

ST. JAMES'S SQUARE LONDON SW1



8,000–18,000 SQ FT OF
PRIME ST JAMES'S SQUARE OFFICES

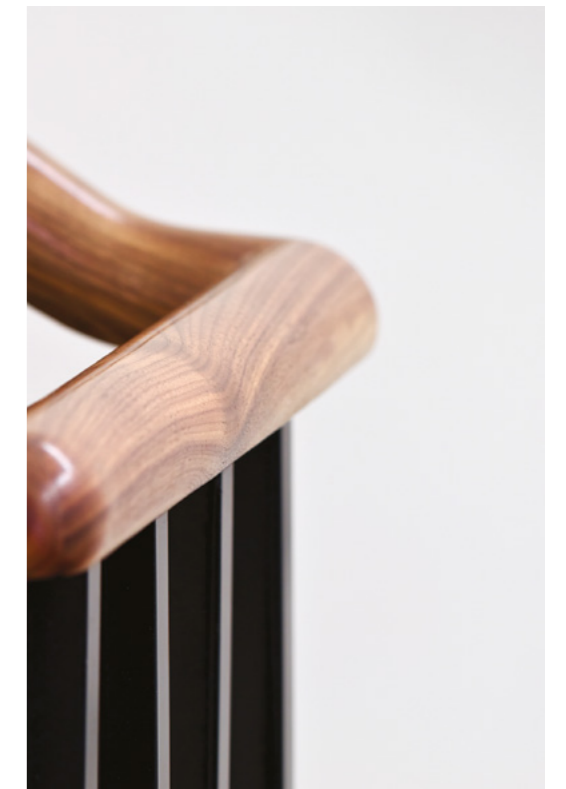


AN EXCEPTIONAL BUILDING IN A LANDMARK LOCATION

This high-quality office space at 8 St James's Square is an award winning Eric Parry designed scheme. St James's Square is one of the most desirable locations in London. The building commands exceptional views to the south overlooking the square and to the London skyline beyond.



Visitors are welcomed to the building when entering the stylish and sophisticated reception, which is home to works by well-known Brazilian ceramicist Carina Piscato.



AN ABUNDANCE OF SPACE

The coffered ceilings of the reception create more space and flow stylishly through to the expansive lift hall area.

The four glass-backed lifts are pitch black in colour allowing for exquisite contrast against the crisp white walls.

