33 JERMYN STREET

ST JAMES'S

A PREMIUM, CONTEMPORARY OFFICE IN A VIBRANT, HISTORIC LOCATION

Indicative CGI of entrance

INTRODUCING 33 JERMYN STREET

- 11,571 sq ft of office space across the first floor
- Designed by award winning architects Orms
- Contemporary finishes throughout
- Sustainability and wellness at its heart
- Two minute walk to Piccadilly Circus station
- Completion Q4 2026

33 JERMYN STREET
BROOK STREET
UPPER BROOK STREET
GROSVENOR SQUARE GARDEN
GROSVENOR STREET
UPPER GROSVENOR STREET
REGENT STREET
GOLDEN SQUARE
SOHO
SHAFTESBURY AVENUE
LEICESTER SQUARE
COVENT GARDEN
PICCADILLY CIRCUS
CHARING CROSS RD
STRAND
PARK LANE
MOUNT STREET GARDENS
BERKELEY SQUARE
MAYFAIR
PICCADILLY
JERMYN STREET
REGENT STREET
HAYMARKET
ST JAMES'S SQUARE
ST JAMES'S STREET
PALL MALL
THE MALL
CHARING CROSS
EMBANKMENT
GREEN PARK
HYDE PARK
PICCADILLY
ST JAMES'S
HORSE GUARDS PARADE
WHITEHALL
VICTORIA EMBANKMENT
JUBILEE GARDENS
GREEN PARK
ST JAMES'S PARK
THE MALL
HYDE PARK CORNER
CONSTITUTION HILL
BUCKINGHAM PALACE GARDENS
KNIGHTSBRIDGE
GROSVENOR PLACE
BUCKINGHAM PALACE
BIRDCAGE WALK
WESTMINSTER
WESTMINSTER BRIDGE

CAREFULLY CRAFTED

SCHEDULE OF AREAS

FLOOR		SQ FT
SEVENTH	LET	2,939
SIXTH	LET	4,037
FIFTH	LET	10,194
FOURTH	LET	11,238
THIRD	LET	11,399
SECOND	LET	11,378
FIRST	AVAILABLE	11,571
GROUND (RECEPTION)		1,022
UPPER BASEMENT		1,775
LOWER BASEMENT	END OF JOURNEY FACILITIES	

