



Nº 63
ST JAMES'S
STREET

SW1

TWO SIDES



CGI depicts facade.

TO THE STOREY

WITH AN IMPOSING PORTLAND STONE FAÇADE, THE BUILDING STANDS SIX STOREYS HIGH WITH ROUND-ARCHED BAY WINDOWS.

A HERITAGE EXTERIOR MEETS A CONTEMPORARY INTERIOR WITH CURATED FINISHES TO SUIT THE DISCERNING.



CGI depicts reception.





CGI dépiéts reception



CGI depicts typical upper floor.



THE FINER DETAILS



CGI depicts office gallery.



Characterful retained *facade*

Concierge

High quality *impressive* reception finish

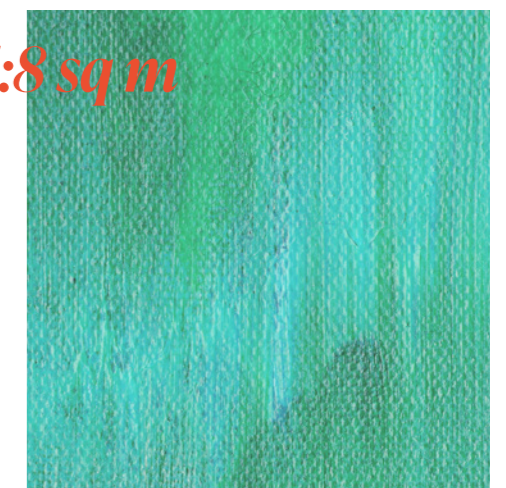
Ceiling heights up to *3.1m*

Targeting *BREEAM* rating 'Very Good'

42 bike spaces, *33* lockers and *4* showers

1 x 16 passenger lift and *1 x 14* passenger lift

Occupational density *1:8 sq m*



GRANDS

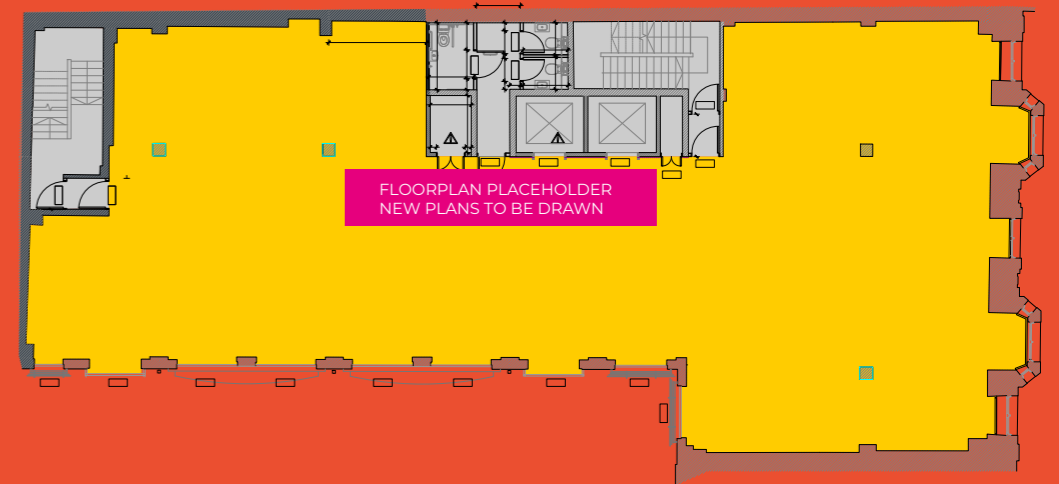


ST JAMES'S STREET

| | | |
|--------------|---------------------|---------------------|
| Sixth | 73.5 sq m | 791 sq ft |
| Fifth | 221.8 sq m | 2,387 sq ft |
| Fourth | 279 sq m | 3,003 sq ft |
| Third | 347.1 sq m | 3,736 sq ft |
| Second | 347.1 sq m | 3,736 sq ft |
| First | 347.1 sq m | 3,736 sq ft |
| Ground | 201 sq m | 2,164 sq ft |
| Reception | 86.6 sq m | 932 sq ft |
| Lower ground | 167 sq m | 1,798 sq ft |
| Total | 2,070.2 sq m | 22,283 sq ft |

