



TWENTY

ST JAMES'S



## TWENTY ST JAMES'S STREET, A NEW OFFICE DESIGN



What was once a traditional corporate headquarters office building in the heart of the West End has been redesigned to now play host to today's institutions of international commerce amid the very latest in cultural luxury and exclusivity.



A dramatic new office building has been designed behind the retained classical Portland stone façade at TWENTY St James's Street.

*Exterior view CGI. Indicative only.*



## THE BUILDING'S IMPRESSIVE RECEPTION REFLECTS ITS PRESTIGIOUS SURROUNDINGS

The reception harnesses height, volume and light to create a welcoming space like no other.

Used as a private entrance, a space to entertain or relax, or provide a more conservative office reception — the design allows flexibility and encourages an occupier to showcase their personal style.

Main entrance CGI. Indicative only.



## SUMMARY SPECIFICATION

<b>LIFTS</b>	2 x 13-person lifts, 1 x 15-person lift
<b>OCCUPANCY</b>	Workplace Density of 1:10 sq m
<b>AIR CONDITIONING</b>	VRF fan coil air conditioning*
<b>EXTERNAL TERRACES</b>	2nd floor and 6th floor terraces
<b>SUSPENDED CEILINGS</b>	Metal tiled suspended ceilings*
<b>LIGHTING</b>	400 Lux* to office areas
<b>FLOOR TO CEILING HEIGHTS</b>	Up to 2.75m clear floor to ceiling height
<b>FLOOR PLATE DIVISION</b>	Floor plates designed to be divided in two if required
<b>RAISED FLOOR ZONE</b>	All office floors provide 150mm raised floor zone
<b>LANDLORD GENERATOR</b>	Landlord generator for life safety provided
<b>KITCHEN FACILITIES</b>	Planning consent for large kitchen facility and extract system at roof level
<b>FM / STAFF ROOM</b>	Separate Facility Managers room and staff room
<b>CHANGING FACILITIES</b>	Six unisex shower cubicles and a disabled person's shower room, together with lockers and drying facilities
<b>BICYCLE SPACES</b>	32 bicycle spaces and 50 lockers
<b>WC FACILITIES</b>	WCs on all floors including one disabled WC on each floor
<b>BREEAM</b>	'Very Good' targeted

\*Ground and lower ground floor office space to be delivered to a shell and floor finish, other than the installation of WCs.



Reception CGI. Indicative only.

