting B.



LIFT

Glass lift serving all floors.

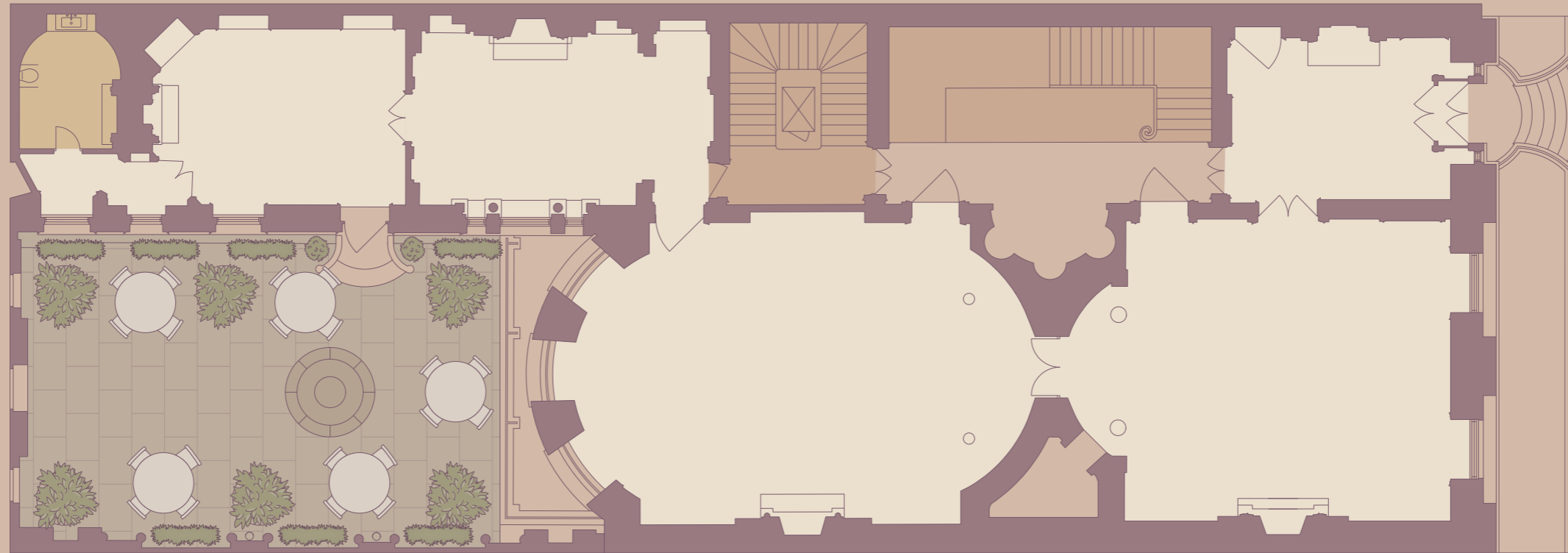
SCHEDULE OF AREAS

| FLOOR | OFFICES | | OUTSIDE SPACE | |
|-----------------|---------------|--------------|---------------|------------|
| | SQ FT | SQ M | SQ FT | SQ M |
| FIFTH (TERRACE) | — | — | 1,065 | 99 |
| FOURTH | 1,496 | 139 | — | — |
| THIRD | 1,690 | 157 | — | — |
| SECOND | 1,851 | 172 | — | — |
| FIRST | 2,573 | 239 | — | — |
| GROUND | 3,078 | 286 | — | — |
| COURTYARD | — | — | 1,022 | 95 |
| LOWER GROUND | 2,400 | 223 | — | — |
| TOTAL | 13,088 | 1,216 | 2,087 | 194 |

*Net total areas.