B

1,798 sq ft



G

2,164 sq ft





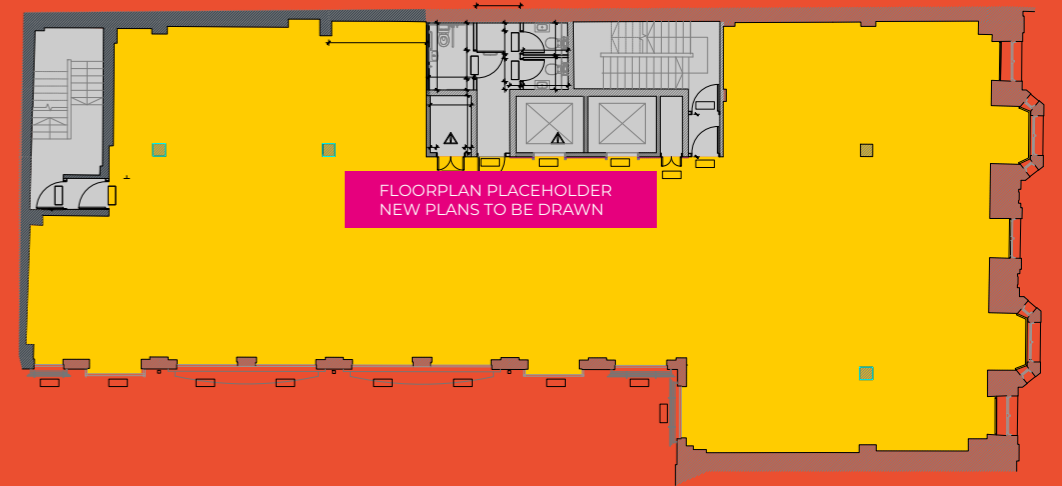
1

3,736 sq ft



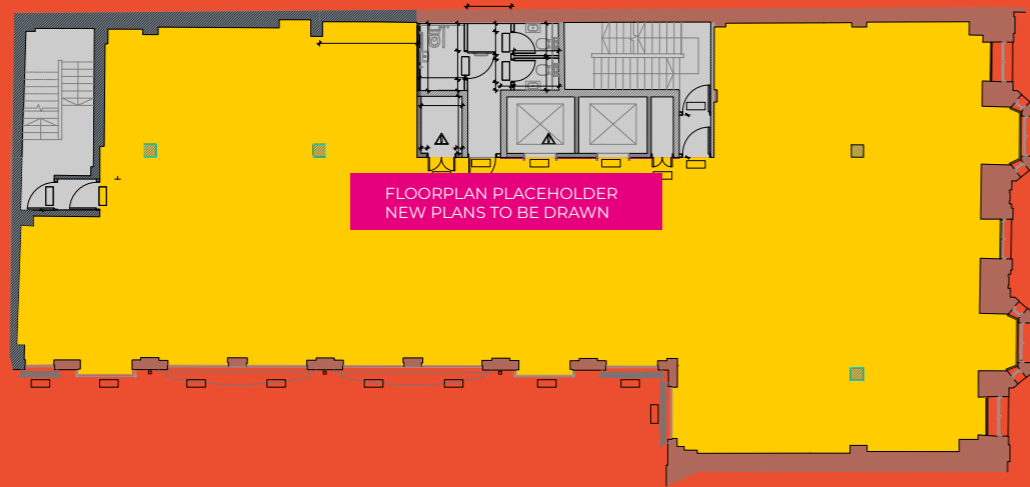
4