BERKELEY  
SQUARE

GREEN  
PARK

THE RITZ

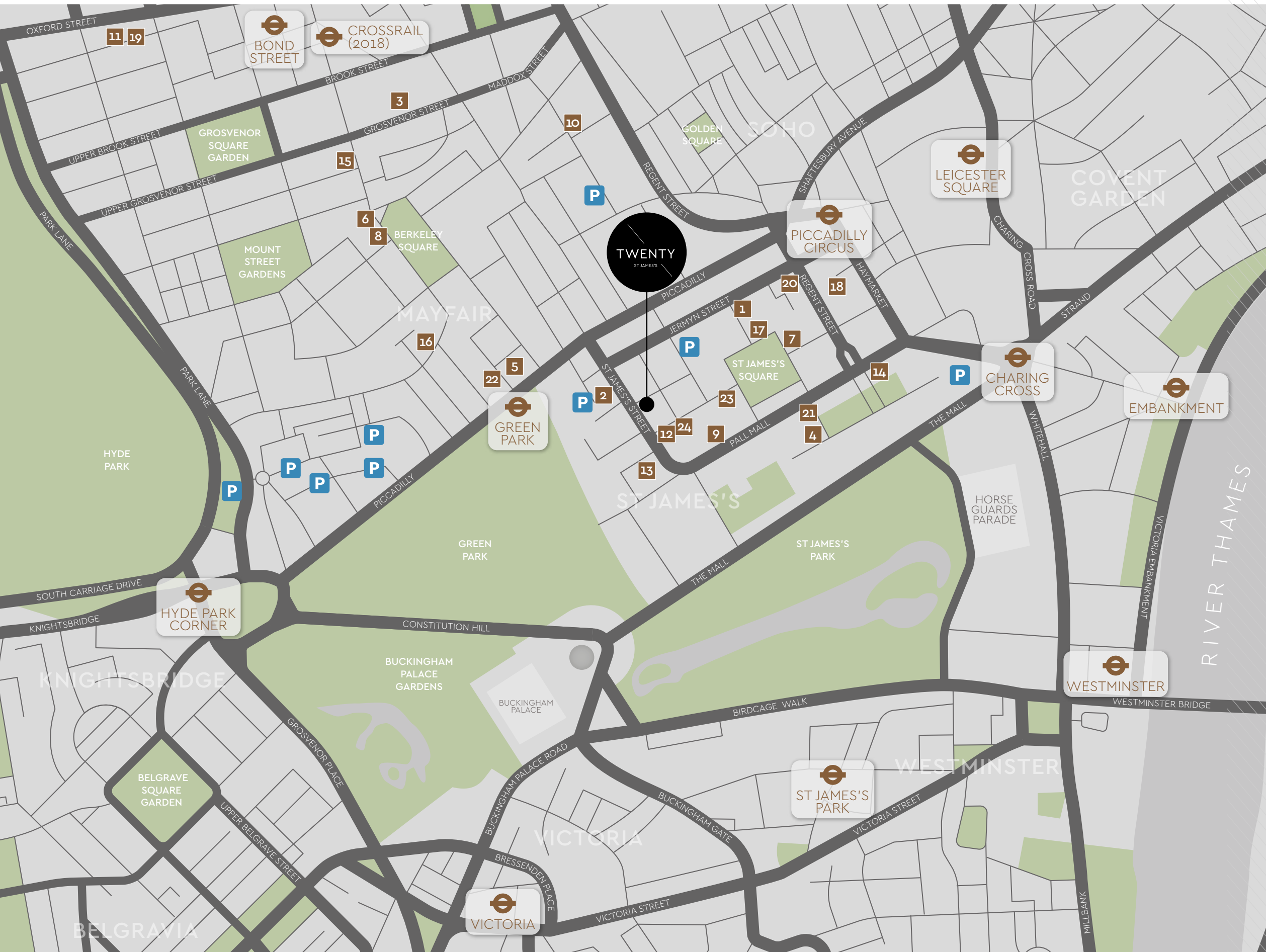
REGENT  
STREET

PICCADILLY

PICCADILLY  
CIRCUS

ST JAMES'S  
SQUARE





**OCCUPIERS**

- 1 Apax Partners
- 2 Artemis Investment
- 3 Associated British Foods
- 4 BAE Systems
- 5 Bain Capital
- 6 Blackstone Group
- 7 BP
- 8 Caxton
- 9 Credit Suisse
- 10 Davidson Kempner
- 11 Elliott Advisors
- 12 GAM
- 13 HSBC Private Bank
- 14 IoD
- 15 Lansdowne Partners
- 16 PJT Partners
- 17 Rio Tinto
- 18 The Carlyle Group
- 19 Centrica
- 20 Waverton Investment Management
- 21 KKR
- 22 Manchester United
- 23 Rolex
- 24 Temasek

**P** Parking





## ST JAMES'S ~ AN ONGOING EVOLUTION

Traditionally home to some of London's most notable retailers, restaurants, galleries and private members clubs, St James's is currently undergoing somewhat of an evolution. Without neglecting it's rich heritage, the area is now attracting a more diverse range of retailers, restaurants and local occupiers.

These include the likes of Cicchetti's, Cafe Murano, Chutney Mary's and Milos for fine dining, The White Cube Gallery and David Gill for contemporary art and Arc'teryx, Tiger of Sweden and Sunspel for contemporary fashion.

1.  
ST JAMES'S MARKET  
*St James's*

2.  
THE PAPER AVIARY  
*Market Pavilion  
St James's*

3.  
TRUEFITT AND HILL  
*71 St James's Street*

4.  
JERMYN STREET  
*St James's*

5.  
ST JAMES'S PARK  
*St James's*

6.  
WHITE CUBE GALLERY  
*25-26 Masons Yard  
St James's*





# MAYFAIR & ST JAMES'S ~ LONDON'S LUXURY AND STYLE QUARTER



TWENTY St James's Street lies in the very heart of London's luxury and style quarter, a collection of streets and lanes crossing St James's, Mayfair and Piccadilly.

Home to over two thirds of the top 100 celebrated luxury brands, the area hosts 18 luxury five star hotels, and 23 Michelin star restaurants.

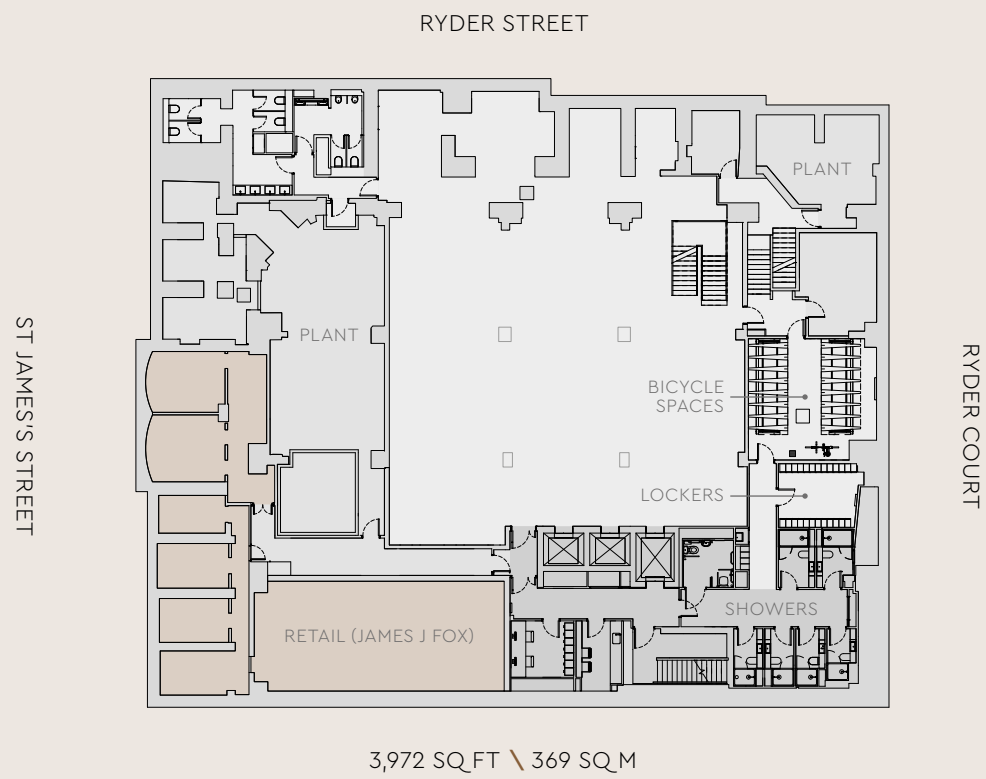
Reception CGI. Indicative only.



