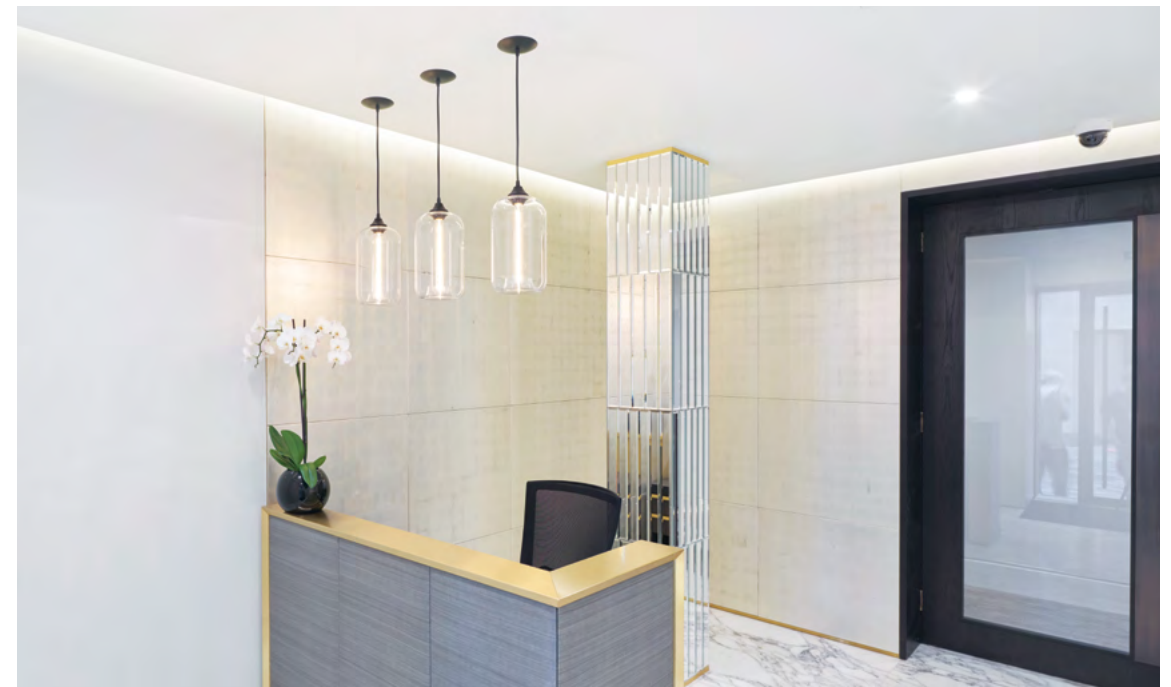
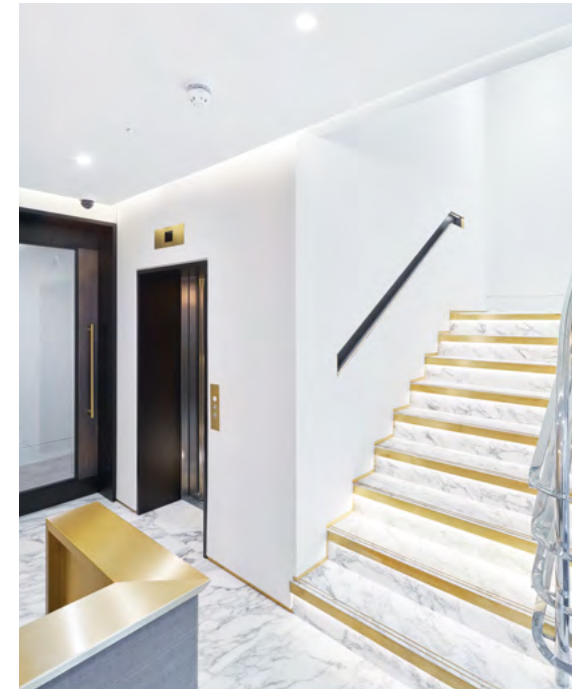




## INTRODUCTION

In the heart of St James's, Two Babmaes Street provides modern, efficient floor plates with all of the high quality finishes and features you would expect from a St James's Grade A office scheme. All of the floors have excellent floor to ceiling heights, fantastic natural light and charming views of Babmaes Street. The top floor benefits from a private roof terrace with views of Babmaes Street.

