

**15 KING STREET**

ST JAMES'S SW1

GRWith UsOW

**Workplaces** | **THE CROWN**  
ESTATE

MANAGED OFFICES BY  
THE CROWN ESTATE

# PRIME ST JAMES'S OFFICES PROVIDING A FULLY FITTED MANAGED SOLUTION

15 King Street is situated in a central St James's position, featuring an attractive period facade and impressive reception area.











The building forms part of Managed Offices by The Crown Estate, which provide a host of tenant amenities all included in one simple cost.

## WHAT WE OFFER

-  Your own front door entirely self-contained office floor
-  Lease flexibility 1-3 year terms
-  One simple all inclusive cost
-  Ready to occupy
-  Contracts from 12 months
-  Fully fitted & furnished units

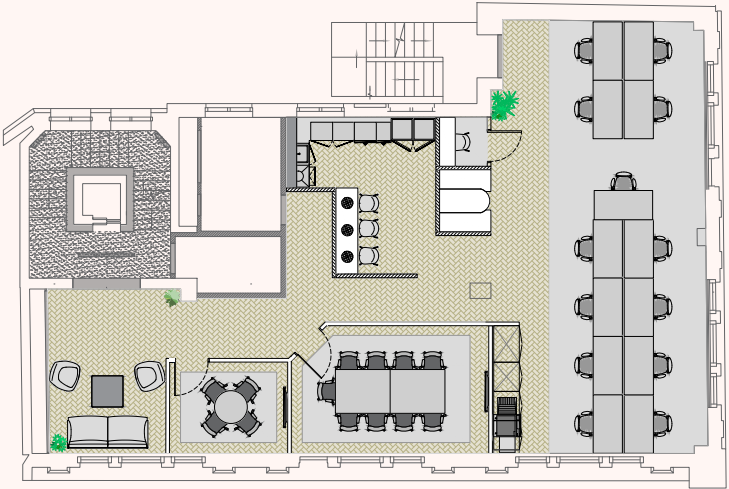


## WHY CHOOSE MANAGED?

-  Basement cycle racks, showers, lockers and Demised WCs
-  Planting maintenance, waste management, utilities and daily cleaning all included
-  Customers will be offered access to the complimentary wellbeing programme
-  BREEAM Very Good & EPC Rating: C
-  VRF comfort cooling with heat pump
-  Passenger lift
-  Fully accessible raised floors and Plaster ceiling with LED lighting
-  Fibre ready 1000MB per floor
-  Bookable meeting rooms and events space
-  Corner position with excellent natural light with Refurbished entrance hall



Not to scale. For indicative purposes only.



KING STREET

**FIFTH FLOOR - OPEN PLAN LAYOUT**  
1,521Sq Ft (141.3 Sq M)

- 1x Reception
- 1x Four person meeting room
- 1x 9 Person board room
- 13x Open plan desks
- 1x Collaboration zone
- 1x Zoom room
- 1x Open plan kitchen / breakout area
- 2x Demised wc's

THE BUILDING  
ACCOMMODATION

FLOOR	SQ FT	SQ M
7 <sup>th</sup>	LET	LET
6 <sup>th</sup>	LET	LET
5 <sup>th</sup>	1,521	141.3
4 <sup>th</sup>	1,561	145.0
3 <sup>rd</sup>	LET	LET
2 <sup>nd</sup>	LET	LET
1 <sup>st</sup>	LET	LET
TOTAL	3,082	286.3








# 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.

## 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 timetables:** Studios at 13 Maddox Street, 6 Babmaes and 1 Heddon Street, along with outdoor space
-  **Weekly newsletter:** Keep up to date with news, events and special offers from and around the portfolio



## FURTHER AMENITIES

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

-  **12 Charles II Street:** Meeting rooms for hire
-  **6 Babmaes:** Meeting rooms, work space and event space for hire
-  **One Heddon Street:** Meeting room and event space for hire



## KEY STATION WALK TIMES

-  **GREEN PARK**  
**06 MINS**
-  **PICCADILLY CIRCUS**  
**09 MINS**
-  **CHARING CROSS**  
**13 MINS**

All travel times from the building. Source TfL.

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