Areas are subject to measurement

SUMMARY SPECIFICATION

DOUBLE-HEIGHT
RECEPTION WITH CONCIERGE

WORKSPACE WITH ABUNDANT
NATURAL LIGHT

1,775 SQ FT
WELLNESS SPACE

3 X PASSENGER
LIFTS

HIGHLY SPECIFIED
END-OF-JOURNEY FACILITIES

2.85 TO 3.00M FLOOR TO
CEILING HEIGHT

PRIORITISING PEOPLE AND PLANET

Target accreditations to be confirmed upon completion

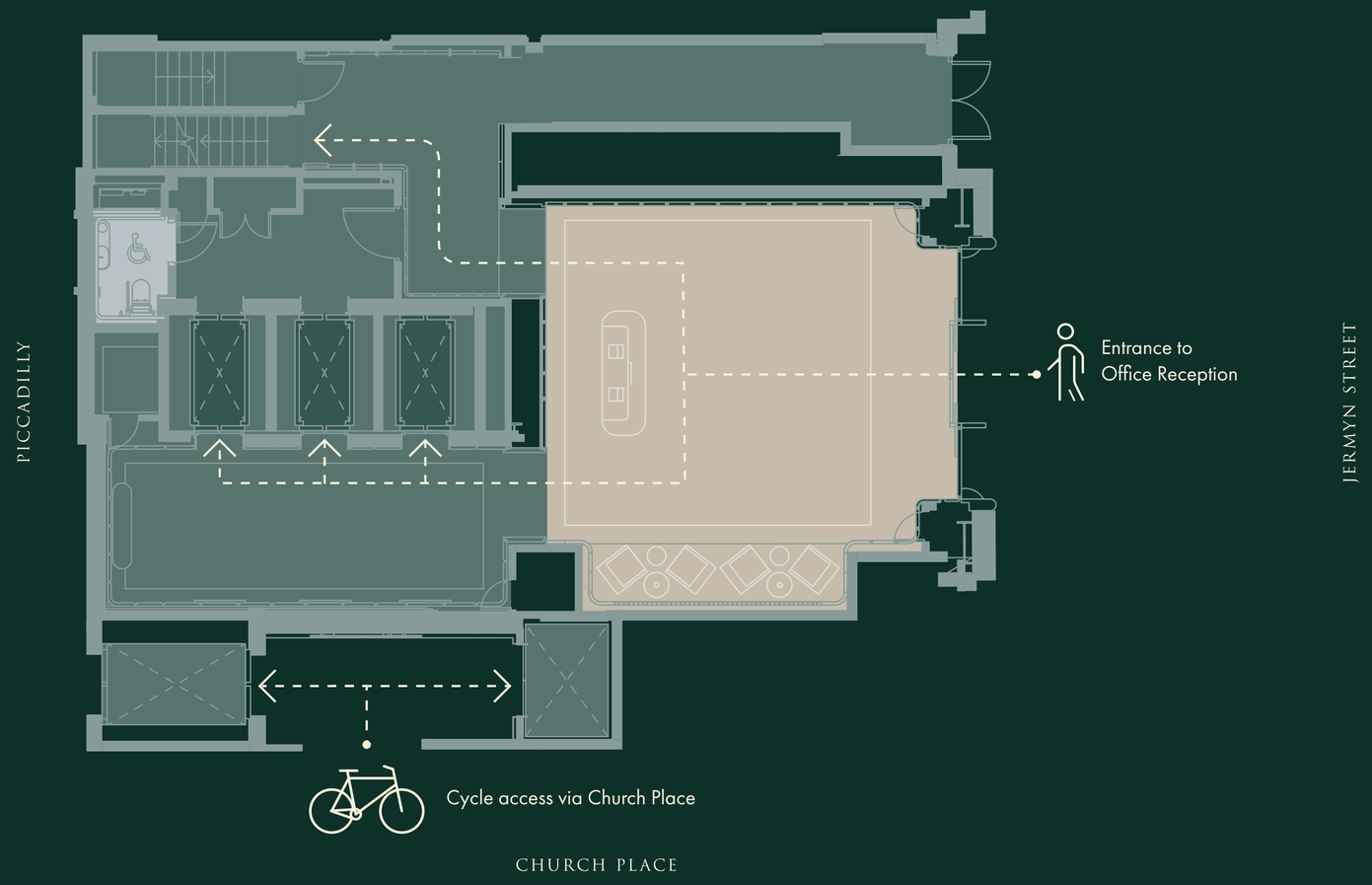
BREEAM®

EXCELLENT

EPC B

ENERGY PERFORMANCE CERTIFICATE B

RECEPTION ARRIVAL
1,022 SQ FT



RECEPTION CORE LIFTS WCS

N