3,003 sq ft



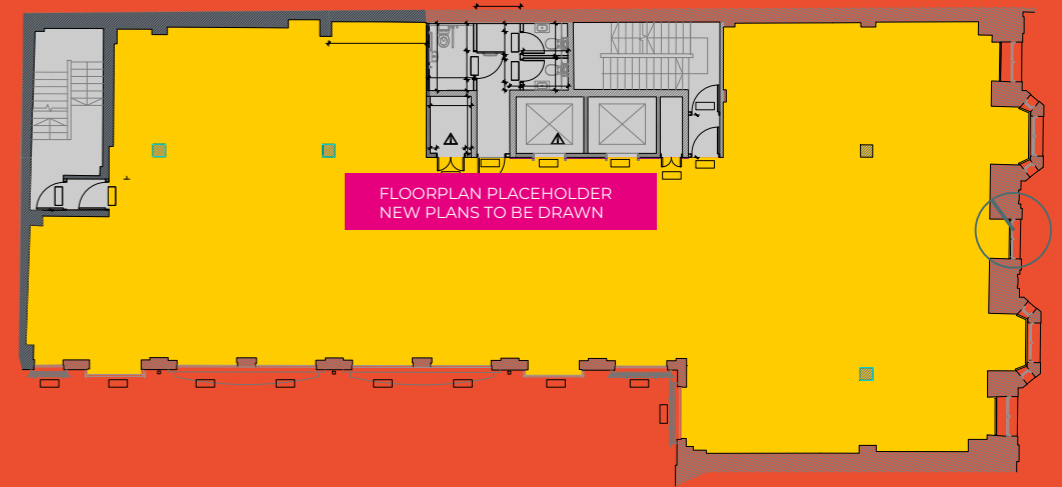
2

3,736 sq ft



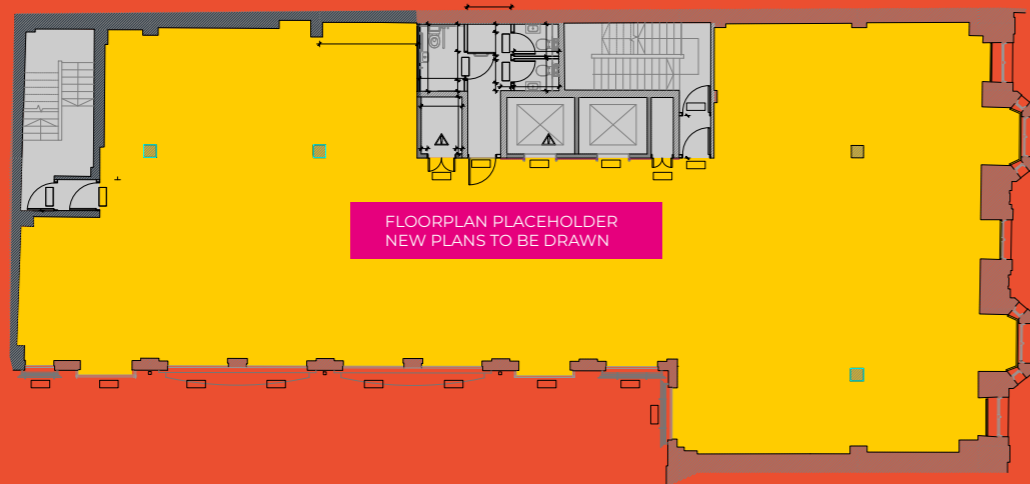
5

2,387 sq ft