GROUND FLOOR



ST JAMES'S SQUARE



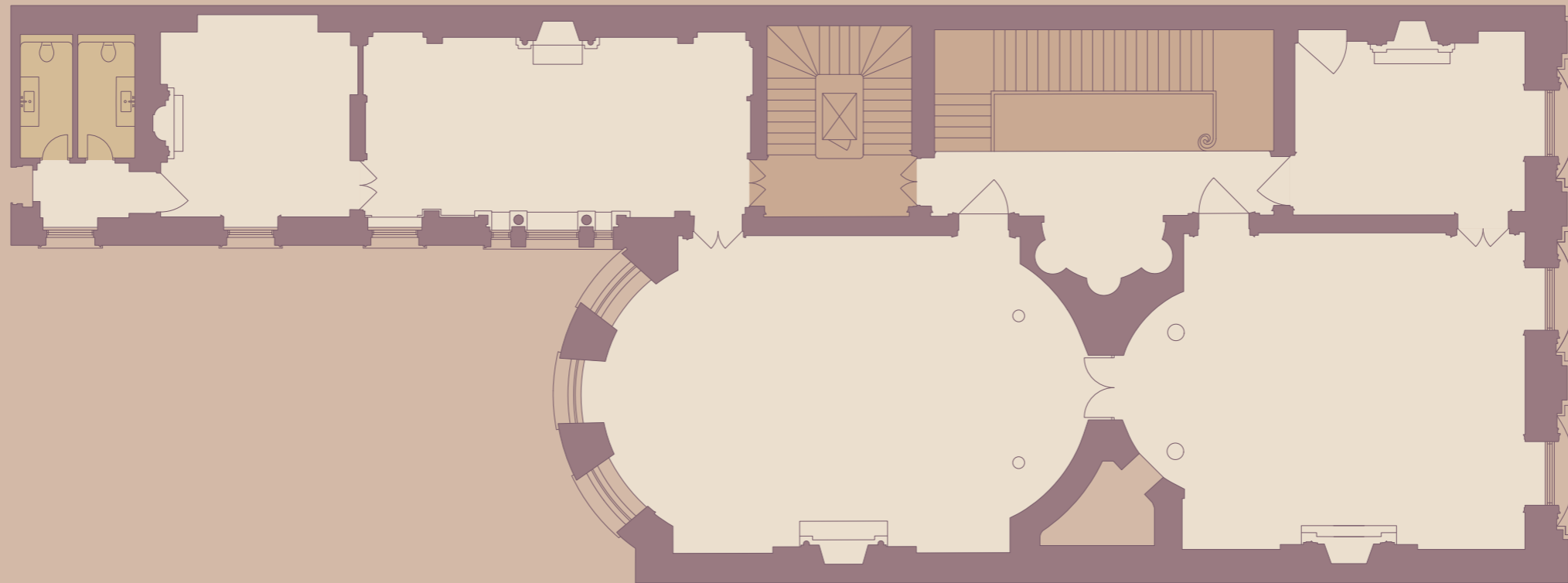
TOTAL
3,078 sq ft
286 sq m

- OFFICE SPACE
- WCs
- COURTYARD GARDEN

*Plans not to scale. Indicative only.