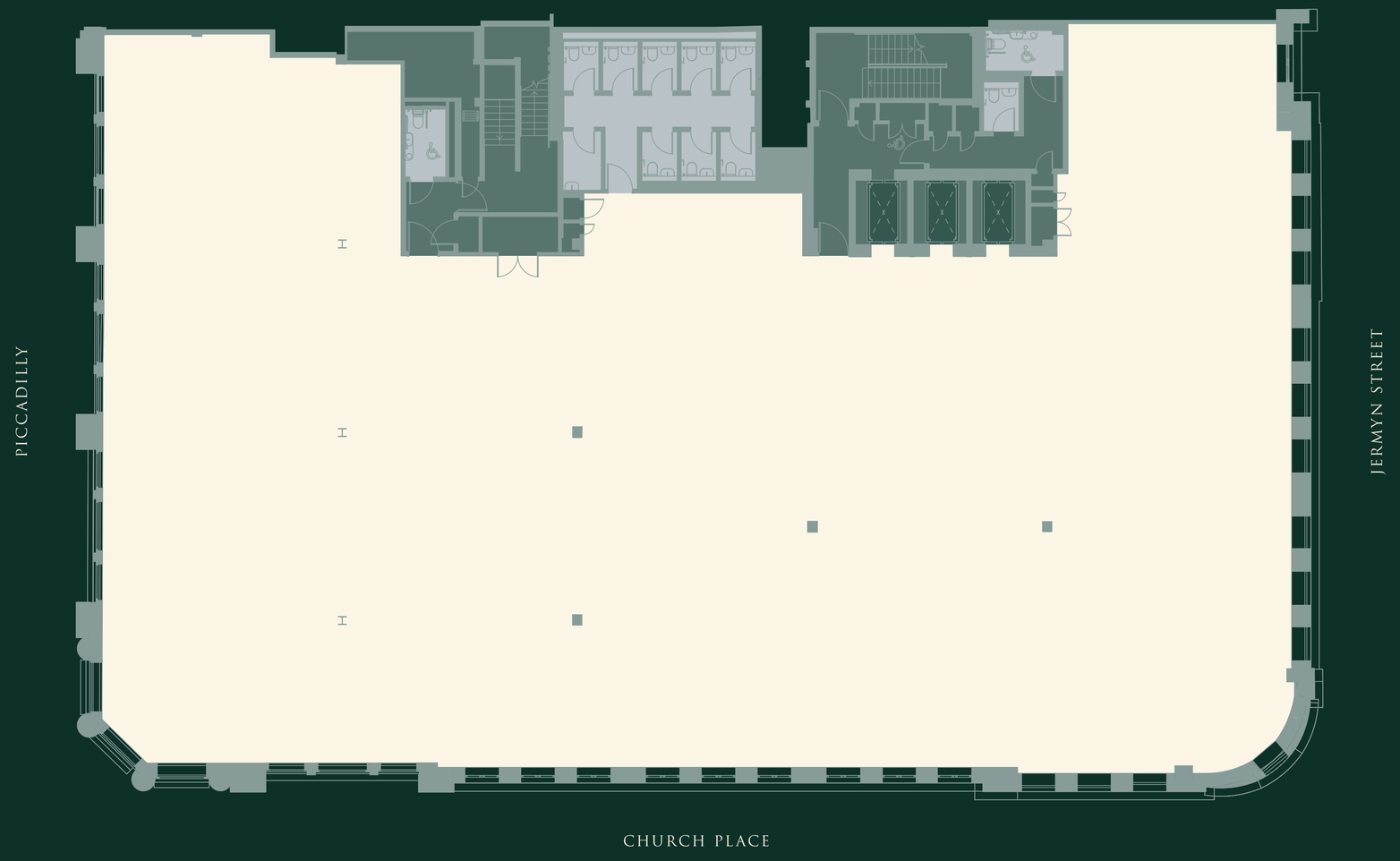
Not to scale. For identification purposes only

Indicative CGI of reception

Indicative CGI of reception

The architecture of St James's has influenced the design, creating a welcoming sense of height and volume on arrival. Tactile elements and textural contrast reflect Jermyn Street's long association with high quality tailoring and craft.

1ST FLOOR
11,571 SQ FT



OFFICE CORE LIFTS WCS

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Indicative CGI of first floor