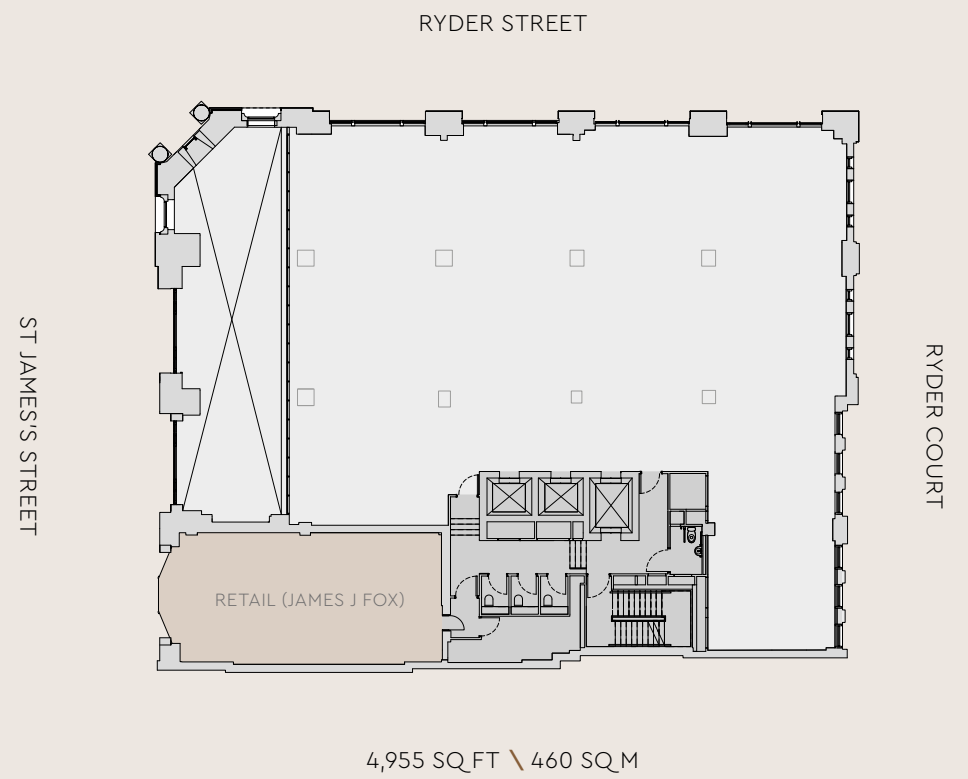
## SCHEDULE OF AREAS

FLOOR	SQ_FT	SQ_M
EIGHTH	4,219	392
SEVENTH	5,231	486
SIXTH	5,799	539
FIFTH	6,598	613
FOURTH	6,529	607
THIRD	6,519	606
SECOND	6,551	609
FIRST	4,955	460
GROUND	2,827	263
LOWER GROUND	3,972	369
<b>TOTAL</b>	<b>53,200</b>	<b>4,944</b>