ST JAMES'S SQUARE

VIEW SOUTH FROM 5TH FLOOR TERRACE



ST JAMES'S SQUARE

A DISTINCT LONDON LOCATION

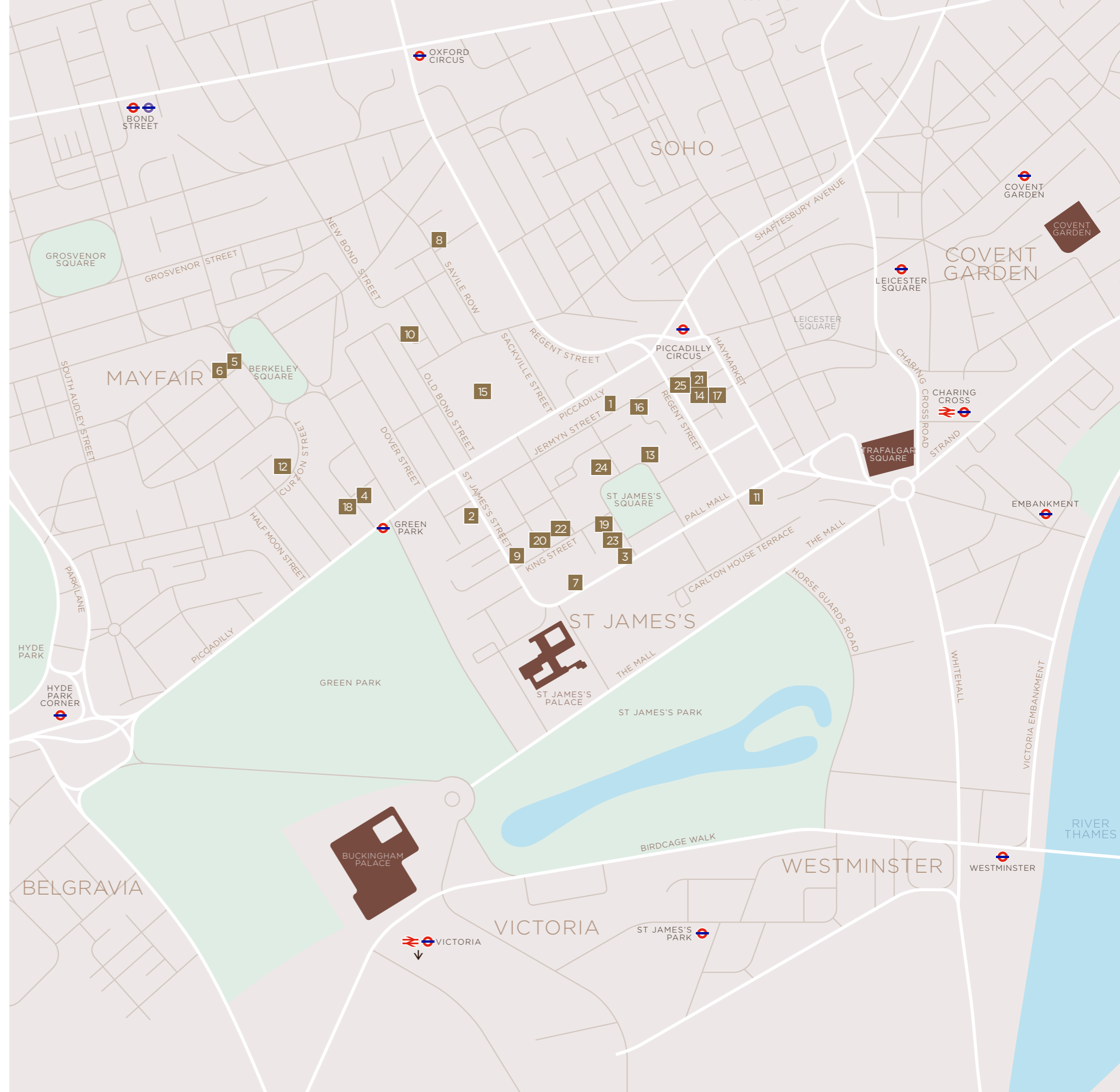
Located in the heart of the West End, it is widely recognised as the most desirable premier London Square.