Indicative CGI of first floor

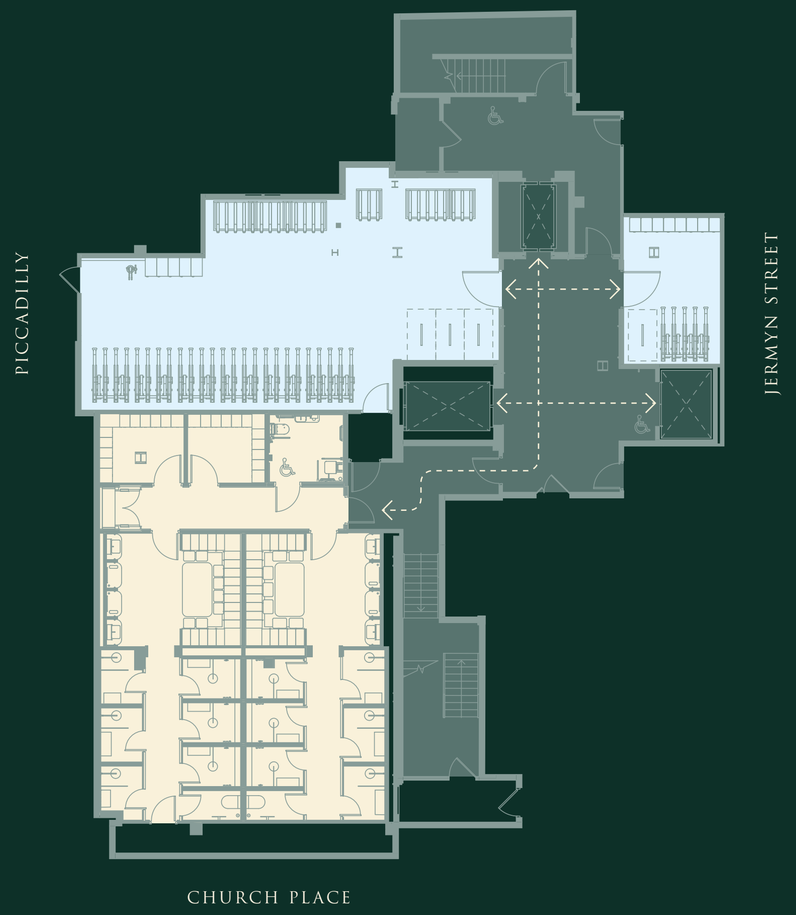
REFINEMENT ALL AROUND

BASEMENT
END OF JOURNEY FACILITIES

92
CYCLE SPACES

84
LOCKERS

13
SHOWERS



CORE · LIFTS · CYCLE STORAGE · SHOWERS AND CHANGING ROOMS

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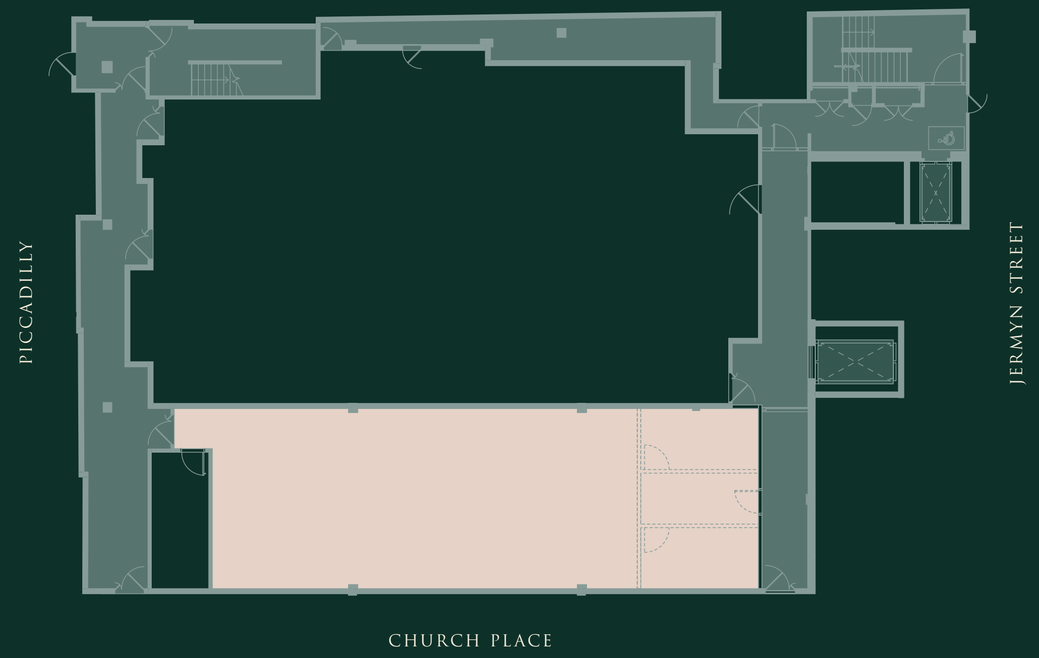
Indicative CGI of end of trip

UPPER BASEMENT
WELLNESS SPACE



CORE LIFTS WELLNESS SPACE

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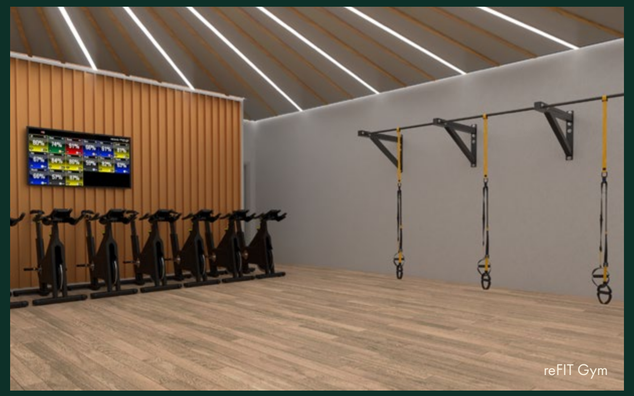
reFIT Gym

reFIT Gym

WELLNESS MADE EASY FOR YOUR WORKDAY

reFIT

The studio offers on-demand immersive workouts & wellbeing classes with a high-definition 4-metre wide screen. Using music-reactive lighting, best-in-class sound system & 24/7 access, the opportunities for individual or team workouts are free for tenants to use as they please.