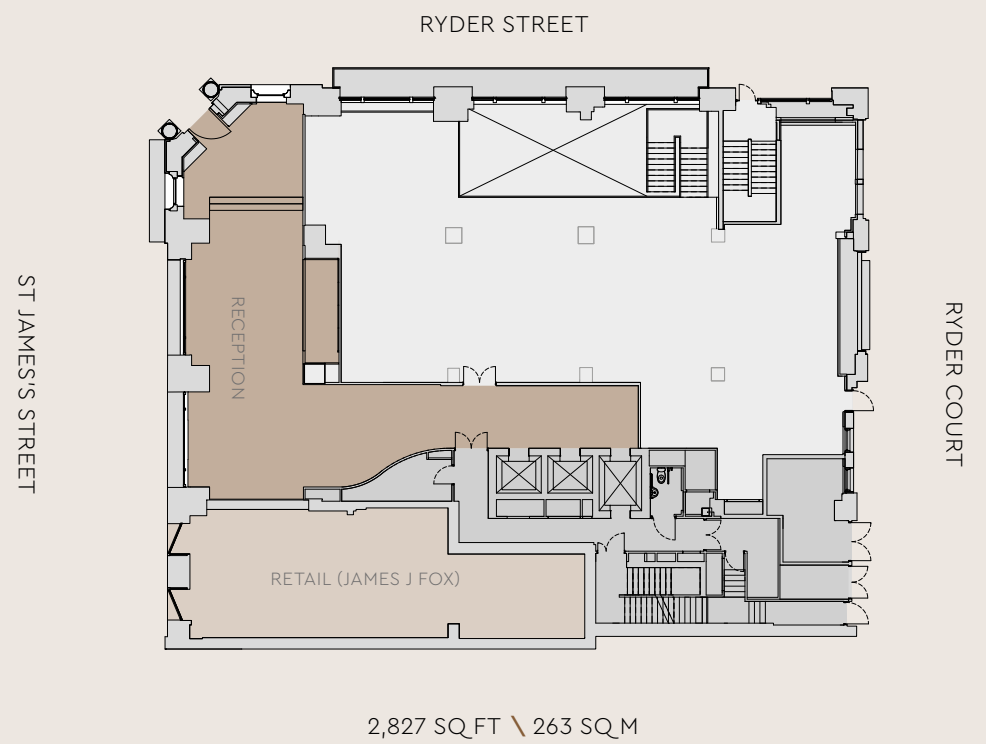
Approximate Net Internal Areas, subject to measurement.



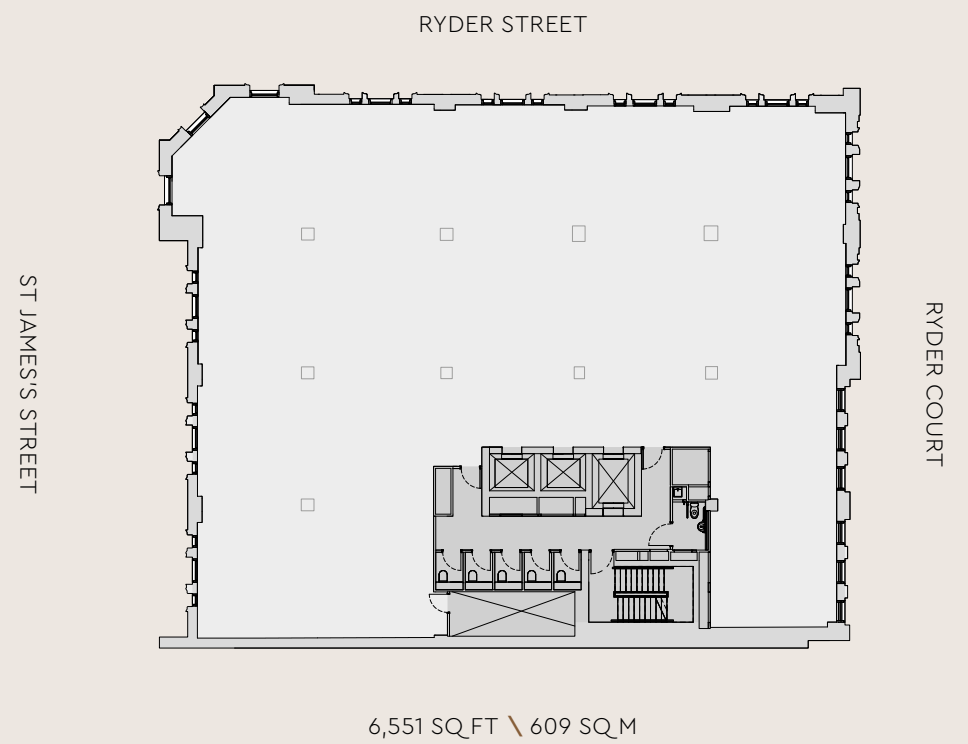
**LOWER GROUND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**



**SECOND FLOOR**

Indicative only. Not to scale.

