

EH

EAGLE HOUSE

St. James's, London



EH

Contemporary Elegance

6,000 sq ft of refurbished Grade A Office
at 108 Jermyn Street available from January 2024

Introducing Eagle House, the contemporary revival of a St. James's icon. This prestigious Jermyn Street address will feature an elegant, refurbished reception reflecting the neighbourhood's new, modern edge.

As the discerning heart of today's London, St. James's provides the ultimate blend of storied heritage and boundless innovation.

↓ Reception area





This light-filled 6,000 sq ft first-floor workplace is undergoing an elegant refresh. The building benefits from new showers, changing facilities and private bike storage, providing a best-in-class experience.

Meticulous design elevates this space into a refined yet functional office floor made for productivity, collaboration and exceptional first impressions.

- ← Reception area
- ↓ Indicative fit-out

-  Refurbished to a CAT A condition
-  Refurbished reception
-  Three new 8-person passenger lifts
-  New LED lighting
-  New VRF air conditioning
-  New shower and changing facilities
-  EPC B
-  Corner position with excellent natural light
-  1GB fibre installed
-  Secure cycle parking





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First Floor

6,000 sq ft / 557 sqm

Jermyn Street



Babmaes Street



Key

-  Core
-  Office

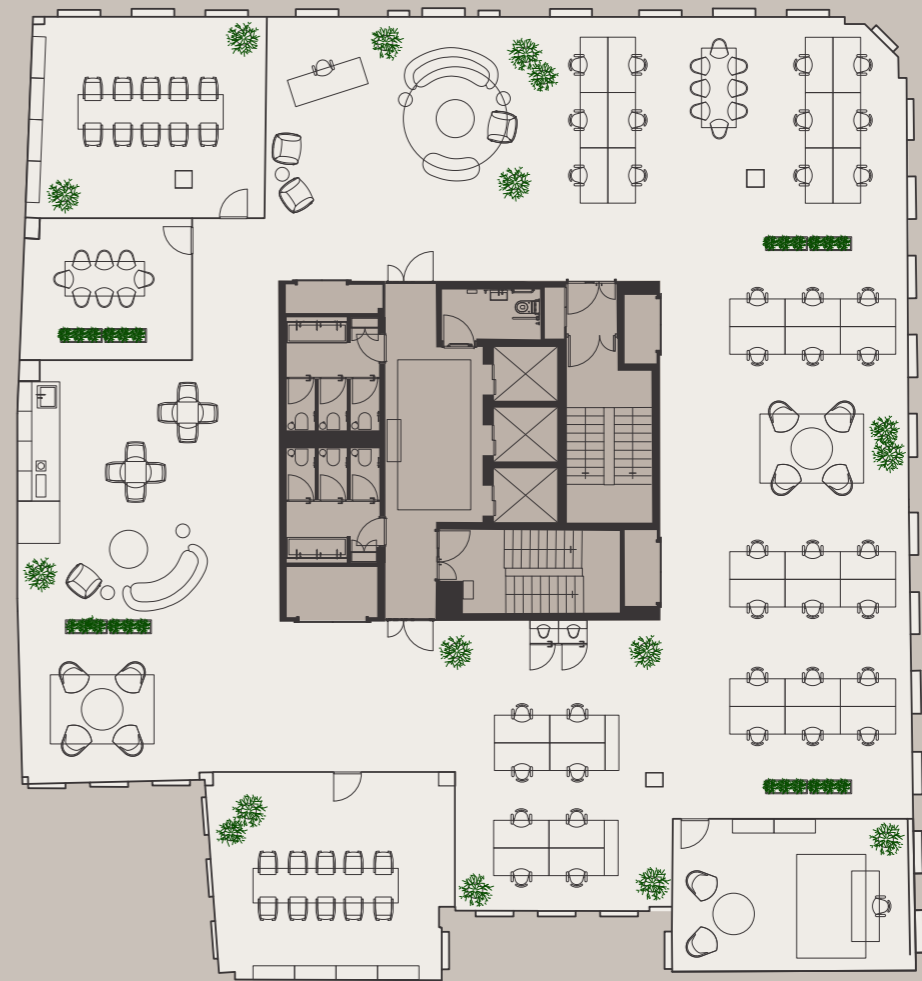
Indicative floorplans only, not to scale

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Spaceplan

6,000 sq ft / 557 sqm

Jermyn Street



Babmaes Street



Indicative spaceplan

- 38 × Workspaces
- 8 × Hot Desks
- 3 × Meeting Rooms
- 1 × Private Office
- 2 × Phone Booths
- 1 × Kitchen & Breakout
- 2 × Breakout Spaces
- 6 × WCs
- 1 × DDA WC

Discover St. James's; historically prestigious yet refreshingly contemporary, this iconic neighbourhood thrives today through acclaimed galleries, refined restaurants, and unique shops.



← Nordic Balance
↓ St. James's Sq.

Early Risers

A day in St. James's can begin with invigorating possibilities. Revive in local boutique fitness studios such as Nordic Balance, Equinox and the local CrossFit Gym, or take a stroll through the open green spaces of St. James's Square and Green Park.

Start your day centred and renewed before grabbing a coffee at Redemption Roasters and heading to the office.