FIRST FLOOR



ST JAMES'S SQUARE



TOTAL

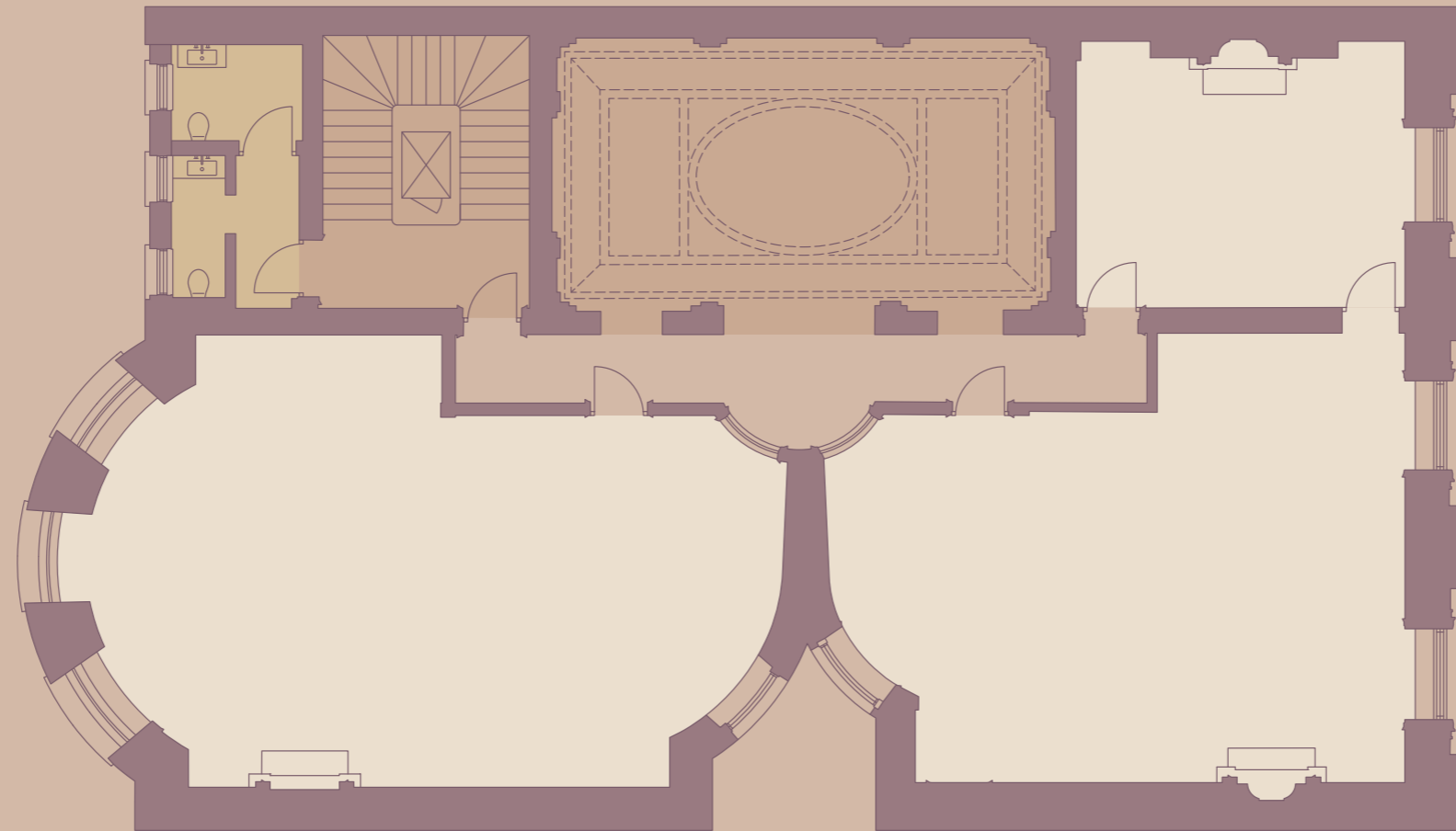
2,573 sq ft
239 sq m

- OFFICE SPACE
- WCs

*Plans not to scale. Indicative only.