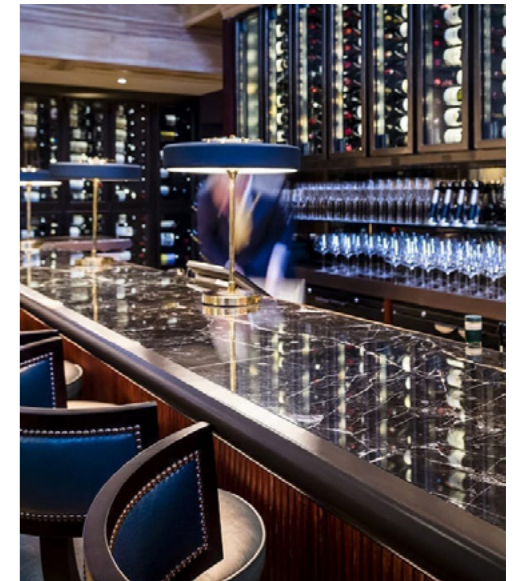
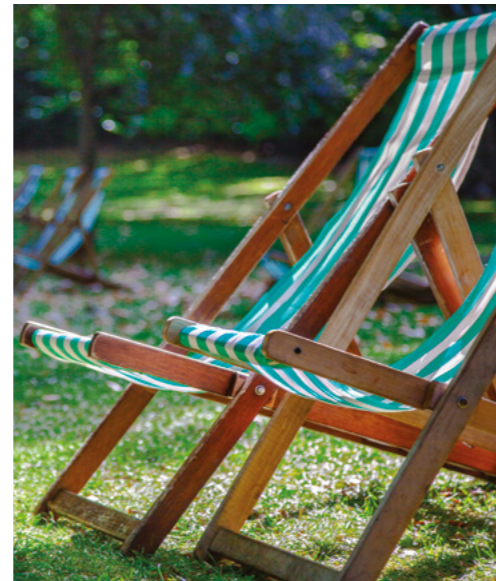
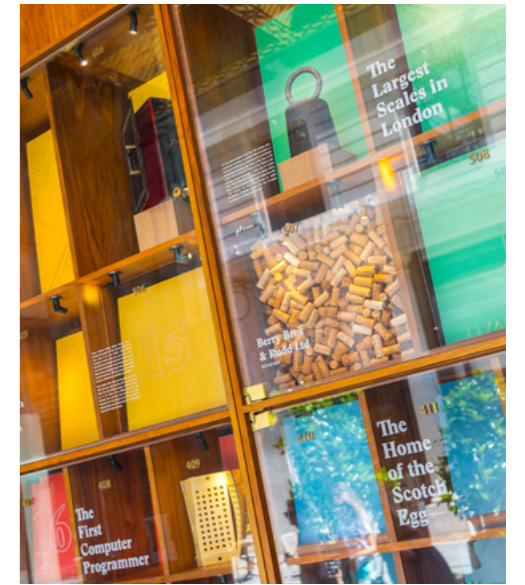
The frontage of the building looks out onto Duke of York Street, Apple Tree Yard and right onto St James's Square