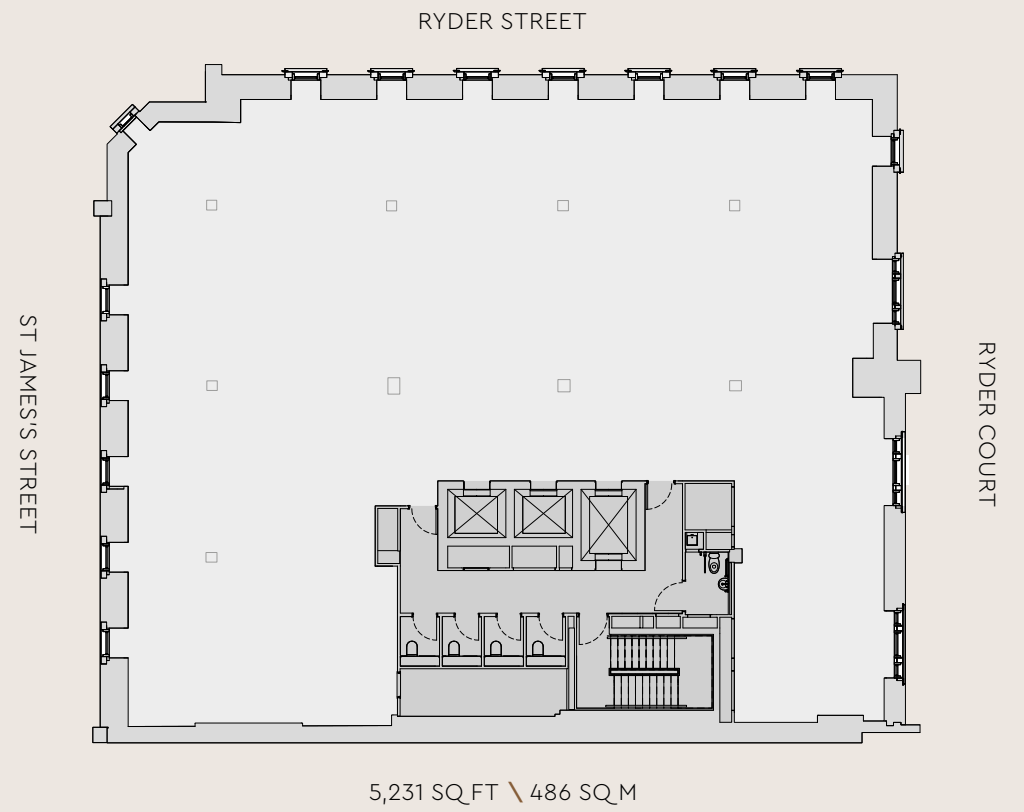
Indicative only. Not to scale.

Typical floor CGI. Indicative only.