SECOND FLOOR



ST JAMES'S SQUARE



TOTAL

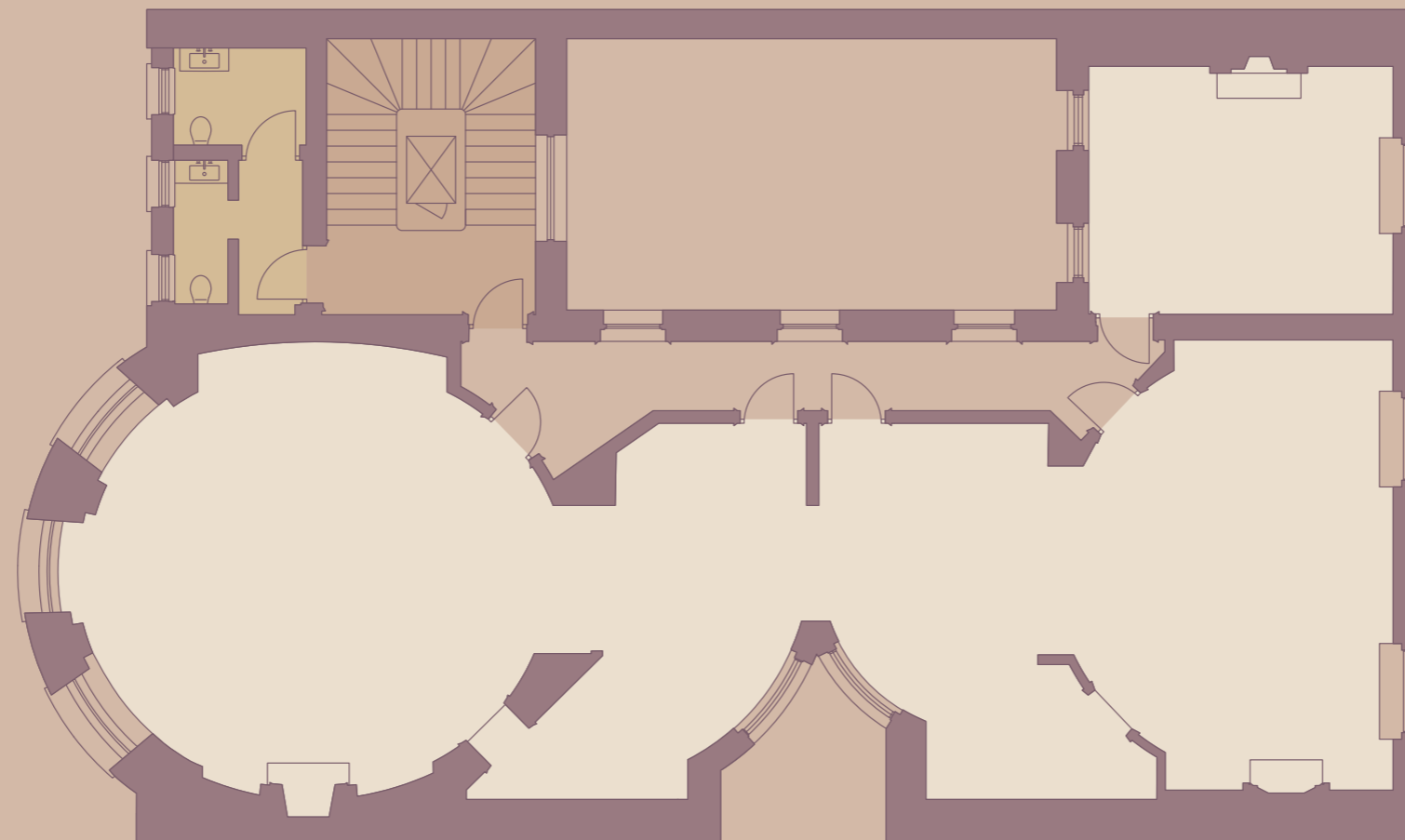
1,851 sq ft
172 sq m

- OFFICE SPACE
- WCs

*Plans not to scale. Indicative only.



