

St James's Square

Modern excellence,
timeless style.

26

Home

Executive Summary

26 St James's Square

- Arrival
- Reception
- Schedule of areas
- Ground
- Second
- Fourth
- Lower Ground

Summary Specification

- St. James's
- Local Occupiers
- Local Amenities
- St James's Square
- Access

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ONE OF THE BEST
BUILDINGS IN ONE OF
THE BEST LOCATIONS.
CLEARLY SUPER PRIME
IN ALL RESPECTS.

- 14,825 sq ft of best in class offices
- Second and fourth floors now available
- 1,936 sq ft on second, 1,928 sq ft on fourth
- Dual aspect floorplates with excellent natural light
- State of the art shower, locker and cycle facilities
- Beautifully appointed reception
- Modernised façades with distinctive style
- Entrances onto Pall Mall and St James's Square



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BEST-IN-CLASS

OFFICES FIT FOR

THIS ULTRA-PRIME

LOCATION.

• Elegantly crafted exterior transformation

• Entrances off Pall Mall and St James's Square

• Modernised façades with original architectural features

• Extended windows allow extensive natural light



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RECEPTION

- Exquisitely crafted reception
- Full height glazing
- Feature marble floor and reception desk
- Hotel style waiting lounge with coffee point
- Distinctive, highest quality furnishings



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SCHEDULE OF AREAS

Level 7	Office	1,667 sq ft	155 sq m	Let
Level 6	Office	1,786 sq ft	166 sq m	Let
Level 5	Office	1,924 sq ft	179 sq m	Let
Level 4	Office	1,928 sq ft	179 sq m	Available
Level 3	Let	1,918 sq ft	178 sq m	Let
Level 2	Let	1,936 sq ft	180 sq m	Available
Level 1	Let	1,906 sq ft	177 sq m	Let
Ground	Office/Retail	916 sq ft	85 sq m	Let
Lower Ground	Office/Retail	844 sq ft	78 sq m	Let



Note: Areas are Net Internal Areas and have been verified in accordance with RICS Code of Measuring Practice.

GROUND FLOOR | Reception 710 sq ft // 66 sq m

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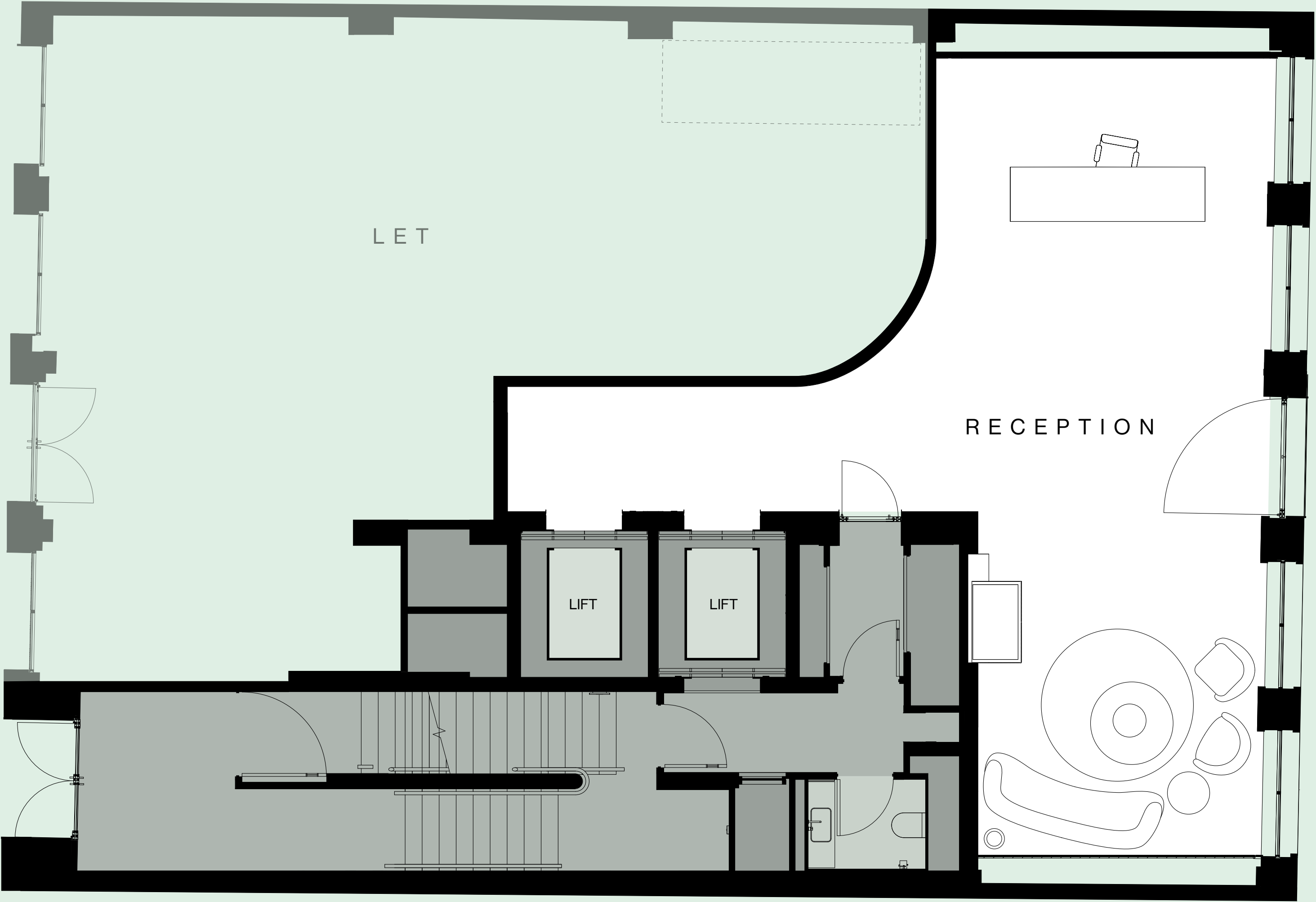
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PALL MALL