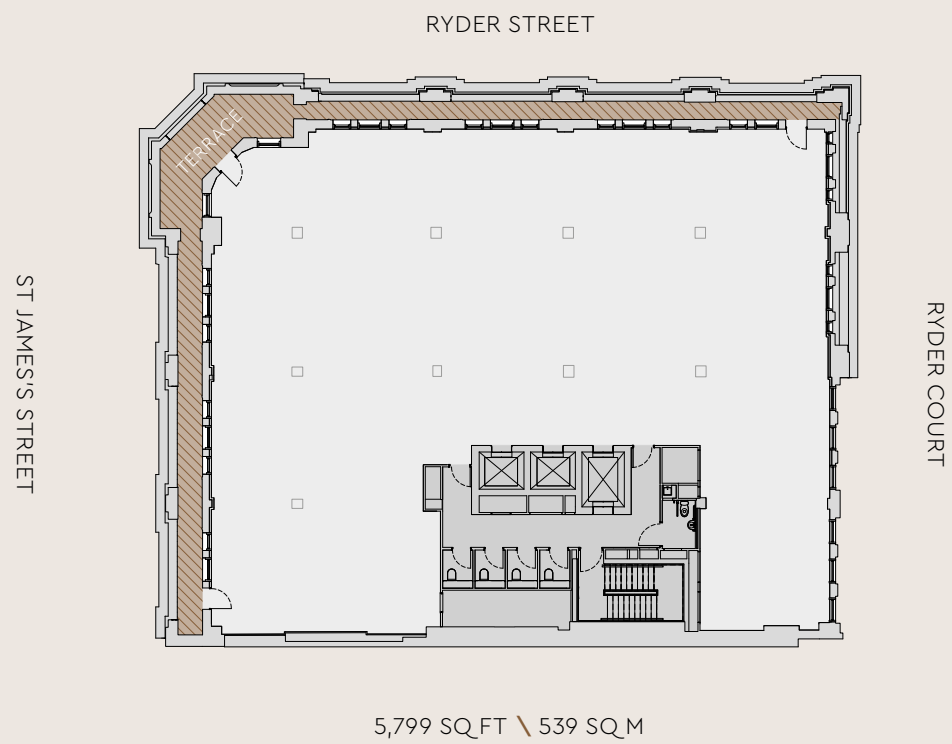




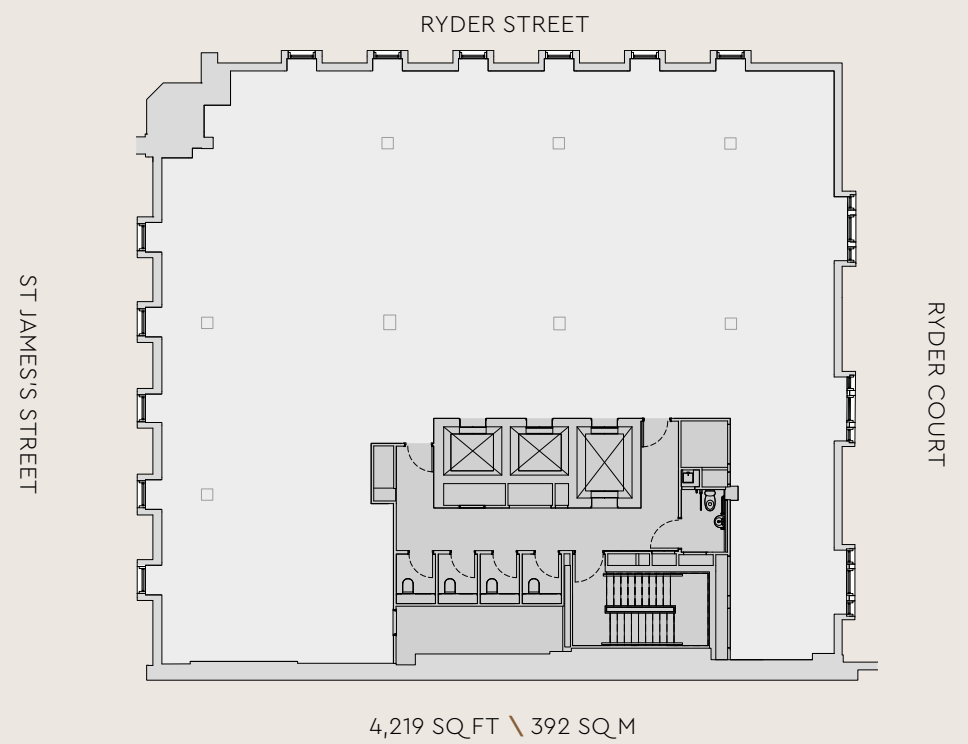
**TYPICAL UPPER FLOOR**



**SEVENTH FLOOR**



**SIXTH FLOOR**



**EIGHTH FLOOR**

Indicative only. Not to scale.

Indicative only. Not to scale.

# SPECIFICATION

## OCCUPANCY DESIGN CRITERIA

### BUILDING SERVICES

Generally one person per 10 sq m (net).

One person per 6 sq m for any one floor to be a dealer floor.

### MEANS OF ESCAPE

One person per 6 sq m (net).

### SANITARY ACCOMMODATION

One person per 10 sq m (net) 60% male / 60% female including one accessible WC per floor.

## CYCLES

32 bike spaces plus 50 lockers.

Seven unisex showers including accessible facilities at lower ground floor.

## OFFICE ACCOMMODATION

### PLANNING GRID

The office accommodation layout provides opportunity for cellular, mixed or open-plan office layouts utilising a 1.5m module.

### CLEAR CEILING HEIGHTS

- 2,570mm on first floor
- 2,750mm on second floor
- 2,600mm on third floor
- 2,610mm on fourth floor
- 2,560mm on fifth floor
- 2,550mm on sixth floor
- 2,480mm on seventh floor
- 2,550mm on eighth floor

### RAISED FLOORS

All office floors provide for 150mm overall raised floor zone.

### CEILING / LIGHTING ZONE

A lighting zone of 75mm is generally provided in the offices.

### INTERNAL FINISHES, OFFICE CEILINGS

Accessible 1650mm x 300mm plank perforated white metal suspended ceiling and white vinyl matt emulsion painted plasterboard margins.

### FLOORS

600 x 600mm medium grade metal raised access floor panels.

### INTERNAL DOORS

Solid core laminated timber doors provided in the core, stairs and toilets.

## RECEPTION

### CEILINGS

White emulsion painted plasterboard ceiling margin and stretched fabric ceiling.

### FLOORS

Natural reconstituted stone floors.

### FURNITURE

Bespoke designed Corian security desk.

## WALLS

### RECEPTION

Leather / fabric wall panels with metal / glass high level veil feature walls with polished plaster / plaster wall finishes.

### OFFICE AREAS

Painted plasterboard finishes generally.

### CORE / WC AREAS

Painted plasterboard / mirror finishes.

## TOILET ACCOMMODATION

### FLOORS

Natural reconstituted stone floors with plant on skirtings.

### CUBICLES

Full height solid partition walls and solid core laminated timber doors.

### SANITARY-WARE

High quality white china WCs, urinals and basins with polished chrome fittings.

### DISABLED WC

One accessible WC provided per office floor.

### SHOWERS

Seven self-contained unisex shower cubicles with locker and drying room facilities, including one disabled shower room.

## FAÇADE WORKS

### EXTERNAL WALLS / FAÇADES

St James's Street / Ryder Street façade

Comprising of a self-supporting Portland stone façade with full height large double glazed curtain walling.

Second to eighth floor painted / stained sash windows.

Ryder Court façade

Comprising of self-supporting Portland stone and ceramic glazed brickwork with stained sash windows and painted exit doors.

Accessible roof terraces are created at sixth, and second floors.

## STRUCTURAL DESIGN CRITERIA

The building has a structural steel frame, with intumescent paint / concrete / brickwork for fire protection with composite metal deck concrete floor slabs as appropriate / existing pot and beam and concrete floors ground to roof around reinforced concrete cores.