London's most internationally renowned area is home to celebrated members clubs, five-star hotels, high-end restaurants and famous art galleries.

OCCUPIERS

- | | |
|----------------------|-----------------------------------|
| 1 Apax Partners | 14 The Carlyle Group |
| 2 Artemis Investment | 15 Royal Academy of Arts |
| 3 GHO Capital | 16 Waverton Investment Management |
| 4 Bain Capital | 17 Formula 1 |
| 5 Blackstone Group | 18 Manchester United |
| 6 Caxton | 19 Rolex |
| 7 Credit Suisse | 20 Temasek |
| 8 Davidson Kempner | 21 JO Hambro |
| 9 Putnam Investments | 22 Christie's |
| 10 HSBC Private Bank | 23 Cinven Partners |
| 11 IoD | 24 Chatham House |
| 12 PJT Partners | 25 Crown Estate |
| 13 Rio Tinto | |





AVAILABILITY

FIFTH FLOOR OFFICE	7,888 SQ FT	732 SQ M
FOURTH FLOOR OFFICE	10,141 SQ FT	942 SQ M
TOTAL	18,029 SQ FT	1,674 SQ M

Measurements are net internal areas.

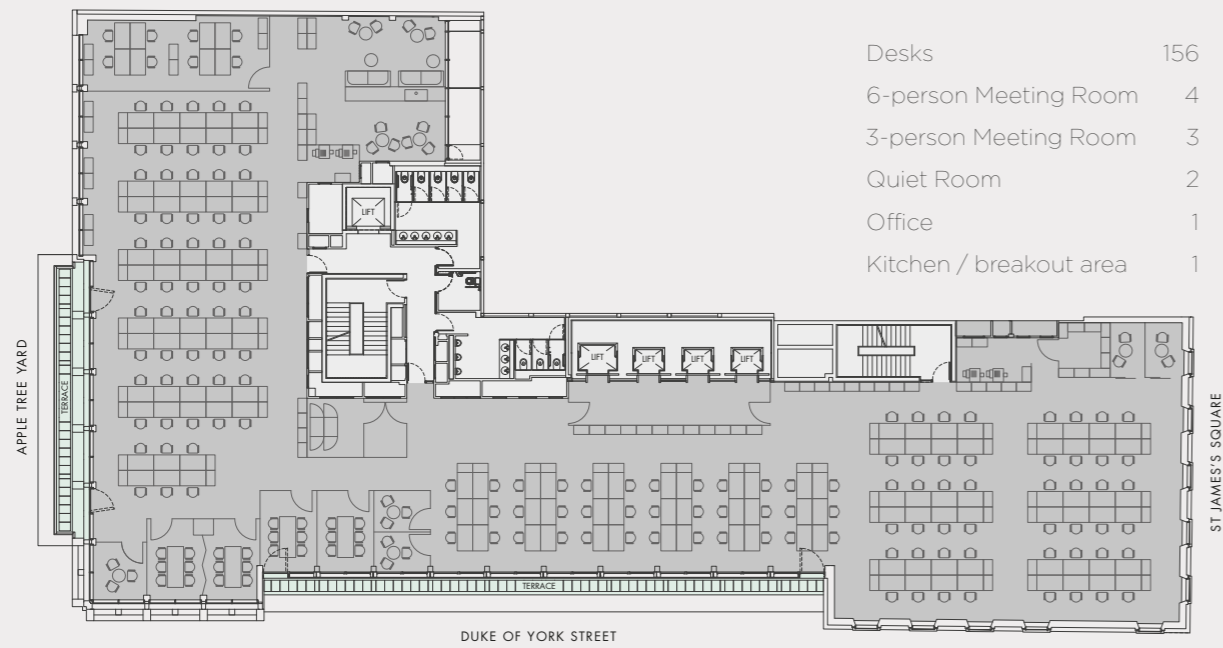
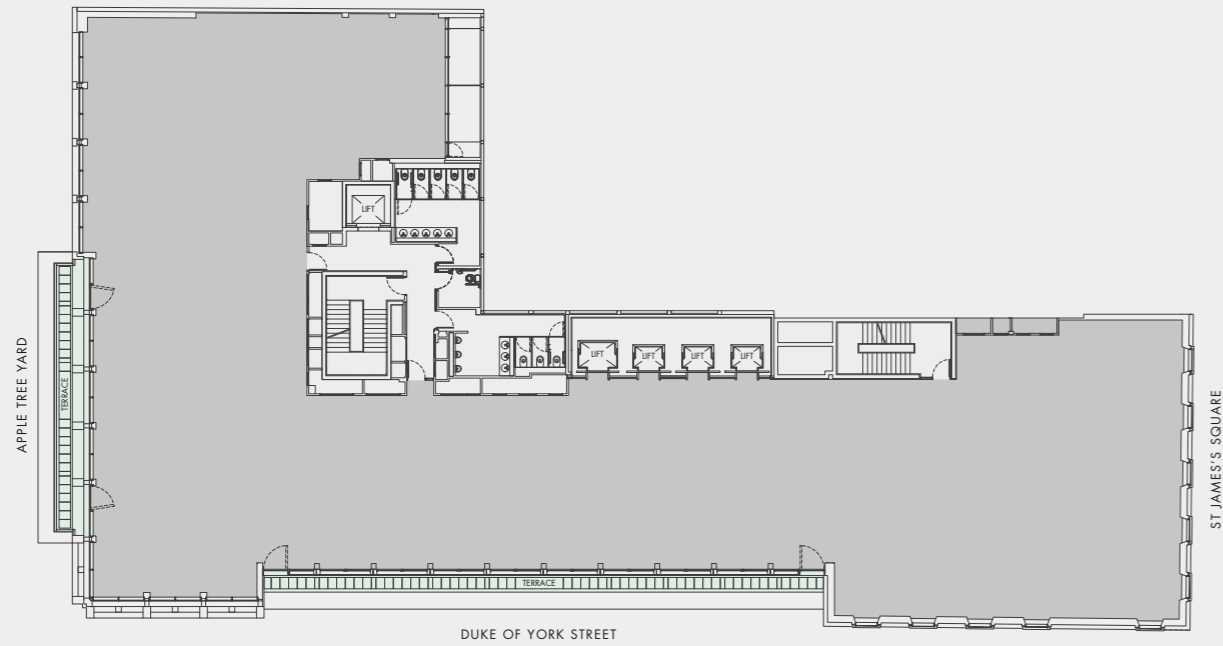
SUMMARY SPECIFICATION