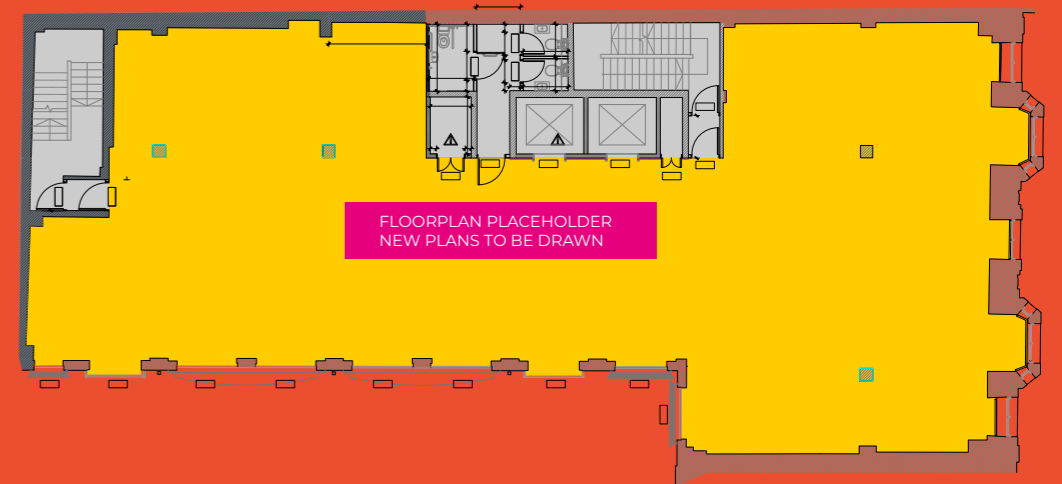
3

3,736 sq ft



6

791 sq ft

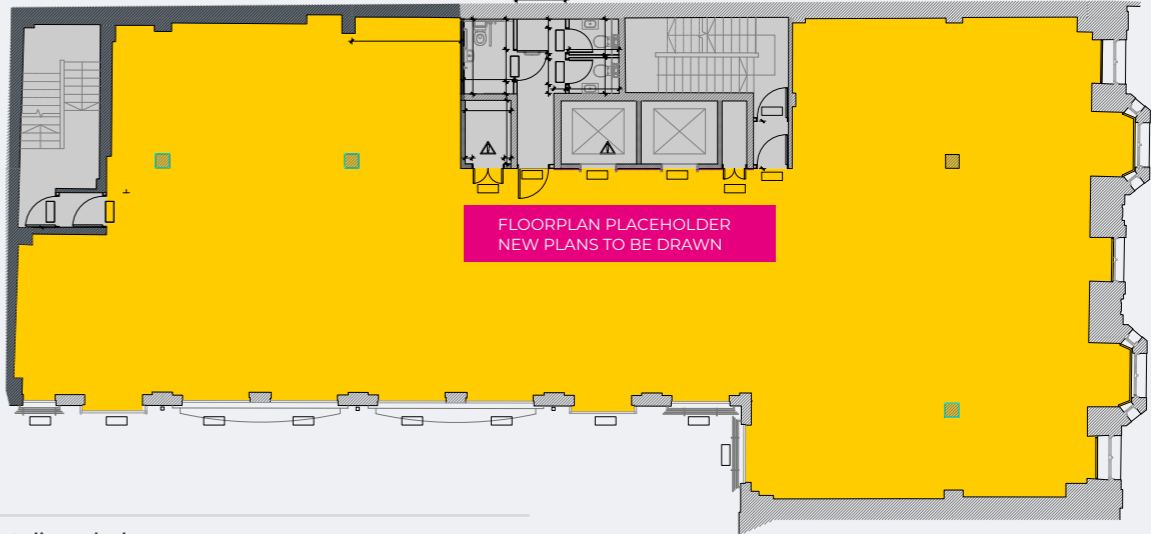




CGI depicts typical upper floor.

