



# To Let

**A unique self-contained headquarters opportunity located on London's finest square.**

- Landscaped courtyard
- Rooftop terrace
- Impeccable facilities and finishes
- 2x underground private car parking spaces
- Showers, lockers and cycling facilities
- 2.75m to 6m floor to ceiling heights
- Mechanical & electrical Services
- All floors pre-wired with CAT 6 wiring to floor boxes

## 20 St. James's Square

London, SW1Y 4JY

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**13,088 sq ft**

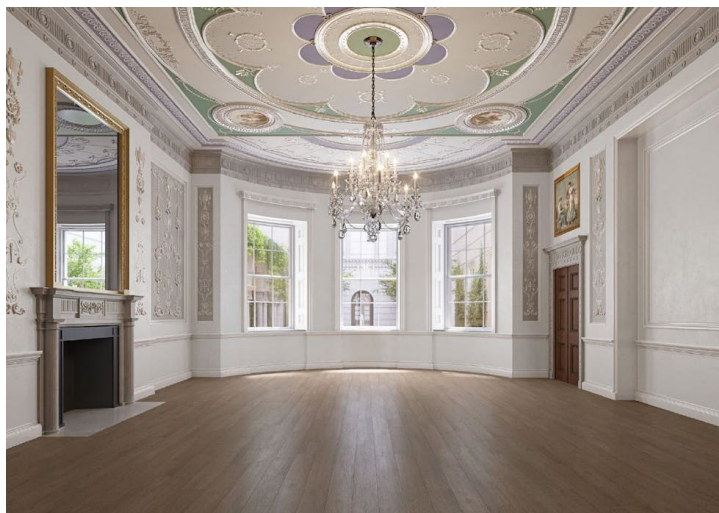
1,215.91 sq m

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Reference: #199555

# 20 St. James's Square

London, SW1Y 4JY



## Description

A self-contained headquarters opportunity in the prestigious 20 St James's Square. This Grade I listed building seamlessly combines contemporary design with traditional architecture, offering superior craftsmanship and attention to detail. With historic interiors carefully restored complemented by exquisite finishes and impeccable facilities throughout, this prime location in the heart of St James's Square is the perfect setting for your business.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Lower Ground	2,400	222.97	Coming Soon
Ground	3,078	285.96	Coming Soon
1st	2,573	239.04	Coming Soon
2nd	1,851	171.96	Coming Soon
3rd	1,690	157.01	Coming Soon
4th	1,496	138.98	Coming Soon
<b>Total</b>	<b>13,088</b>	<b>1,215.92</b>	

# 20 St. James's Square

London, SW1Y 4JY



## 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 building is perfectly positioned to be served by multiple major stations (Green Park, Piccadilly and Victoria).

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