THIRD FLOOR



ST JAMES'S SQUARE



TOTAL

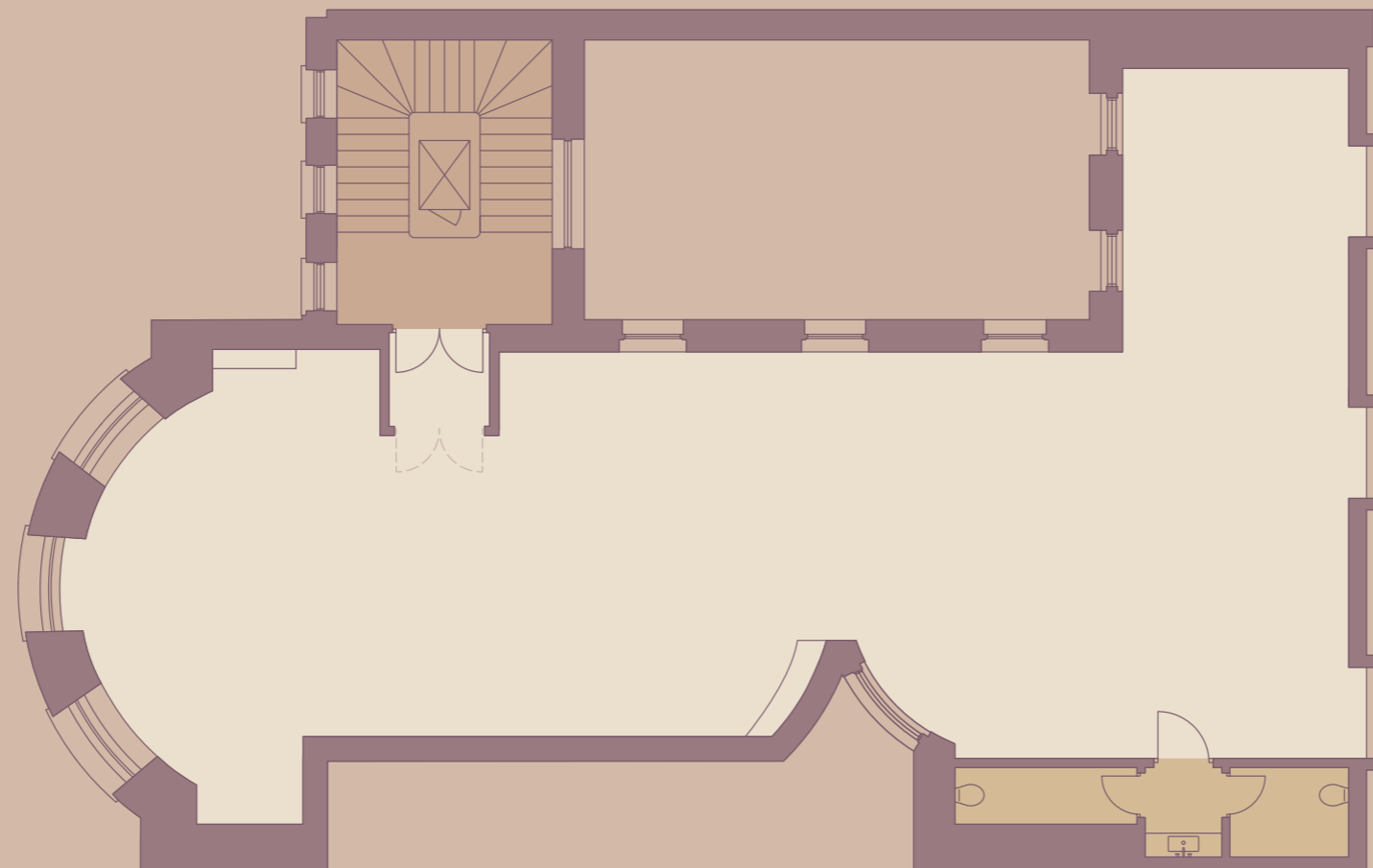
1,690 sq ft
157 sq m

- OFFICE SPACE
- WCs

*Plans not to scale. Indicative only.



