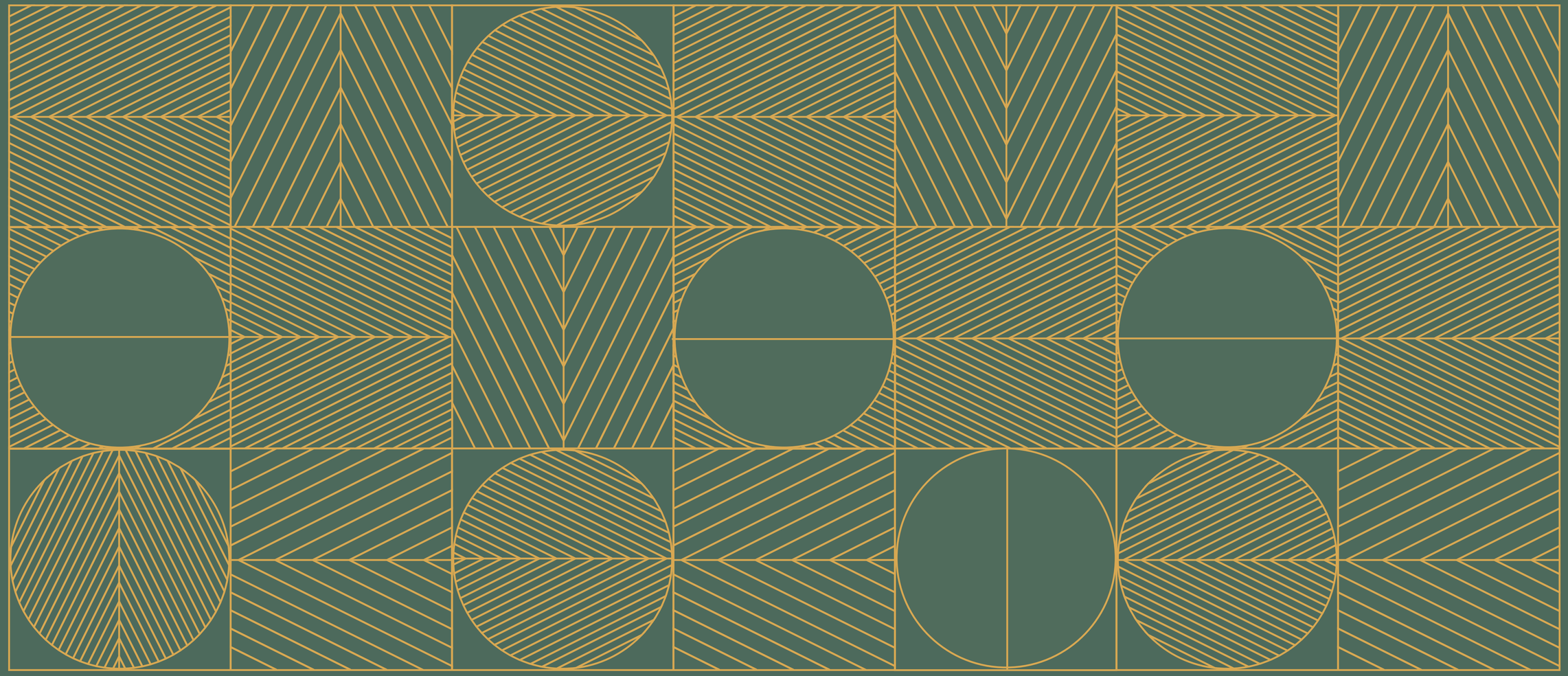
THIRTY SIX

St James's Street - SW1



THE CROWN ESTATE

CHARACTER & ELEGANCE

Thirty Six St James's Street has been recently refurbished and provides an elegant, and boutique office.

The restored characterful entrance leads the way to three upper floors and the communal roof terrace.



ONE SIMPLE ALL INCLUSIVE COST

READY TO OCCUPY

CONTRACTS FROM 24 MONTHS

FULLY FITTED & FURNISHED UNITS







WHY CHOOSE MANAGED?

YOUR OWN FRONT DOOR
Entirely self-contained office floor

LEASE FLEXIBILITY
From 24 months

FULLY CONNECTED
Fibre ready G Network
100MB per floor

WELLNESS
Customers will be offered a complimentary health and wellbeing programme

MEETING & EVENT SPACES
Bookable meeting rooms and events space

CLEAN & TIDY
Cleaning, maintenance, waste management and utilities all included.