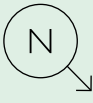


ST JAMES'S SQUARE

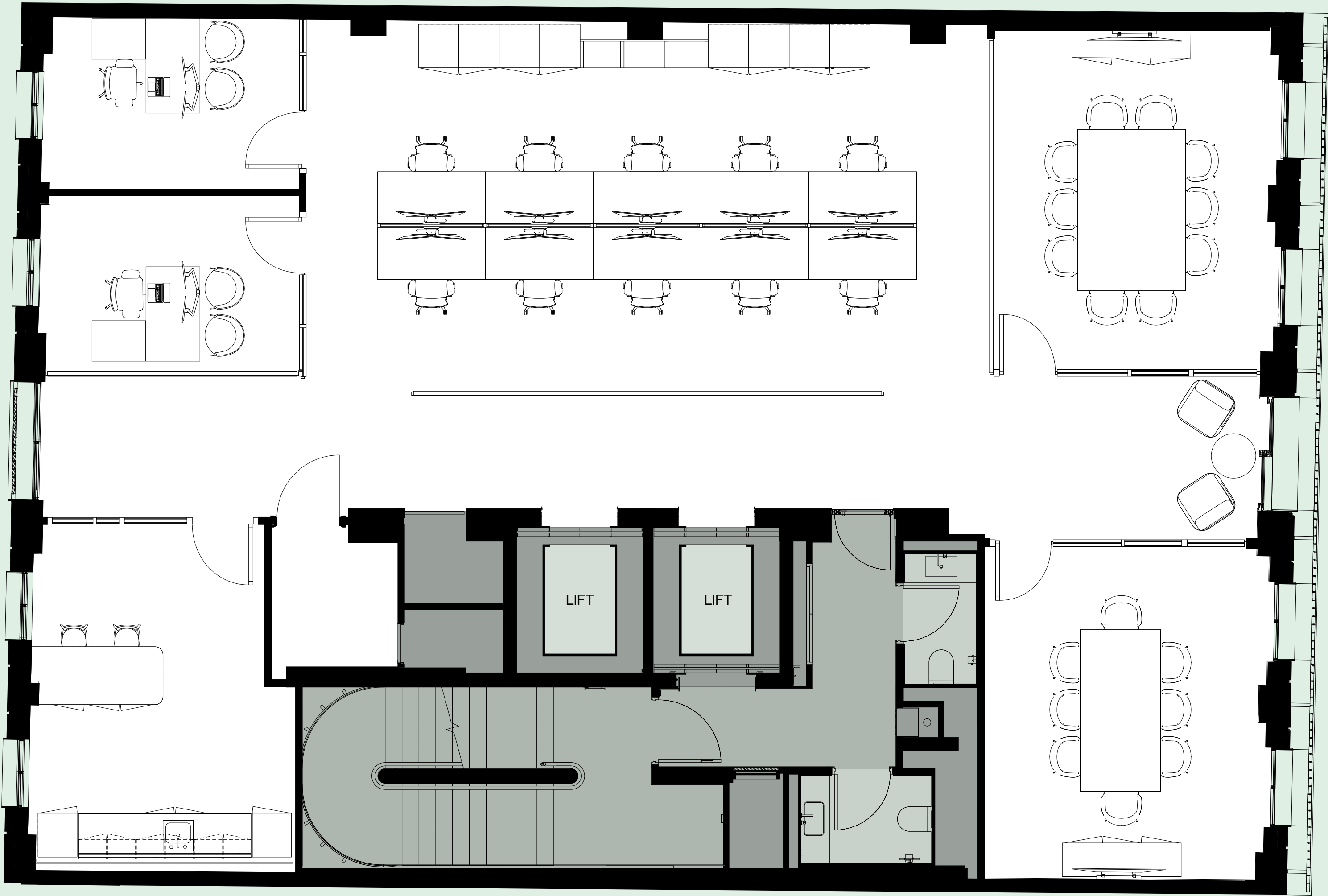
SECOND FLOOR | Office 1,936 sq ft // 180 sq m