**Left:**  
Building entrance  
**Right and below:**  
Reception

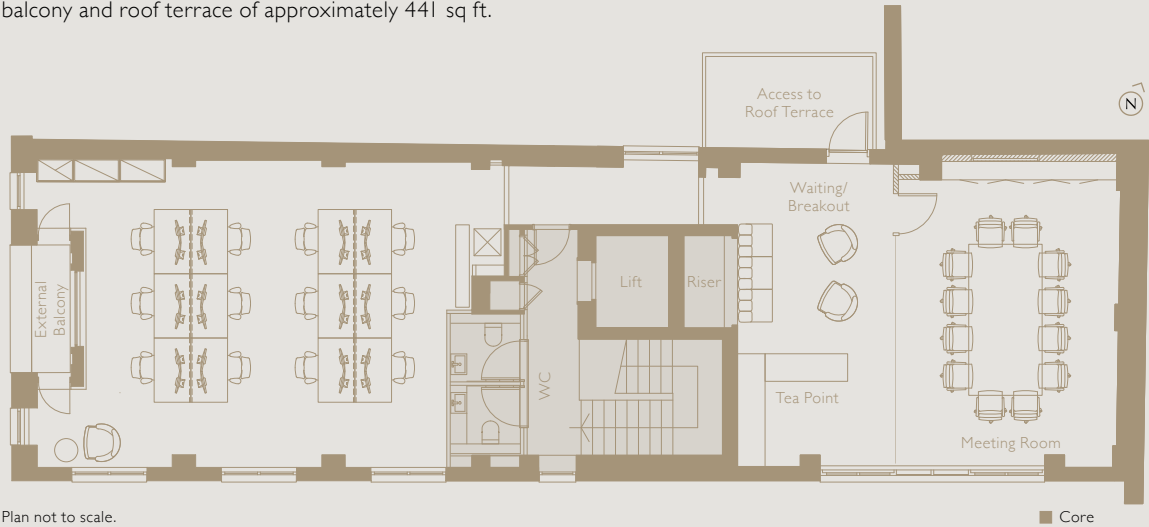


ACCOMMODATION

The building has been re-designed by MoreySmith.

The entrance, with its canopy made from bronze anodised aluminium, leads into a stylish reception with marble flooring, feature white gold panelled walls and brass trim detailing. These finishes are continued through into the automatic passenger lift car that serves all floors.

The fifth floor benefits from a double height area with a 4.65m floor to ceiling height, a private balcony and roof terrace of approximately 441 sq ft.



AVAILABILITY

Floor	Total Sq ft	Available
Fifth (Dedicated roof terrace)	1,305	Available now
Second	1,348	Under offer
Overall Total	2,653	

SPECIFICATION

- Comprehensively refurbished Grade A office building
- Column free floors
- VRF cooling system
- LED lighting throughout
- Fully accessible raised floors
- Automatic passenger lift
- 2.5m ceiling height throughout with 4.65m on part 5th floor
- Large private roof terrace and balcony for the 5th floor tenant
- WC's on every floor
- Shower and changing facilities
- Cycle parking facility
- Building host