### FLOOR LOADINGS

The following imposed loads have been adopted in the design:

- Office areas (total): 2.5 kN/sq m + 1.0 kN/sq m
- Main plant areas: 7.5 kN/sq m

## SERVICES DESIGN CRITERIA

### MECHANICAL SERVICES

#### Design Parameters

External Design Conditions

- Summer 30°Cdb 20°Cwb
- Winter minus 4°C saturated

Internal Office Conditions

- Winter 20°C+/- 2°C
- Summer 22°C+/- 2°C

Internal toilets, staircases and reception conditions

- Toilets 19°C minimum
- Staircases 19°C minimum
- Reception 20°C+/- 2°C winter, 22°C+/- 2°C summer

Occupancy & Fresh air provision to the offices

- Occupancy One person per 10 sq m
- Fresh air 1.4 l/s/m<sup>2</sup>

Toilet / shower ventilation rate

- 10 air changes per hour extract or 25l/s extract for super-loos

Cooling Loads

- Small power loading 25W/m<sup>2</sup> with an additional 15W/m<sup>2</sup> across 25% of the office areas
- Heat gain for lighting 15W/m<sup>2</sup>
- Sensible heat gains 90W per person
- Latent heat gain 50W per person

Building Services Noise levels

- Office NR38
- Reception NR40
- Toilets NR45

### Building Heating and Cooling Systems

The building has a three pipe variable refrigerant flow (VRF) inverter driven heat recovery system capable of providing simultaneous heating and cooling at adjacent fan coil units to serve the office areas. The external VRF condensers are located at roof level with internal terminal units concealed within the suspended ceilings. Fan coil heated and cooled air is deliver to the offices through ceiling mounted grilles.

### Office Ventilation

Mechanical ventilation, complete with heat recovery and connected to a heat pump unit is provided within the roof plant area. The fresh air distribution to the office floors is via vertical ductwork risers with on floor distribution of fresh air via the raised floor. The fresh air is delivered to the office accommodation through floor grilles.

### Reception Heating / Cooling System and Ventilation

The reception area is provided with an independent inverter driven heat recovery split system providing heating or cooling. Ventilation is provided by the office ventilation system.

### Toilet / Shower / Circulation Space Heating & Ventilation Systems

The shower and toilet area is provided with mechanical ventilation to remove vitiated air.

The toilet areas are heated via electrically heated supply air from adjacent office areas.

The lower ground shower areas are heated and cooled by VRF fan coil unit.

The circulation areas are heated by electric panel heaters.

### Hot and Cold Water Services

The mains cold water service serves a new cold water storage and associated pumping equipment located at lower ground floor level. The boosted water service equipment distributes to all ablution appliances and tenant capped off tea point facilities.

Pipework is distributed through the ceiling voids and risers.

Capped and valved cold water connections for future tenant tea points are installed on each floor.

Hot water is generated by a Megaflo hot water calorifiers positioned in the lower ground floor room and distributed to landlord ablution appliances.

TMV3 valves are provided to toilet core wash hand basins. Disabled toilets are provided with thermostatic mixers as part of Doc M packs in accordance with the Building Regulations.

A sanitary plumbing installation including capped off services for future tea points is provided throughout the building.

### Gas Service

A gas service is not provided to the building.

### Condensate Drainage

The fan coil units connect to a condensate drainage pipework system installed within the suspended ceilings. This pipework then connects to local internal drainage stacks via waterless traps.



# SPECIFICATION

## ELECTRICAL SERVICES

### Design Parameters

#### Electrical Supply Characteristics

The premises are provided with three UKPN power supplies rated 200A, 400A and 800A. One serves the landlord areas, with another serving the tenant offices areas from ground to 8th floors and the third supply serving the tenant areas at lower ground and ground floor.

#### Lighting

Lighting Levels – As CIBSE Lighting Guide to include the following

Office Areas – 400 lux average maintained illuminance at 0.75m working plane and 0.4 uniformity in task areas based upon the following reflectances

Ceilings – 70%

Walls – 50%

Floors – 20%

Toilets and Showers – 200–250 lux average maintained illuminance at floor level

Plant rooms – 250 lux average maintained illuminance at floor level / 300 lux average maintained illuminance at floor level in the electrical switch room

Staircases – 150 lux average maintained illuminance at floor level

Reception – 250–300 lux average maintained illuminance at floor level / 350 lux at reception desk

Circulation areas – 150 lux average maintained illuminance at floor level

Other Areas – As CIBSE

Lighting Guide

Lighting Loads – 15 W/m<sup>2</sup>

#### Small Power Loads

Office Areas – 25 W/m<sup>2</sup> for office areas plus 15 W/m<sup>2</sup> spare capacity for 25% of the area per office floor.

#### Emergency Lighting

In accordance with BS 5266.

#### Lightning Protection

In accordance with BS EN 62305 Parts 1, 2 and 3.

#### Fire Alarm System

In accordance with BS 5839: Part 1 Category L1 with single stage evacuation.

#### Mains Distribution

The building is provided with a 200A TP&N, 400A TP&N and 800A TP&N low voltage electrical supply from the local UKPN network.

#### General Lighting Installation

Lighting within the landlord's common parts, including toilets, lift lobbies and circulation spaces comprise LED down lighters recessed within new plasterboard ceilings coupled with architectural LED feature lighting. Back of house areas as well as roof / plant spaces are provided with LED polycarbonate battens / bulkhead fittings. The reception area is provided with feature LED lighting to the ceilings, walls and reception desk with feature pendants.