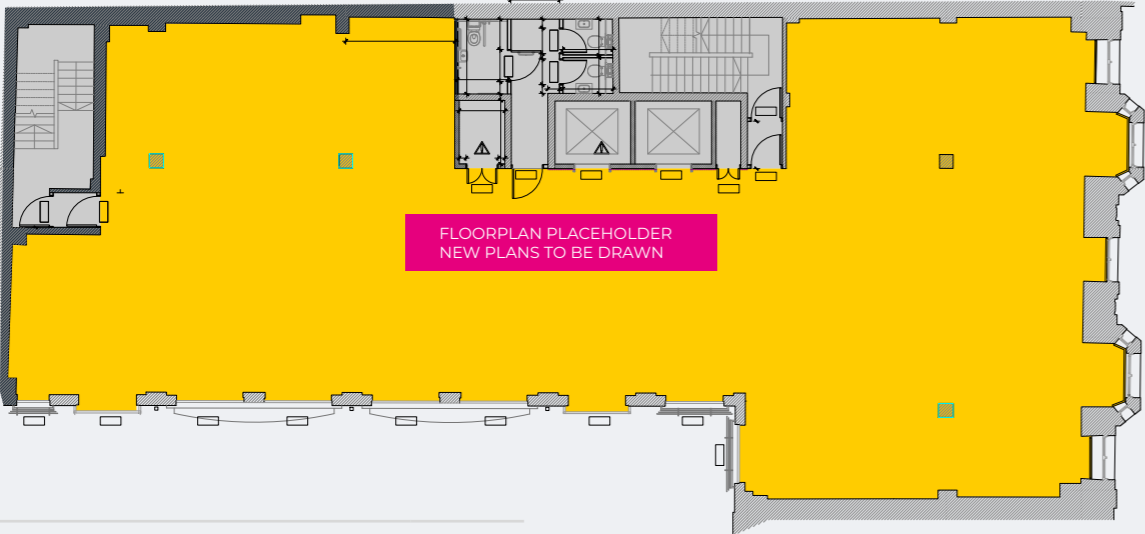


Mixed



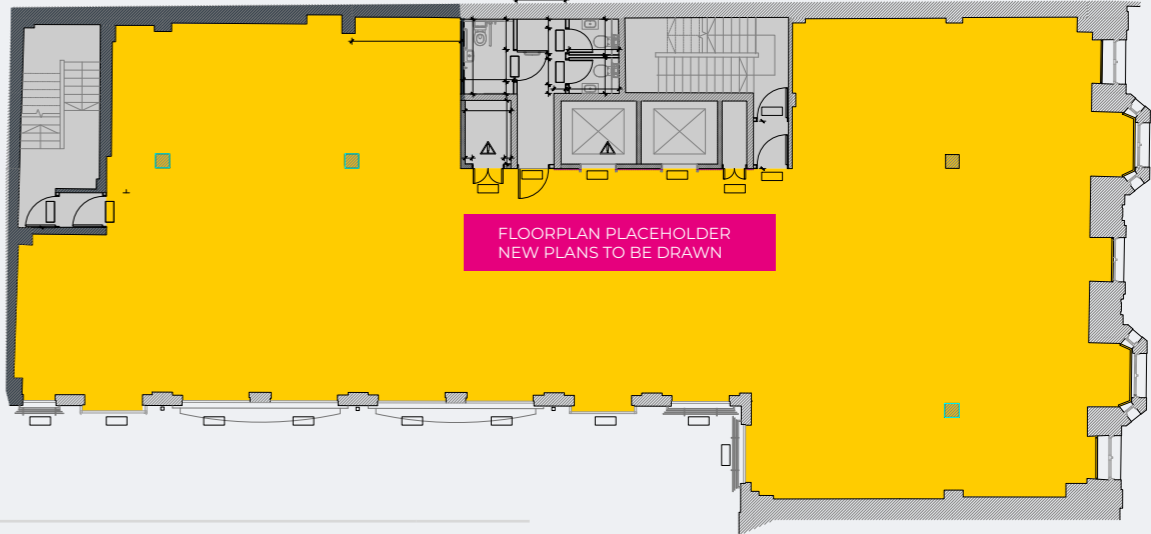
| | |
|-------------------------|----|
| Celluar desks | XX |
| Open plan desks | XX |
| 4 person Meeting rooms | XX |
| 12 person Meeting rooms | XX |
| Occupational density | XX |

Open plan



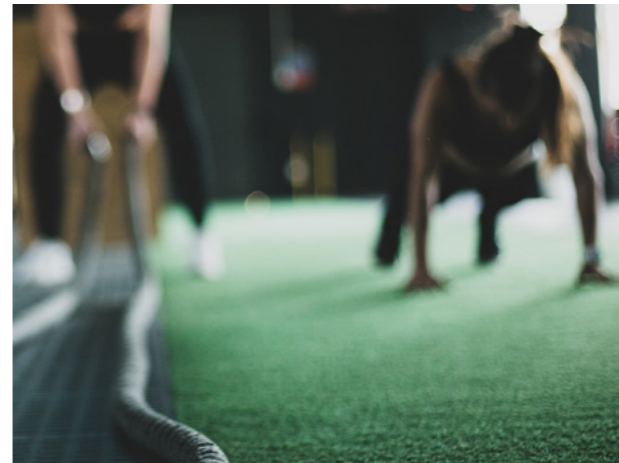
| | |
|-------------------------|----|
| Celluar desks | XX |
| Open plan desks | XX |
| 4 person Meeting rooms | XX |
| 12 person Meeting rooms | XX |
| Occupational density | XX |

Cellular



| | |
|-------------------------|----|
| Celluar desks | XX |
| Open plan desks | XX |
| 4 person Meeting rooms | XX |
| 12 person Meeting rooms | XX |
| Occupational density | XX |

THE DELIGHTFUL JUXTAPOSITION OF ST JAMES'S



A neighbourhood redolent with heritage but re-inventing itself in surprising ways, St James's is where the past and present happily co-exist. From the big West African flavours of Ikoyi to the Art Deco setting of The Wolesley, the area is renowned for its great taste. Luxury retailers marry provenance with craftsmanship like Emma Willis' shirts made in Gloucester and Grenson shoes still manufactured in Northamptonshire. Step away from the desk and work up a sweat at Equinox or Ten Health & Fitness. Seeking inspiration? Browse beautiful books at Assouline or allow the aromacologists at anatomē to introduce you to their unique apothecary. Around every corner, there's a new experience to be had.