FOURTH FLOOR



ST JAMES'S SQUARE



TOTAL

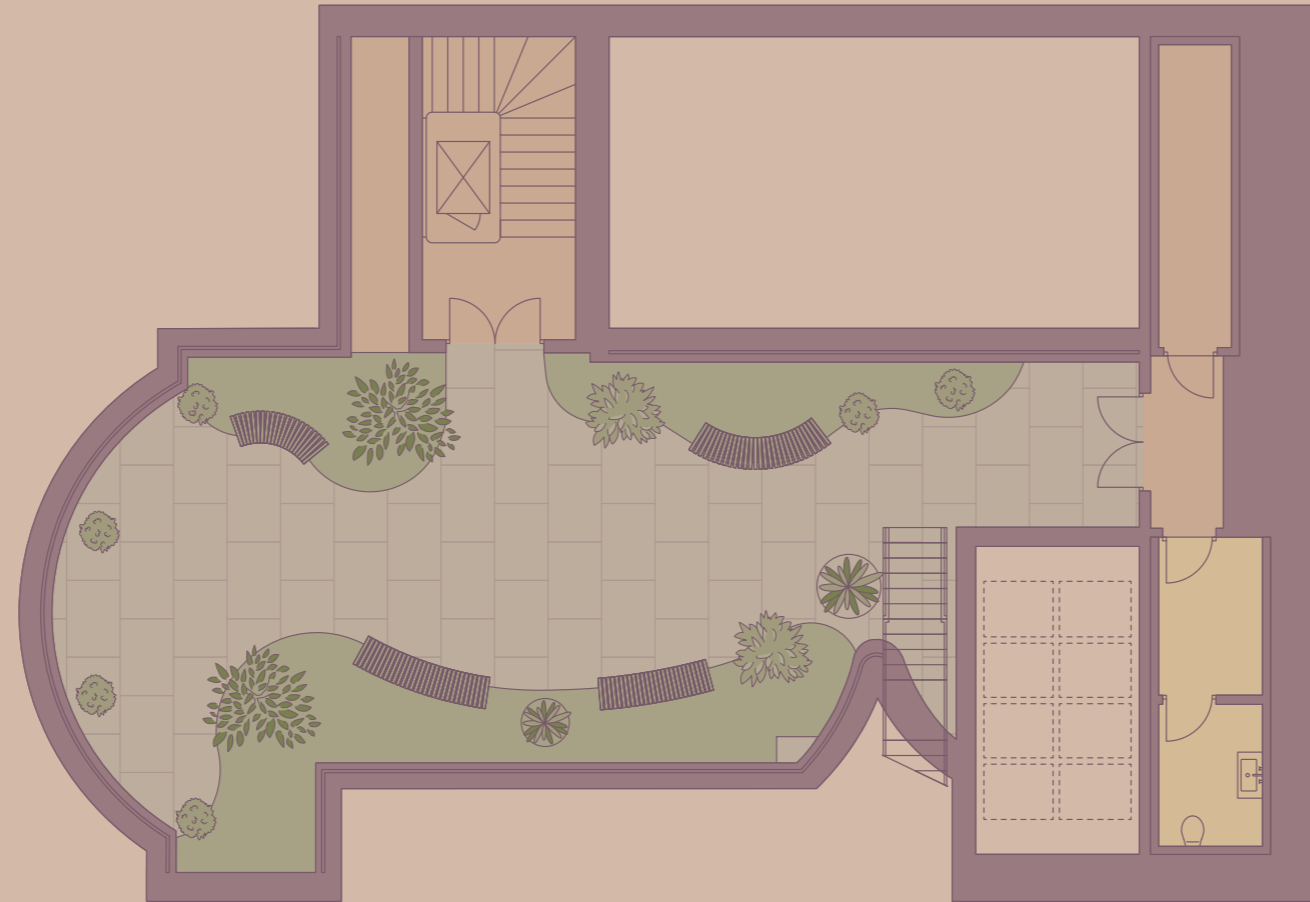
1,496 sq ft
139 sq m

- OFFICE SPACE
- WCs

*Plans not to scale. Indicative only.