EVENTS & TALKS
Occupiers will be invited to a series of pop up events and TED style talks

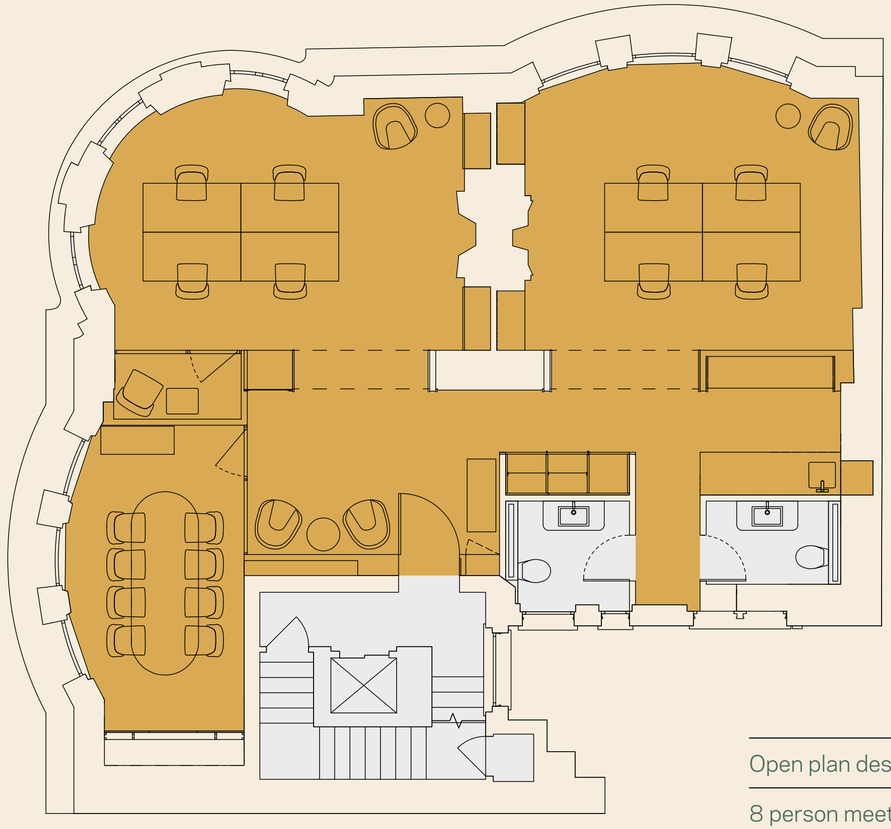
THE SPACE

BEST IN CLASS SPECIFICATION

- LED LIGHTING ON EACH FLOOR
- ORIGINAL CEILING CORNICES RETAINED
- PASSENGER LIFT
- DESIGNED TO 1:10 OCCUPANCY DENSITY
- RAISED FLOORS
- ENCASED VRF HEATING / COOLING SYSTEM WITH INDIVIDUAL CONTROLLERS
- EXCELLENT NATURAL LIGHT FROM THREE ELEVATIONS
- CAT A+ SPECIFICATION
- NATURAL VENTILATION THROUGH OPENABLE WINDOWS
- BESPOKE AND SUSTAINABLY SOURCED FURNITURE

4TH FLOOR

1,152 SQ FT / 107 SQ M



Open plan desks	08
8 person meeting room	01
Phone booth	01
Kitchennete	01

Office Core

Not to scale. For indicative purposes only.