ST JAMES'S STREET

Fitness

1. Equinox
2. PureGym London
3. Nordic Balance
4. Ten Health & Fitness

Culture

1. White Cube
2. Institute of Contemporary Arts
3. Christie's London
4. The London Library
5. Royal Academy of Arts
6. Chatham House

Retail

1. Paul & Shark
2. Aquascutum
3. Maison Assouline
4. Dover Street Market
5. Assos of Switzerland
6. Berry Bros. & Rudd
7. Turnbull & Asser Bespoke
8. John Lobb
9. Paxton & Whitfield
10. Arc'teryx
11. Dunhill
12. Sunspel
13. Fortnum & Mason

Restaurants & Cafés

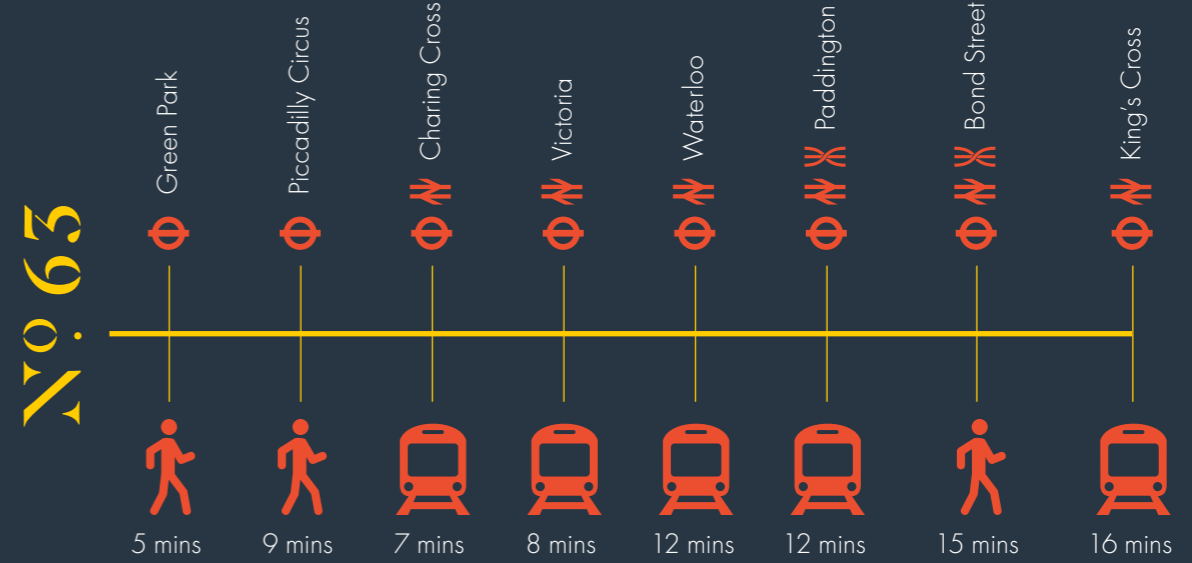
1. Chutney Mary
2. Cafe Murano
3. The Wolseley
4. Hawksmoor
5. Avenue
6. MNKY HSE
7. Novikov
8. Quaglino's
9. Burger & Lobster
10. Sexy Fish
11. Franco's

Hotels

1. The Dorchester
2. Four Seasons
3. The Wolseley
4. Brown's Hotel
5. London Hilton
6. InterContinental
7. The Ritz
8. The Stafford London

JUST THE TICKET

St James's is exceptionally well served when it comes to transport with Charing Cross, Victoria and Waterloo rail stations all within easy reach. Bond Street station will offer Elizabeth Line connections to Heathrow and Canary Wharf. Green Park and Piccadilly Circus stations are mere minutes away on foot.



Lease

New leases are available direct from the Landlord for a term by arrangement.

Rent

On application.

Viewing

By prior appointment with joint letting agents Knight Frank and Colliers International.

Contact



Ben Lewis

ben.lewis@knightfrank.com

020 7861 1197

07966 233 680

Oliver Watkins

oliver.watkins@knightfrank.com

020 7861 1547

07976 577 325



Alex Kemp

alex.kemp@colliers.com

020 7487 1713

07881 610 962

Matt Lord

matt.lord@colliers.com

020 7487 1793

63STJAMESSTREET.CO.UK

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