FIFTH FLOOR TERRACE



ST JAMES'S SQUARE



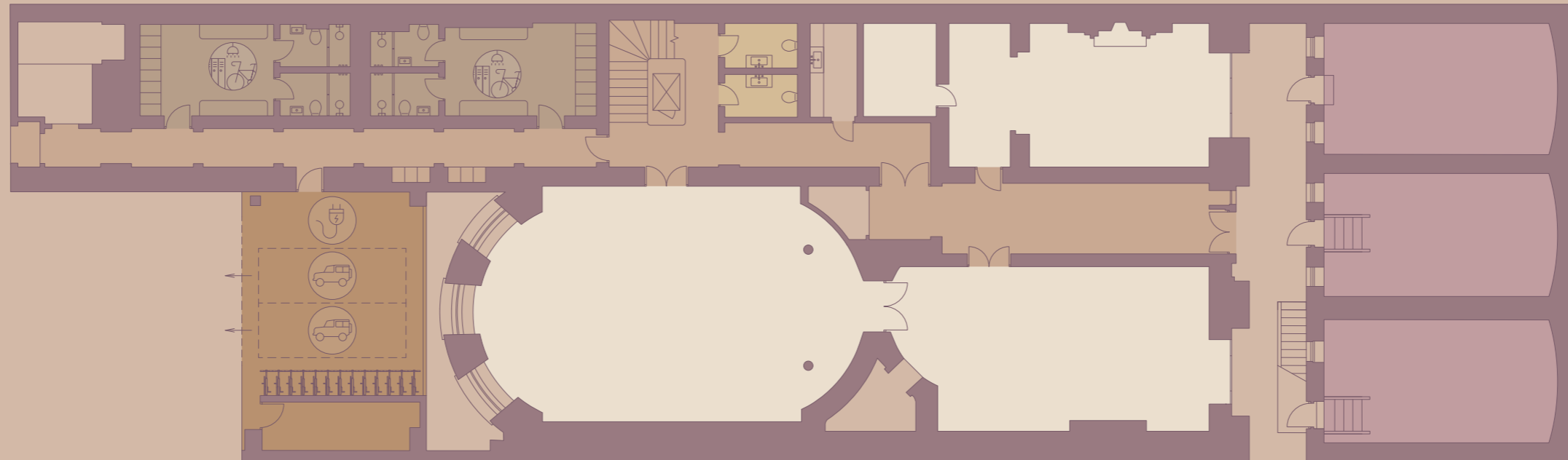
TOTAL
1,065 sq ft
99 sq m

- OFFICE SPACE
- WCs
- ROOF TERRACE

*Plans not to scale. Indicative only.



LOWER GROUND FLOOR



ST JAMES'S SQUARE



TOTAL
 2,400 sq ft
 223 sq m

- OFFICE SPACE
- WCs
- END OF JOURNEY FACILITIES
- CAR & CYCLE PARKING
- THE VAULTS

*Plans not to scale. Indicative only.



SPECIFICATION

DESIGN OCCUPANCY LEVELS

All levels: workplace density of 1 person per 6 sq m of net internal area.

FLOOR TO CEILING HEIGHTS

Due to nature of the building, floor to ceiling heights are generous but do vary between different rooms on a given floor

| | |
|--------------------|--------------|
| Fourth floor | up to 2.75 m |
| Third floor | up to 2.9 m |
| Second floor | up to 3.4 m |
| First floor | up to 6.0 m |
| Ground floor | up to 4.8 m |
| Lower ground floor | up to 2.75 m |

KITCHENETTE FACILITIES

Kitchenette locations are designed to all floors and to the external roof terrace, with the provision of power, water supply and drainage.

A full kitchen location is provided on the lower ground floor.

MECHANICAL & ELECTRICAL SERVICES

Comfort cooling and heating throughout the building

Mechanical ventilation with heat recovery to lower ground and fourth floors.

BMS System throughout.

Small power 25W / sq m.

LIGHTING

A central Lutron lighting control system is used throughout the property, enabling dimmed, pre-programmed scene selections to all spaces.

The Lighting Consultants, Lightistry, have created a scheme that uses a combination of refurbished historic fittings, upgraded to full modern LED technology, and modern contemporary light fittings. The historic fittings include amazing original chandeliers by Perry and Co, whilst the modern fittings include lights by such as Lee Broom, Hector Finch and Viabizzuno.

LIFT

Traction glass lift serving all levels including the roof terrace.

BICYCLE PARKING

11 x Bicycle parking spaces within secure garage.

CAR PARK FACILITIES

Secure garage for 2 cars, plus 2 electrical charging points.

TOILET, SHOWER AND CHANGING FACILITIES

4 x Shower rooms with toilet facilities at lower ground floor level.

A total of 16 toilets to building.

A total of 42 lockers at lower ground floor level, with 1 heated drying locker in each changing room.

Finishes within the toilets will be to the highest quality, including stone floors/marble sinks/slate vanity units and a combination of oak and walnut joinery.

There is under floor heating to the showers.

AV AND DATA

Openreach high speed leased-line fibre and copper connectivity is pre-installed to floor boxes on all floors. The building will be pre-wired with Cat 6, including discrete WiFi booster locations throughout for full-coverage.

Pre-wired CCTV camera infrastructure.

Integrated access & security with zoned access control.

Pre-wired audio-visual infrastructure for auditorium/ Cinema Room.

Grade 3 intruder alarm.

FLOORING

The lower ground, ground, first and fourth floor offices will have a oak wooden floor finish.

The second and third floor offices will have a carpet finish.

The toilets and changing rooms will generally have a stone floor finish, with a wooden floor to the ground floor powder room.

The common areas will be stone.

SERVICES TO FLOOR PLATES

All office floors have integrated inset floor boxes, pre-wired for power and data.



PROFESSIONAL TEAM



Development Manager
PALMER TABOR PROPERTIES

JAMES GORST ARCHITECTS

Architects
JAMES GORST ARCHITECTS



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QUINN LONDON CONSTRUCTION



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Mechanical and Electrical Engineer



Structural Engineer



Lighting Consultant



Landscaping Consultant

Emily Erlam Studio

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