6 BABMAES STREET



CLICK TO VIEW THE FILM





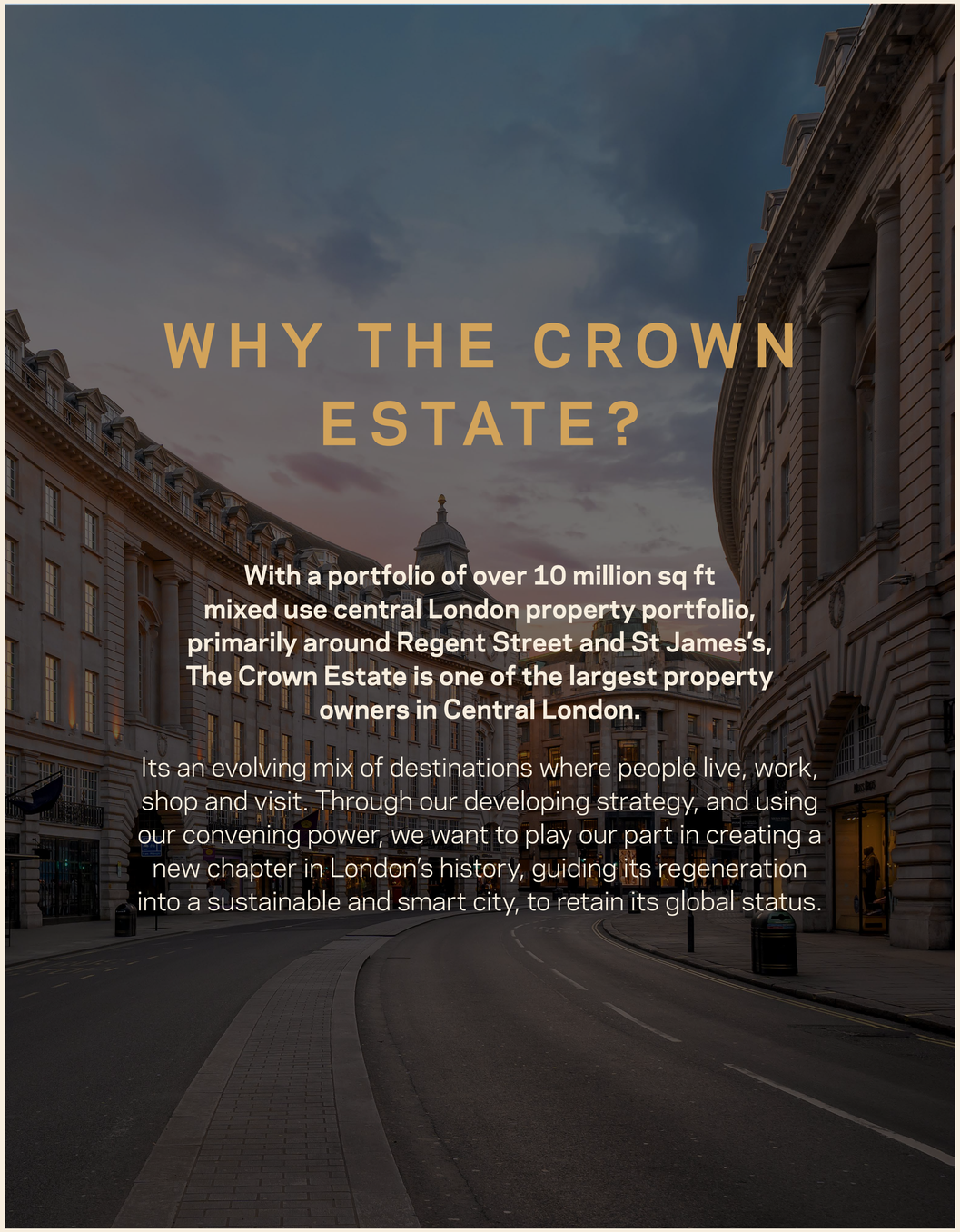




OUR NEW FLEXIBLE WORKSPACE HUB

As a customer of The Crown Estate you will have privileged access to 6 Babmaes Street and the amenities it offers.

This includes use of private meeting rooms, Co-working space, the business lounge, roof terrace and auditorium.



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.

FURTHER AMENITIES

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

MEETING ROOMS

1 Heddon Street provides a selection of meeting rooms

6 BABMAES STREET

The meeting suite at 6 Babmaes Street is available to hire for all customers

1 HEDDON STREET

Customers are able to hire the impressive event space and roof terrace at 1 Heddon Street

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 TIMETABLE

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

WEEKLY NEWSLETTERS

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

AN ENVIABLE LOCATION

Surrounded by historic landmarks and iconic cultural attractions, St James's also offers contemporary amenities to create the ideal working environment.

With many of the best shops and restaurants in London plus excellent transport links, it is no wonder that the area is occupied by many high profile businesses.

KEY STATION WALK TIMES

03 MINS
GREEN PARK

04 MINS
PICCADILLY CIRCUS

10 MINS
LEICESTER SQUARE

14 MINS
CHARING CROSS

All travel times from the building. Source TfL.









LOCAL AMENITIES

01. Gymkhana
02. Café Murano
03. Christie's
04. Chutney Mary
05. Claro London
06. 45 Jermyn Street
07. Fallow
08. Fortnum & Mason
09. Bob Bob Ricard
10. O'Ver
11. Ole & Steen
12. Ambassadors Clubhouse
13. Scully
14. Farmer J
15. Maison François
16. Isabel
17. Franco's
18. The Wolseley

FURTHER INFORMATION

RX LONDON

JACK ROSE
jack.rose@rx.london
07590 814 753

TED PARR
ted.parr@rx.london
07985 697 304

CATHERINE LLOYD
catherine.lloyd@rx.london
07795 445 833

THE CROWN ESTATE

GEORGE WALKER
george.walker@thecrownestateco.uk
07783 770 849

ALKA JOTANGIA
alka.jotangia@thecrownestate.co.uk
07826 946 336

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