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View of second floor looking towards St James's Square.

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View of the workstations towards the lift lobby.

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The 10-person meeting room overlooking St James's Square.

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One of two private offices
overlooking Pall Mall.



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The light and spacious kitchen overlooking Pall Mall.

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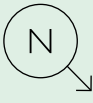
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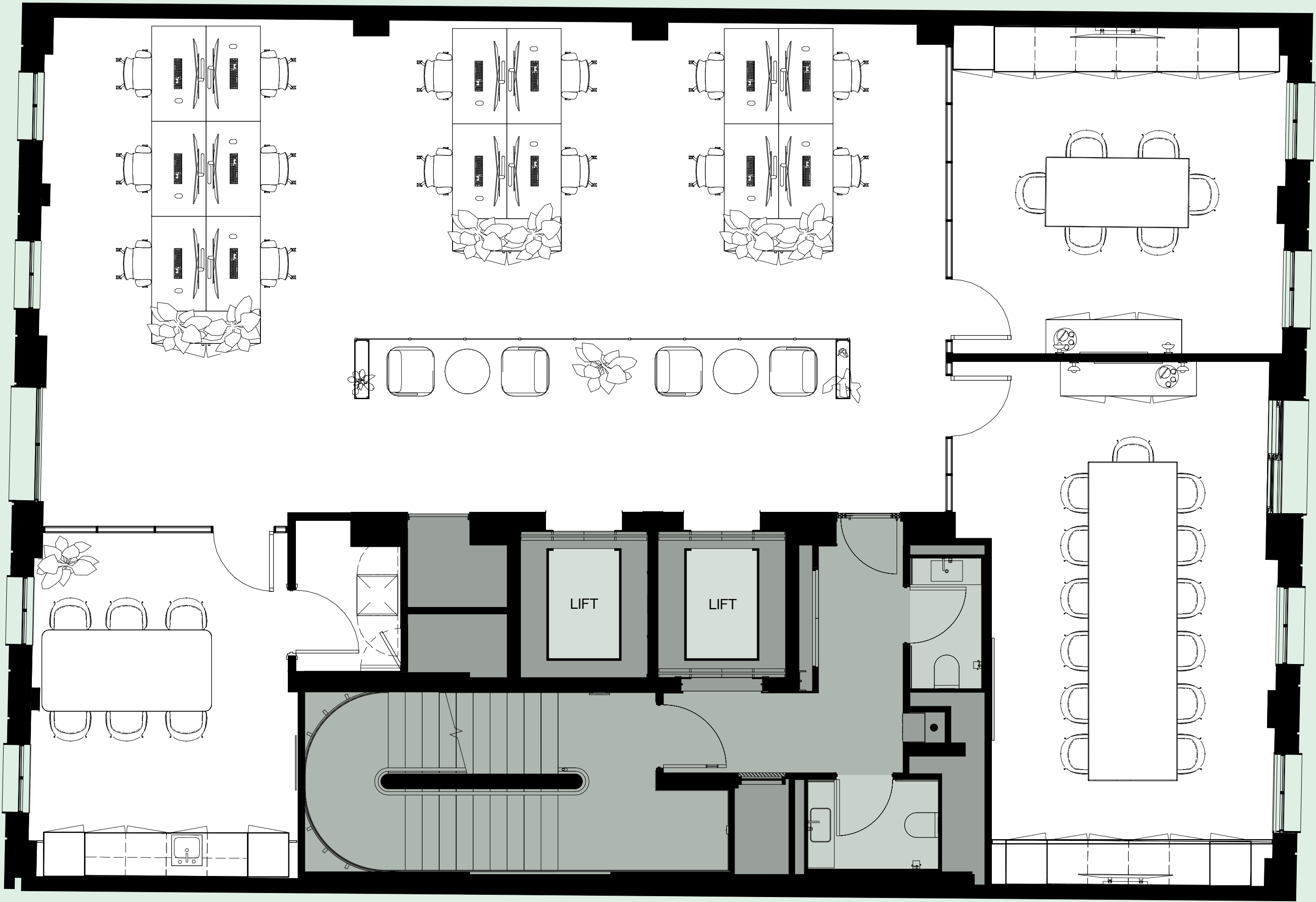
FOURTH FLOOR | Office 1,928 sq ft // 179 sq m