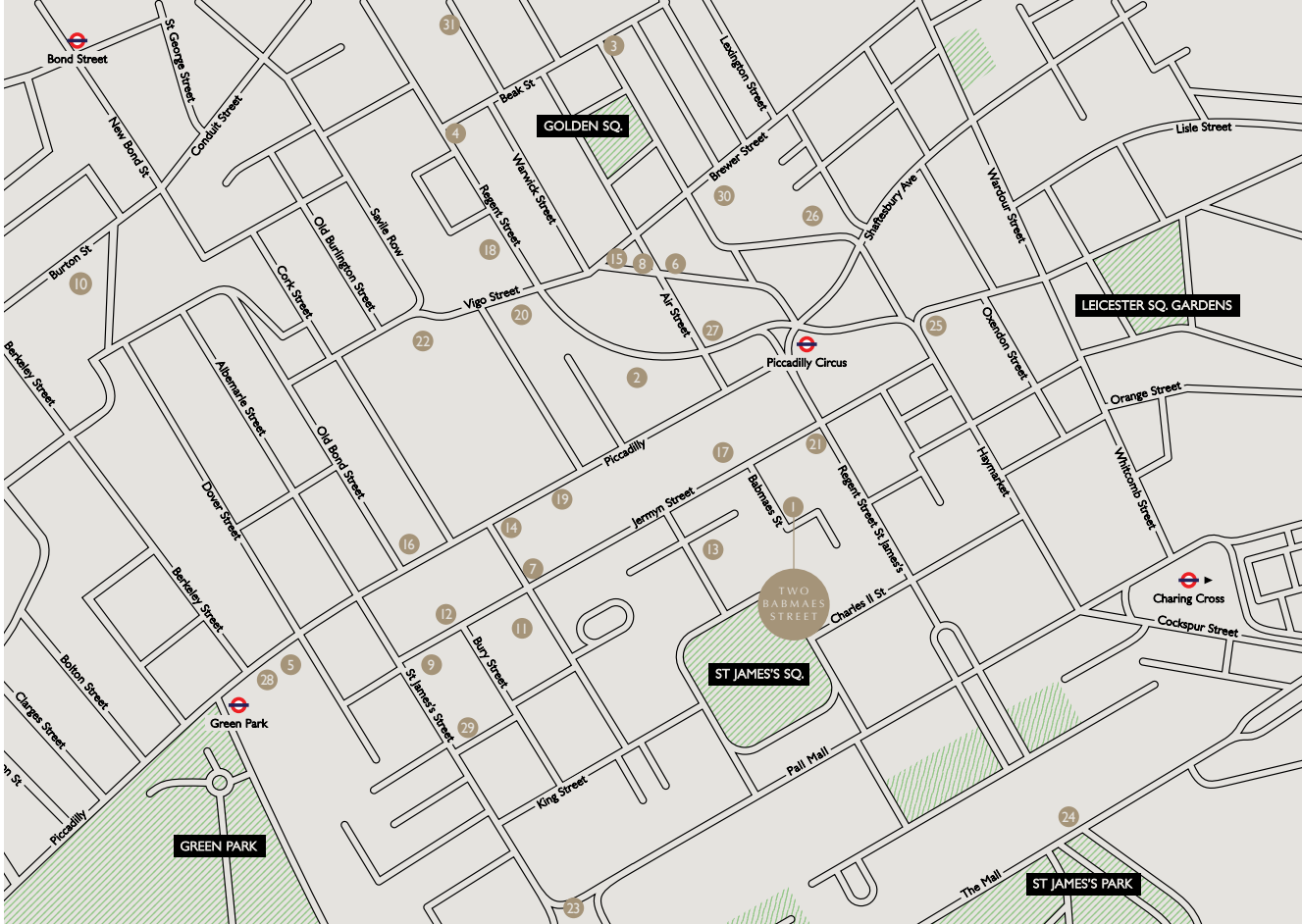
Top:  
Fifth floor roof terrace  
Left:  
Fifth floor office

LOCATION

The location boasts a wealth of high end amenities with the world renowned Jermyn Street on the doorstep, whilst Soho has a much more contemporary offering with Ham Yard Hotel and Rapha Cycle Club all within a 10 minute walk. The building is ideally located within a three minute walk of Piccadilly Circus underground station, while Green Park and Charing Cross stations are also a short walk away.



Clockwise from left:  
Fortnum & Mason  
Burlington Arcade  
Cafe Murano  
Church's Shoes  
St James's Square



AMENITIES

Office

- 1 Two Babmaes Street

Food & Drink

- 2 Hawksmoor
- 3 Bob Bob Ricard
- 4 Nopi
- 5 The Wolseley
- 6 Brasserie Zédel
- 7 45 Jermyn St.
- 8 Whole Foods
- 9 Café Murano
- 10 Hakkasan
- 11 Maison François
- 12 Franco's

Retail & Leisure

- 13 Church's Shoes
- 14 Fortnum & Mason
- 15 Rapha Cycle Club
- 16 Burlington Arcade
- 17 Sunspel

- 18 Penhaligon's
- 19 Hatchards
- 20 Jo Malone
- 21 Emmett London

Places of Interest

- 22 Royal Academy of Arts
- 23 St James's Palace
- 24 The ICA
- 25 Prince of Wales Theatre

Hotels

- 26 Ham Yard Hotel
- 27 Café Royal
- 28 The Ritz

Fitness Clubs

- 29 Equinox
- 30 Third Space
- 31 Barry's

TRANSPORT

Piccadilly Circus	3 min	
Bakerloo		
Piccadilly		
Green Park	5 min	
Jubilee		
Piccadilly		
Victoria		
Charing Cross	8 min	
Bakerloo		
Northern		
National Rail		
Bond Street	13 min	
Central		
Jubilee		
Elizabeth		

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