- High quality fit-out
- Three x 13-person passenger lifts,
One x 17-person passenger lift
- 6 unisex shower cubicles and a disabled person's shower room together with 48 lockers and drying room facilities
- 2.75 m floor to ceiling height
- Roof terraces on 4th and 5th floors
- 78 bicycle spaces
- BREEAM "Excellent" rating
- EPC - B
- 150mm overall raised floor zone
- Metal tiled suspended ceilings
- Four-pipe fan coil air conditioning
- Recessed 600mm x 600mm DALI LED lighting
- 1x car parking space



4th Floor

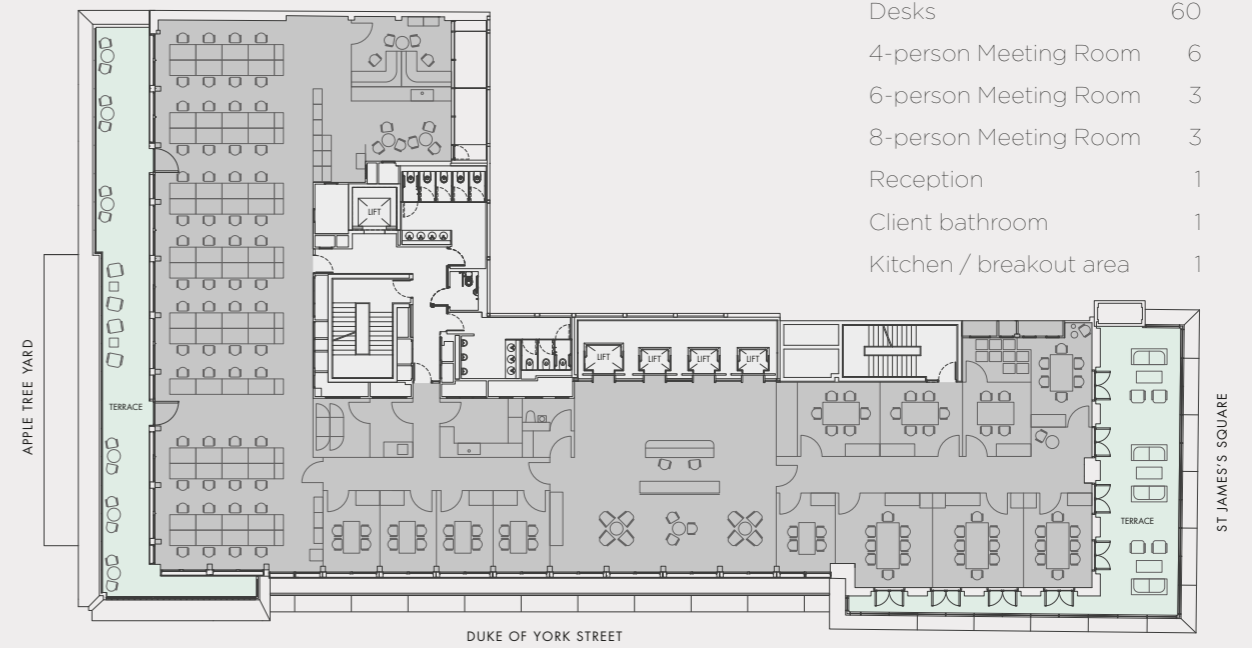
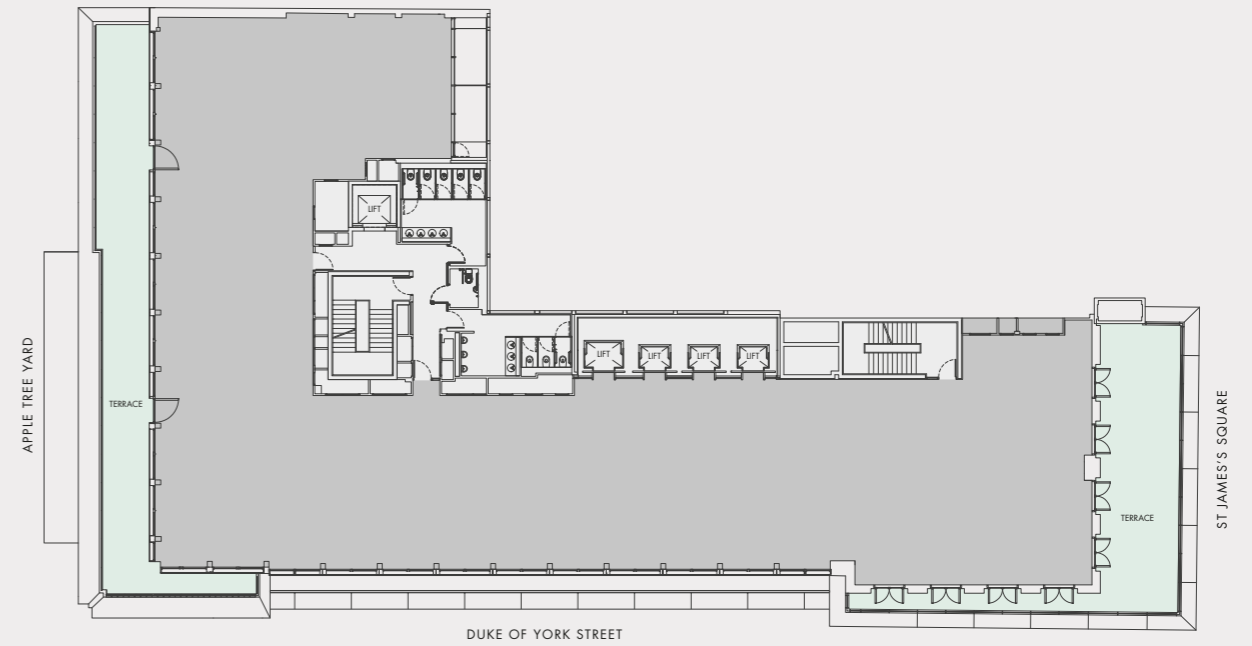
10,141 sq ft / 942 sq m



Indicative only. Not to scale.

5th Floor

7,888 sq ft / 732 sq m



Indicative only. Not to scale.





Terms: An assignment of the existing leases to expire March 2026.
Both leases are held inside the provisions of the Landlord and Tenant Act.

For further enquires please contact



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