LesMills+

Offering hundreds of spinning, HIIT, mixed martial arts & barre workouts

EARTH + SKY

A range of yoga, pilates & meditation sessions

myzone

MyZone effort-tracking system with scoring screen. Compete against others, or simply track your own progress

Screen sharing capability. Tune in to live events, screen significant meetings, or pitch on an unrivaled screen

FIIT ZWIFT

Apple Fitness+

*Can be shown on screen with personal subscription

WHERE MODERNITY MEETS TRADITION

AN ICONIC ENCLAVE

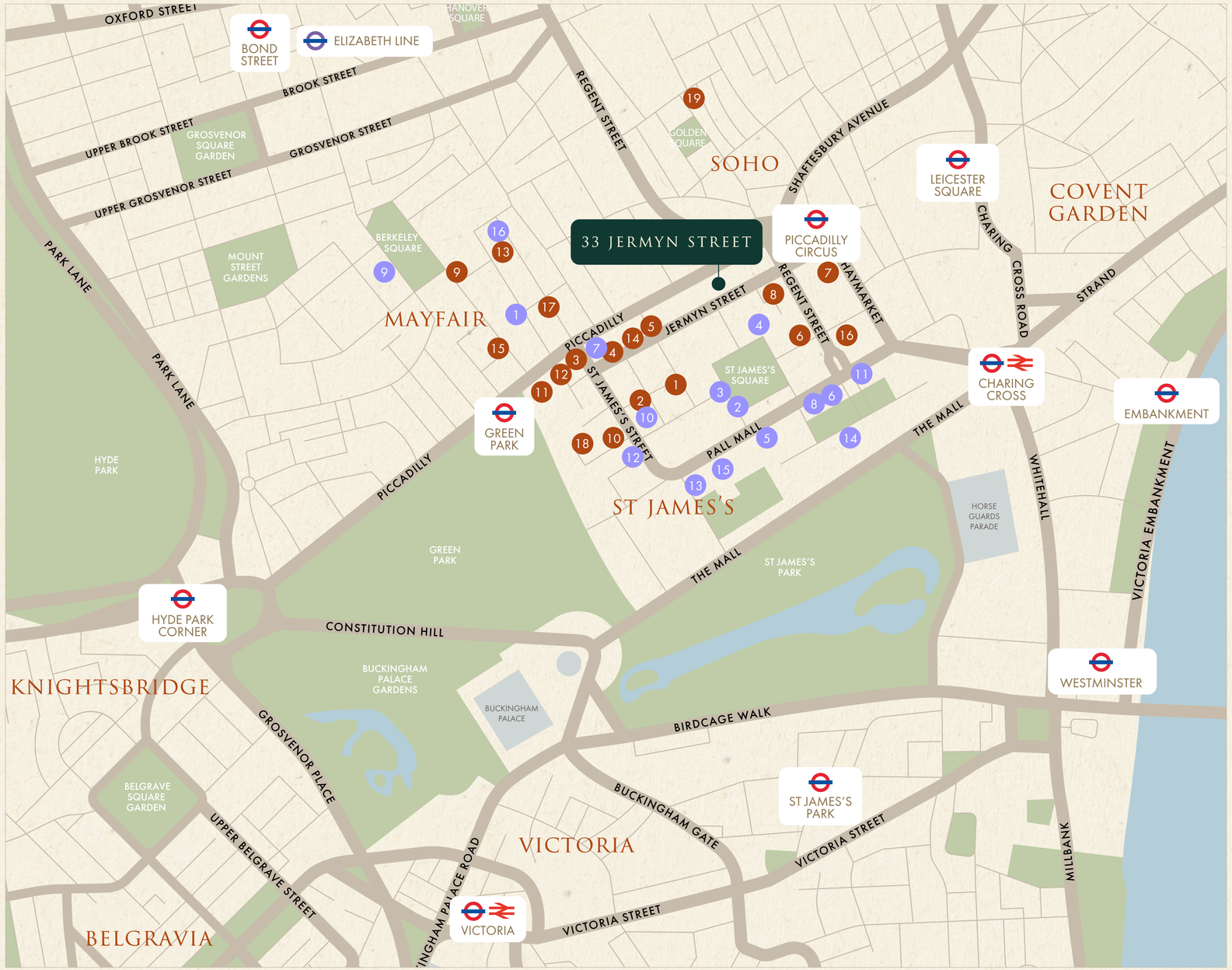
The neighbourhood of St James's has enduring appeal. With its Wren-designed church and the open gardens of St James's Square, it is flanked by Piccadilly, The Mall and Green Park. Renowned for its bustling coffee houses since the 17th Century and the specialist stores that brought luxury goods to Britain, it maintains a sense of being at the centre of it all.

