

25 BURY STREET

ST JAMES'S SW1

GROW
With Us

Workplaces

**THE CROWN
ESTATE**

MANAGED OFFICES BY
THE CROWN ESTATE

PRIME ST JAMES'S OFFICES PROVIDING A FULLY FITTED MANAGED SOLUTION

25 Bury Street is situated in a central St James's position, featuring an attractive period facade and impressive reception area.


The building forms part of Managed Offices by The Crown Estate, which provide a host of tenant amenities all included in one simple cost.



WHY CHOOSE MANAGED?

-  Concierge reception, cycle racks, showers and lockers
-  Planting maintenance, waste management, utilities and daily cleaning all included
-  Customers will be offered access to the complimentary wellbeing programme
-  BREEAM "Excellent" & EPC Rating "B"
-  4-Pipe fan coil air-conditioning
-  2 x 14 person passenger lifts
-  Fully accessible raised floors
-  Fibre ready 1000MB per floor
-  Bookable meeting rooms and events space
-  Male and female WCs

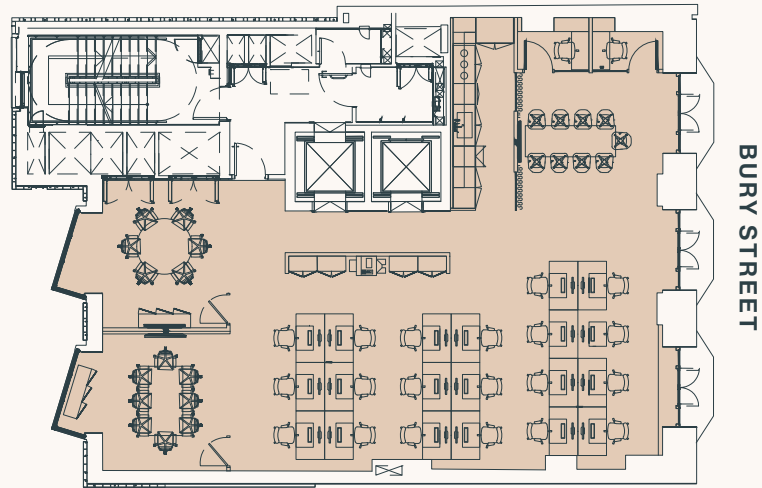
WHAT WE OFFER

-  Your own front door entirely self-contained office floor
-  Lease flexibility 1-3 year terms
-  One simple all inclusive cost
-  Ready to occupy
-  Contracts from 12 months
-  Fully fitted & furnished units



THE BUILDING ACCOMMODATION

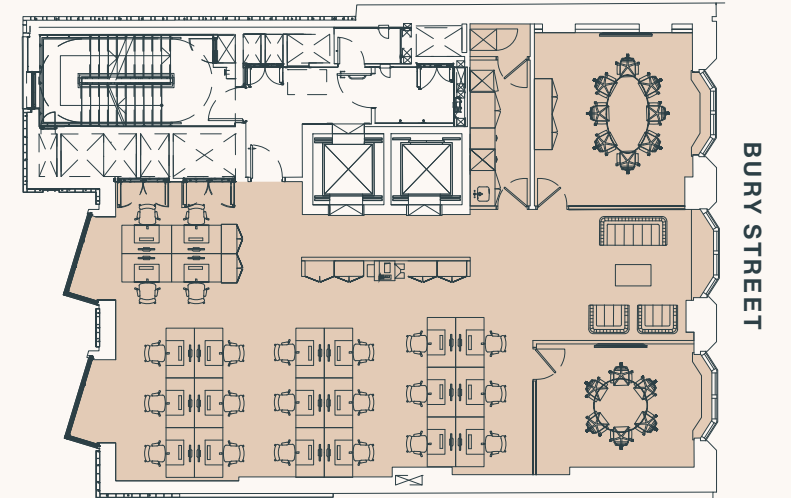
FLOOR	SQ FT	SQ M
5 th	LET	LET
4 th	1,777	165.0
3 rd	LET	LET
2 nd	1,741	161.7
1 st	LET	LET
TOTAL	3,518	326.7



Not to scale. For indicative purposes only. ↻

FOURTH FLOOR - OPEN PLAN LAYOUT 1,777 Sq Ft (165.0 SqM)

Open Plan Desks	x20
6 Person Meeting Room	x1
8 Person Boardroom	x1
Lounge/Breakout	x1
Booths	x2
Teapoint	x1
Comms Room	x1



Not to scale. For indicative purposes only. ↻

SECOND FLOOR - OPEN PLAN LAYOUT 1,741 Sq Ft (161.7 SqM)

Open Plan Desks	x18
6 Person Meeting room	x1
8 Person Boardroom	x1
Lounge	x1
Collaboration Area	x1
Teapoint	x1
Comms Room	x1

WHY THE CROWN ESTATE?

With a portfolio of over 10 million sq ft mixed use central London property portfolio, primarily around Regent Street and St James's, The Crown Estate is one of the largest property owners in Central London.

Its an evolving mix of destinations where people live, work, shop and visit. Through our developing strategy, and using our convening power, we want to play our part in creating a new chapter in London's history, guiding its regeneration into a sustainable and smart city, to retain its global status.

WELLBEING

The Crown Estate provides a complimentary Wellbeing service for its customers, which includes a timetable of classes and events in a range of locations.

Weekly classes: Hit & Core, Pilates and Bootcamp classes available each week booked online via the wellbeing hub

Live timetables: Studios at 13 Maddox Street, 6 Babmaes and 1 Heddon Street, along with outdoor space

Weekly newsletter: Keep up to date with news, events and special offers from and around the portfolio



FURTHER AMENITIES

All Customers of The Crown Estate can pay to use facilities across the London estate including:

- 12 Charles II Street:** Meeting rooms for hire
- 6 Babmaes:** Meeting rooms, work space and event space for hire
- One Heddon Street:** Meeting room and event space for hire



KEY STATION WALK TIMES

- GREEN PARK**
03 MINS
- PICCADILLY CIRCUS**
04 MINS
- CHARING CROSS**
10 MINS

All travel times from the building. Source TfL.

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