A Decadent Afternoon

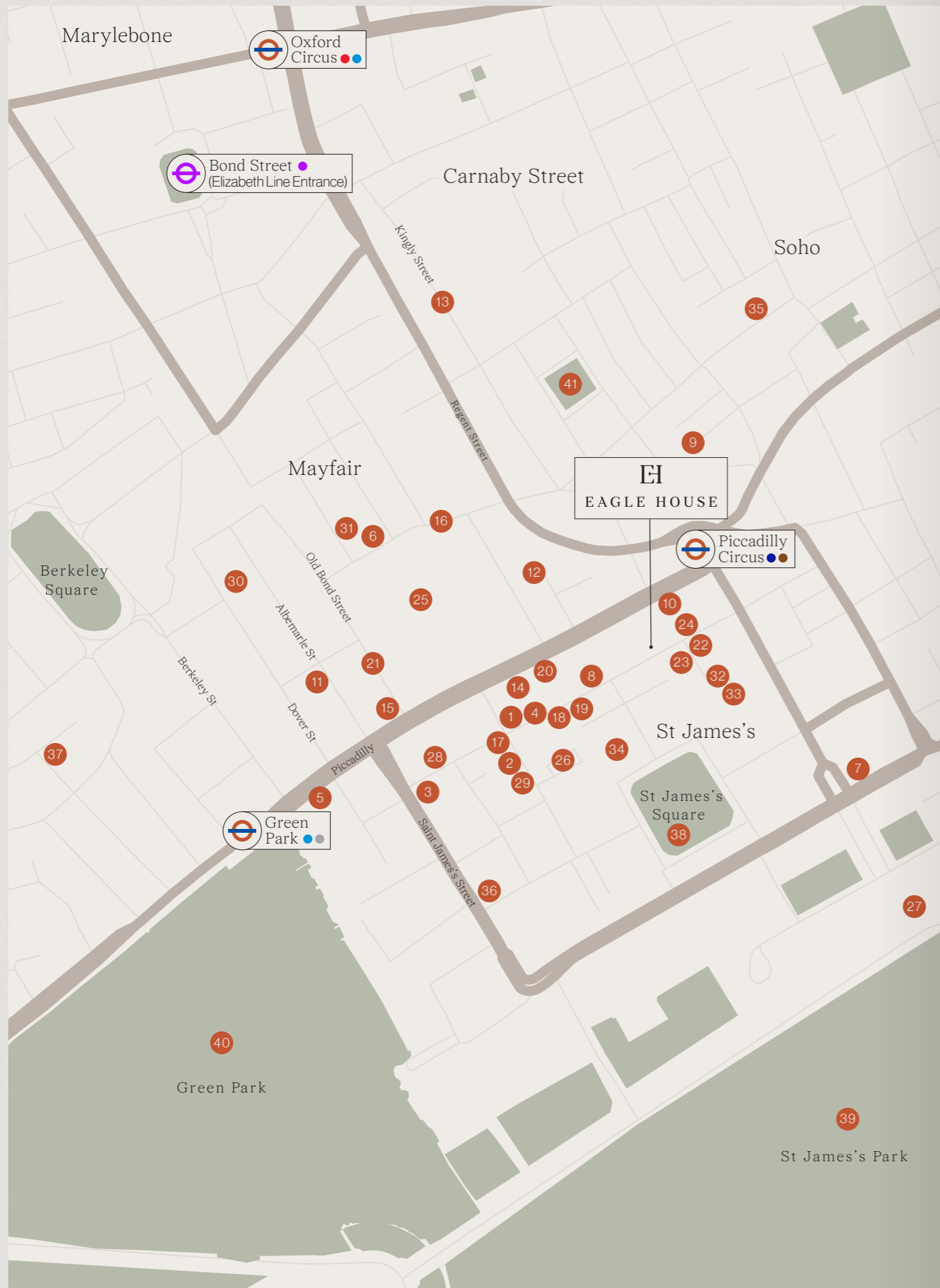
Afternoons offer indulgent retail therapy along Jermyn Street's rows of prestigious bespoke tailors and classic English shops. For long lunches, settle into refined flavours at 45 Jermyn St or modern French cuisine at Maison François, just steps from your Eagle House office.



After Hours

As evening descends, St. James's comes alive through acclaimed galleries such as The Royal Academy of Arts and its vibrant restaurant scene. With culture and cuisine abounding, Jermyn Street places you at the heart of contemporary London living.

↑ 45 Jermyn St.
← The Royal Academy of Arts



Nearby Piccadilly, Victoria and Jubilee Underground stations provide direct access to Heathrow Airport and King's Cross as well as to other mainline rail stations including Charing Cross, Victoria, Paddington and Waterloo. Access to the Elizabeth Line at Bond Street's Hanover Square entrance is just a 15 minute walk away.

- ⊕ 3 minutes walk to Piccadilly Circus
- ⊕ 7 minutes walk to Green Park
- ⊕ 15 minutes walk to Bond Street
- ➡ 10 minutes walk to Charing Cross
- ➡ 20 minutes walk to Waterloo
- ✈ 45 minutes to Heathrow Airport

Restaurants, Cafés & Hotels

1. 45 Jermyn Street
2. Maison François
3. Café Murano
4. Franco's
5. The Ritz
6. Ceconi's
7. Wild Honey
8. Redemption Roasters
9. Ham Yard Hotel
10. Farmer J
11. Gymkhana
12. Bentley's Oyster Bar
13. Kingly Court

Shopping & Tailoring

14. Fortnum & Mason
15. Burlington Arcade
16. Suit Supply
17. Turnbull & Asser
18. Hackett
19. Paxton & Whitfield
20. Luca Faloni
21. Cartier
22. Emmett London
23. Church's Shoes
24. Sunspel

Art Galleries

25. Royal Academy of Arts
26. White Cube
27. Institute of Contemporary Arts
28. The Weiss Gallery
29. Colnaghi
30. David Zwirner
31. Stephen Friedman

Wellness

32. CrossFit Piccadilly
33. Nordic Balance
34. Ten Health & Fitness
35. Brewer Street Yoga
36. Equinox
37. Third Space

Green Spaces

38. St. James's Square
39. St. James's Park
40. Green Park
41. Golden Square



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