EAT, SHOP, DO, SEE

From fresh sustainable eating at Fallow to the brasserie-style menu of Maison François, the area has an international reputation for fine dining. The independent galleries of Duke Street, as well as the ICA and the Royal Academy, are on your doorstep. With Soho, Covent Garden and Mayfair a short walk away, you also have access to the best of theatre and fashion.

ROYAL PARKS & HISTORIC SQUARES

Green spaces can be found in Southwood Garden, adjacent to the Wren-designed St James's Church and of course, leafy St James's Square. The expanses of St James's Park and Green Park are only a short stroll away.



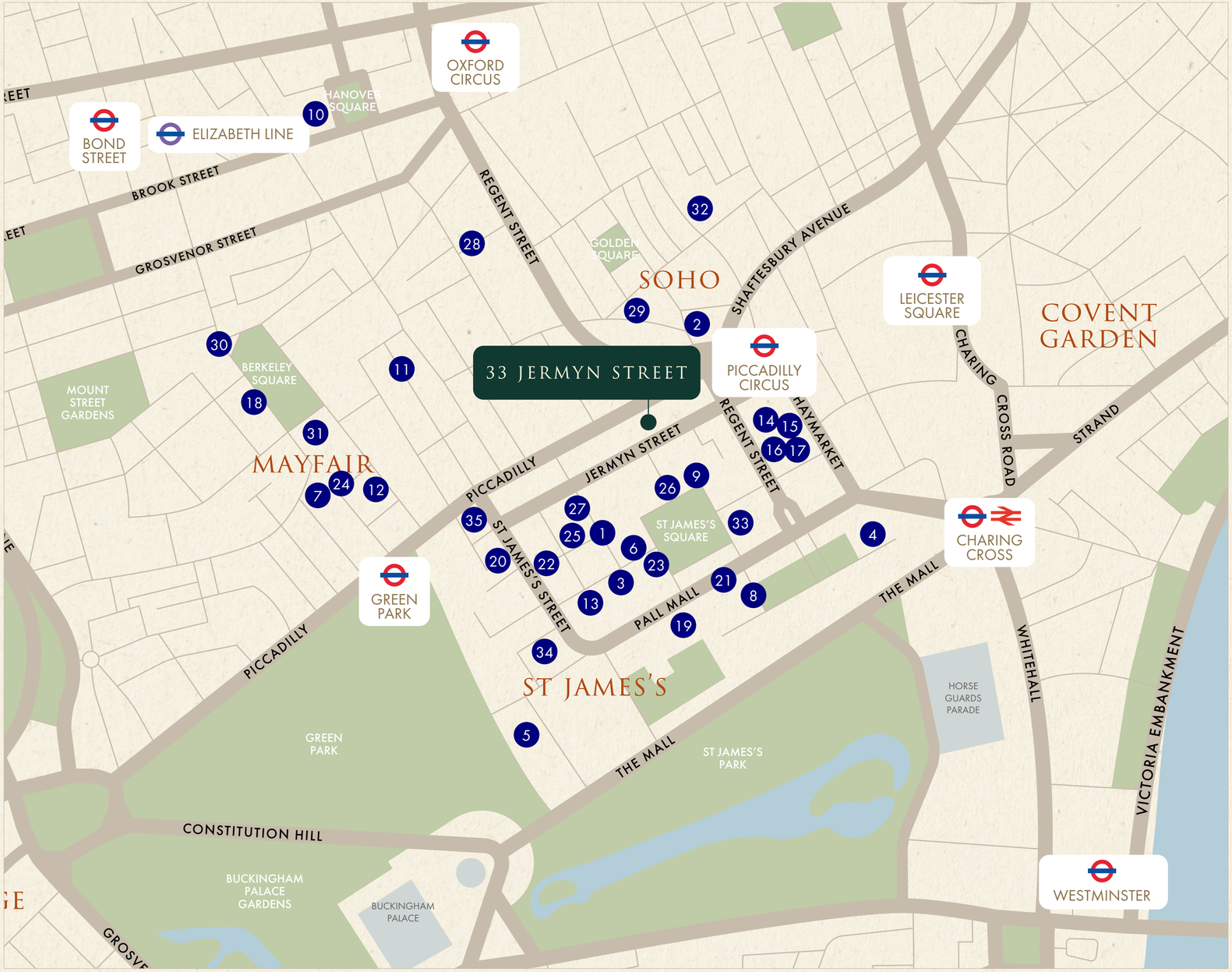
LOCAL AMENITIES

RESTAURANTS

01 Maison Francois
02 Café Murano
03 Caviar House & Prunier
04 Franco's
05 45 Jermyn Street
06 Estiatorio Milos
07 Ole & Steen
08 Rowley's
09 Sexy Fish
10 Chutney Mary
11 The Ritz
12 The Wolseley
13 Isabel
14 Wiltons
15 Novikov
16 Scully St James's
17 Gymkhana
18 The Game Bird
19 Bob Bob Ricard Soho

CLUBS

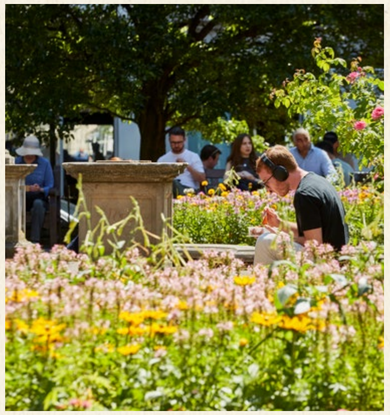
01 The Arts Club
02 The Army & Navy Club
03 The East India Club
04 The In & Out Naval & Military Club
05 The Royal Automobile Club
06 The Travellers Club
07 White's
08 The Reform Club
09 Annabel's
10 Boodle's