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Informal meeting space and
workstations on the fourth floor.

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View of the workstations
looking towards Pall Mall.

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Informal meeting space overlooking Pall Mall.

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The 12-person boardroom overlooking St. James's Square.

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The 7-person meeting room overlooking St. James's Square.

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The spacious fourth floor kitchen overlooking Pall Mall.

LOWER GROUND FLOOR | Cycle rack spaces 20 // Lockers 18 // Showers 4

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SUMMARY SPECIFICATION

- Occupancy level of 1 person / 8 sq m
- Available office floors range from 1,936 sq ft (180 sq m) to 1,928 sq ft (179 sq m)
- Floor loading in offices of 2.5 kN / sq m + 1.0 kN / sq m partitions
- Floor to ceiling height in offices from 2,600 mm to 2,800 mm
- Raised floor zone in offices of 100 mm
- Internal acoustic criteria in offices of NR 38
- Individual Variable Refrigeration Flow (VRF) air conditioning systems provided to each floor capable of simultaneous heating and cooling
- Two lifts with 11 and 12 person capacities travelling at 1.6 m / second
- Two unisex WCs on lower ground and all upper floors.
- One unisex WC on ground floor
- Accessible WC provision on lower round and third floors
- Four showers on lower ground floor, one off is accessible
- 18 lockers provided on lower ground floor
- Cycle provision on lower ground floor includes a standalone cycle repair and pump station with 20 cycle racks

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A REPUTATION FOR EXCELLENCE & TIMELESS STYLE.

- Traditional style meets modern excellence
- Centre of luxury, artistry and finesse
- Pioneering galleries with the finest exhibitions
- Exquisite tailoring and craftsmanship
- Award winning bars and restaurants
- The world's best renowned hotels
- A short walk from the royal parks and palaces



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ST JAMES'S SQUARE
HAS BEEN ATTRACTING
THE MOST DISCERNING
SINCE 1720.

Local Occupiers

- | | |
|-----------------------------|------------------------|
| 1 Balyasny Asset Management | 9 Eight Advisory |
| 2 CD&R | 10 Putnam Investments |
| 3 Temasek | 11 W1M |
| 4 J O Hambro | 12 Rio Tinto |
| 5 Carlyle Group | 13 Warburg Pincus |
| 6 TowerBrook Capital | 14 Exodus Point |
| 7 Formula One | 15 Cinven Partners LLP |
| 8 Permira | 16 British Aerospace |

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ST JAMES’S HAS AN
ENVIABLE REPUTATION
FOR EXCELLENCE.

Restaurants

- 1 Scully St James
- 2 Café Murano St James
- 3 Chutney Mary
- 4 Frankatelli
- 5 St James's Market
- 6 Wilton's
- 7 Fortnum & Mason
- 8 45 Jermyn Street

Clubs

- 1 St James Hotel and Club
- 2 Whites
- 3 67 Pall Mall
- 4 The RAC
- 5 Carlton Club

Hotels

- 1 The Ritz
- 2 Dukes London
- 3 The Stafford

Galleries

- 1 White Cube
- 2 Christies

Fashion

- 1 Lock & Co Hatters
- 2 Turnball & Asser
- 3 JM Weston

Gyms

- 1 Equinox
- 2 Nordic Balance

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- London's premier square
- Exclusive village feel with traditional style
- Attracting new generation of business
- Significant redevelopment has modernised the square
- Access to landscaped garden square

ST JAMES'S SQUARE IS LONDON'S PREMIER SQUARE, ATTRACTING A NEW GENERATION.