#### Emergency Lighting

A comprehensive system of emergency / escape lighting is provided in accordance with BS5266.

#### Small Power Installation

General small power supplies will be provided to the landlord's areas, including

dedicated future hand drier connection points within each toilet core, adequate power outlets will be provided to the general circulation areas, staircases and plant areas for cleaning purposes. Supplies shall also be provided to mechanical services plant and equipment for items such as fan coil units, toilet extract, electric water heaters serving WC cores and shower room, electric space heating to staircases / circulation spaces and controls systems.

A disabled person's WC distress alarm together with sounder and reassurance light will be fitted in each disabled toilet / shower. All alarms will be repeated both locally external to the toilet and at a common indicator panel within the reception at ground level.

#### Security Systems

Access control system including video door entry systems to primary entrance doors is provided. Internal tenant entrance doors shall be supplied with containment systems only. CCTV coverage is provided to main entry points of the building and lifts.

#### Telecommunications

Incoming ducts for telecommunications facilities.

Vertical containment is provided in the risers for tenant's future data / telecom installations.

Telephone lines are provided for the reception desk and passenger lifts.

#### Lightning protection system

A lightning protection system incorporating protection tapes and the steel frame provide lightning protection facilities in accordance with BS EN 62305.

#### Disabled Person WC and Disabled Person Refuge Alarm systems

The premises are provided with a disabled person WC alarm system with remote indication. A disabled refuge alarm system is provided with intercom facilities provided at refuge points connecting to an indicator panel at reception / security desk.

#### LIFTS

The building is provided with two 13-person / 1,000 kg gearless and one 15-person 1,150kg motor room less traction passenger lifts operating as a triplex group at a speed of 1.6 metres per second. One of the lifts provides fire fighting facilities with rear access from the fire fighting lift lobby.

#### FIRE PRECAUTIONS

A fully addressable analogue system affording L1 coverage, is installed to all areas of the building in accordance with the Fire Officer and Building Control Officer's requirements and to comply with the requirements of BS 5839: Part 1. The system will comprise smoke and heat detectors, break glass units, electronic sounders (base mounted and standalone), flashing beacons and interface units. Within the reception area a high sensitivity smoke detection system is provided to afford a visually pleasing ceiling.

#### EXTERNAL LIGHTING

External lighting is provided to the facade to enhance the appearance of the building within the street scene.

#### PROVISION FOR TENANTS' FITTING OUT

##### ADDITIONAL PLANT SPACE

Plant space is provided within the roof external plant areas for tenant's future plant.

##### ELECTRICAL SMALL POWER AND LIGHTING

Tenants can make connections for their fitting out into dedicated supplies at each floor level distribution board. A raised floor is provided at each office floor for the distribution of tenant's small power and data facilities.

##### DATA AND TELECOMMUNICATIONS

Tenants can install their own data and telecommunications systems via their provider from the position of existing service ducts within the lower ground floor plant room.

##### WATER SERVICES AND DRAINAGE CONNECTIONS

There is provision for tenants to make water service and drainage connections at riser positions on each office floor for their tea points.

##### TEA POINT AND KITCHENETTE FACILITIES

Louvres are provided on the Ryder Court elevation to facilitate tenants ventilation from tea points and kitchenette facilities.

##### SATELLITE AND TERRESTRIAL TV INSTALLATIONS

A landlord satellite and TV installation backbone arrangements is provided for extension by tenants on each floor.

#### BREEAM and SUSTAINABILITY

The Building will achieve a BREEAM 'Very Good' rating and a 'B' rated Energy Performance Certificate rating.

#### FIRE PRECAUTION SYSTEM

The Building has a dry riser system combined with a Mist protection system and a Colt smoke ventilation system. Standby electrical generation is provided for life safety systems including bulk fuel storage.

## PROFESSIONAL TEAM

**DEVELOPMENT MANAGER**  
GRAFTON ADVISORS

**COST CONSULTANT**  
MPG SHREEVES LLP

**PRINCIPAL DESIGNER**  
MLM

**ARCHITECT**  
ORMS ARCHITECTS

**STRUCTURAL ENGINEER**  
HEYNE TILLET STEEL

**PLANNING CONSULTANT**  
DP9

**PROJECT MANAGER**  
CITY SOUTH PROJECTS LTD

**SERVICES ENGINEER**  
WATKINS PAYNE PARTNERSHIP

## FOR MORE INFORMATION

### CUSHMAN & WAKEFIELD

Craig Norton  
+44 (0) 20 7152 5527  
craig.norton@cushwake.com

Oliver Dobson  
+44 (0) 20 7152 5498  
oliver.dobson@cushwake.com

### STRUTT & PARKER

Alex Walters  
+44 (0) 20 7318 5043  
alex.walters@struttandparker.com

Sarah Brisbane  
+44 (0) 20 7318 4621  
sarah.brisbane@struttandparker.com

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