11 IoD
12 Carlton Club
13 67 Pall Mall
14 Turf Club
15 Oxford & Cambridge Club
16 Oswald's



LOCAL OCCUPIERS

OCCUPIERS

01 Clayton, Dubilier & Rice
02 Eisler Capital
03 Balyasny Asset Management
04 BP Global
05 Cheyne Capital Management
06 Clayton Dubilier Rice
07 Crux Asset Management
08 Edmond De Rothschild
09 Rio Tinto
10 Glencore
11 HSBC
12 Millennium
13 Temasek
14 J O Hambro
15 Carlyle Group
16 TowerBrook Capital
17 Formula One
18 BTG Pactual
19 Permira Advisers
20 Vision Capital
21 Eight Advisory
22 ExodusPoint
23 Rolex
24 Lansdowne Partners
25 Korn Ferry
26 Point72
27 Triton Advisers
28 General Atlantic
29 Paul Weiss
30 Chanel
31 Blackstone
32 EQT
33 Heidrick & Struggles
34 Lasalle IM
35 CD&R



CONNECTIVITY

WALKING

GREEN PARK	PICCADILLY CIRCUS	BOND STREET
5 mins	2 mins	10 mins (to Hanover Sq crossrail)

TUBE (via Green Park)

VICTORIA	BOND STREET	WATERLOO	KING'S CROSS ST PANCRAS	BANK
1 min	2 mins	3 mins	6 mins	10 mins

ELIZABETH LINE (via Bond Street)

TOTTENHAM COURT ROAD	PADDINGTON	LIVERPOOL STREET	CANARY WHARF	HEATHROW
1 min	3 mins	7 mins	13 mins	26 mins

CYCLE

SOHO	HYDE PARK	WESTMINSTER	VICTORIA	CHELSEA
6 mins	7 mins	7 mins	9 mins	16 mins

33 JERMYN STREET.COM

CBRE

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