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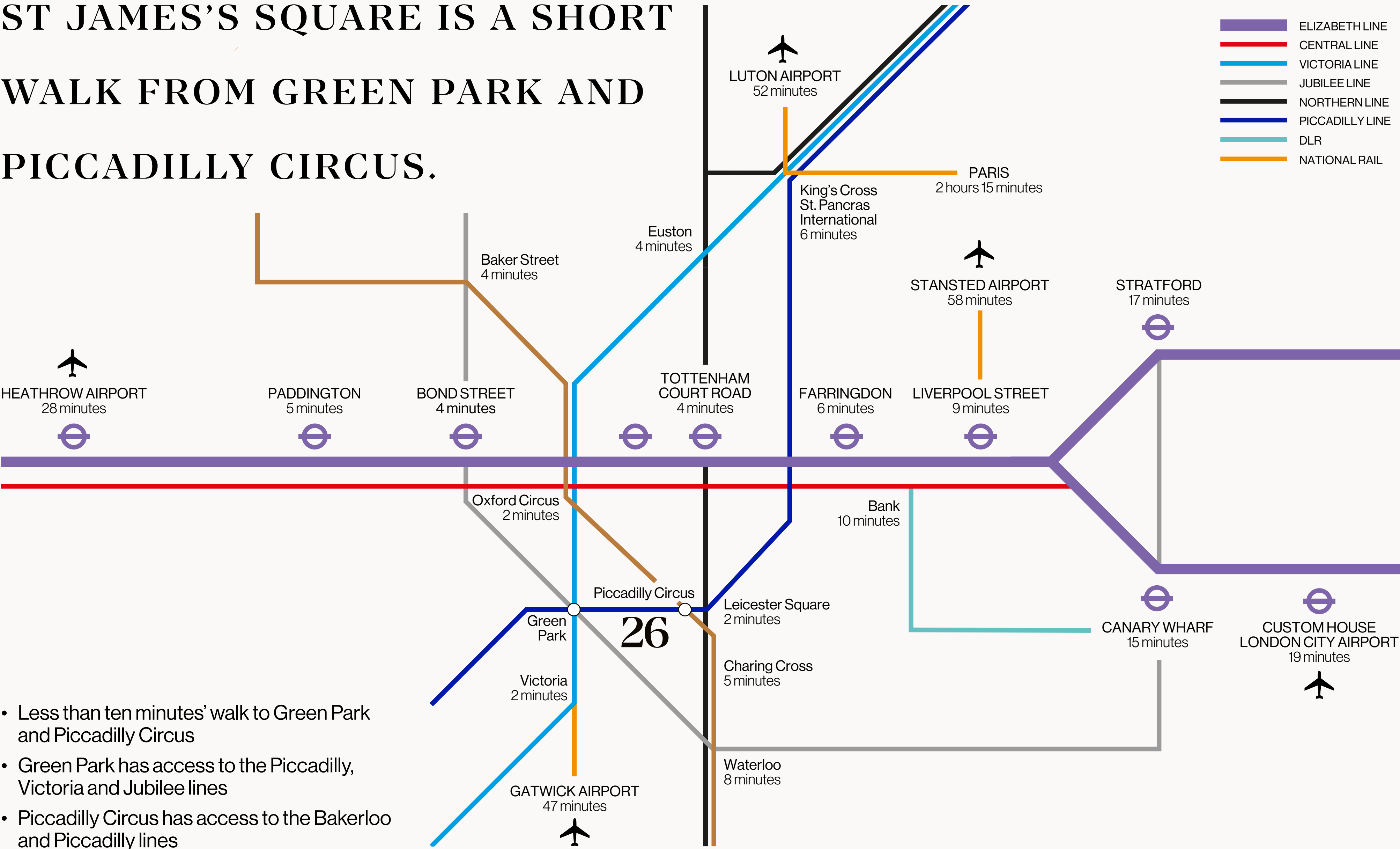
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ST JAMES'S SQUARE IS A SHORT WALK FROM GREEN PARK AND PICCADILLY CIRCUS.



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Developer
Morgan Real Estate

An award winning developer, renowned for creating exemplary office buildings within London’s most exclusive sub-markets.
morganrealestate.co.uk

Architect
DLA Architecture

Interior Designer
Basha-Franklin

Structural Engineer
Davies Maguire

M&E Consultant
Chapman&DSP

Contractor
GPF Lewis

Planning Advisor
Gerald Eve

Quantity Surveyor
Abakus Consulting



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