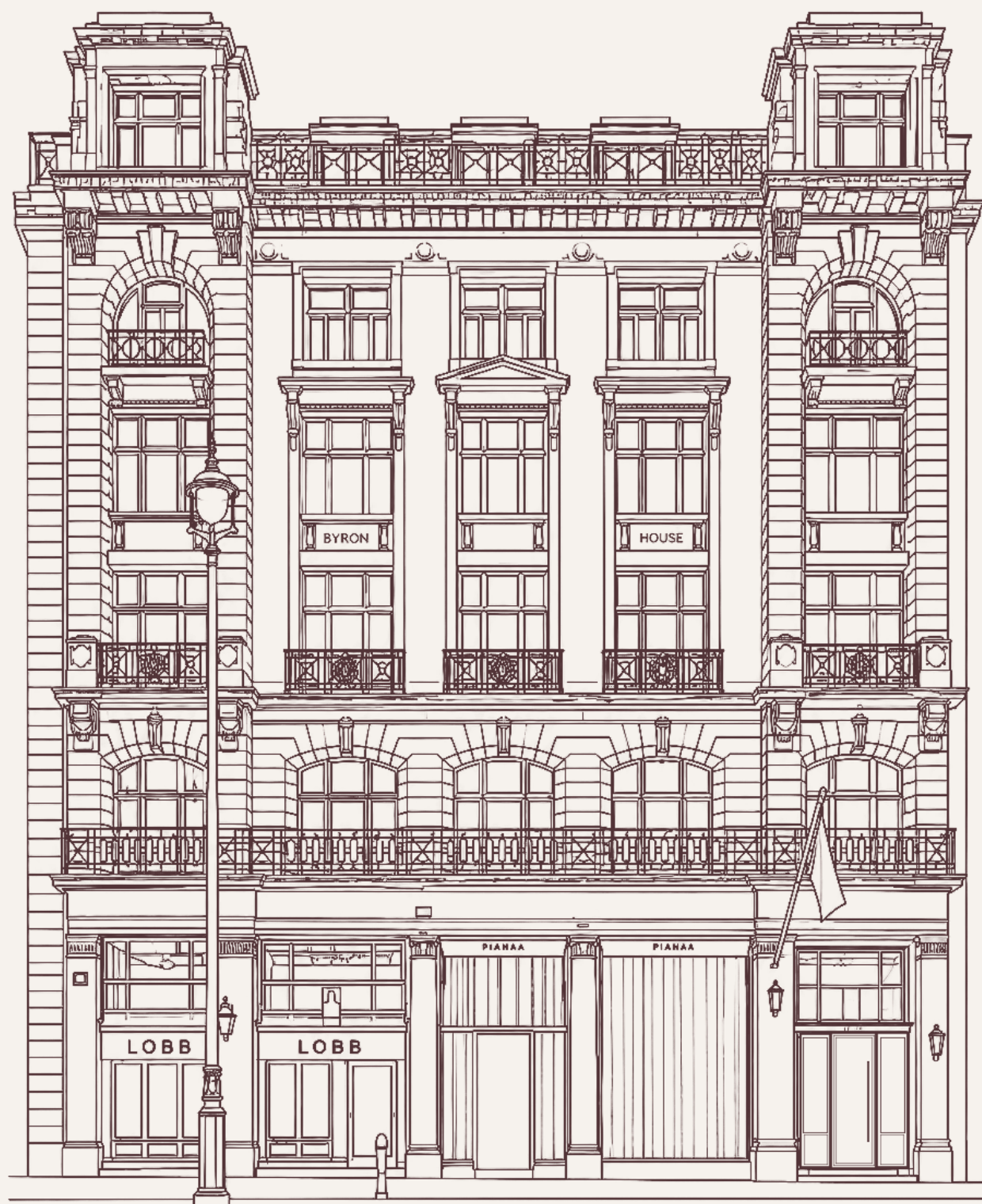


SECOND FLOOR / TO LET / 4,321 SQ FT

BYRON HOUSE



7-9 ST JAMES'S STREET
LONDON SW1A 1EE

*A rare whole-floor office opportunity
in the heart of St James's.*



AN EXCEPTIONAL OFFICE. AN UNRIVALLED ADDRESS.

Byron House is prominently positioned on the east side of St James's Street, one of central London's most established addresses. The 36,232 sq ft mixed-use building combines offices with restaurant and retail accommodation, and has been enhanced with a manned reception, on-site gym and new communal rooftop amenity.



RECEPTION



BIKE STORAGE



SHOWERS



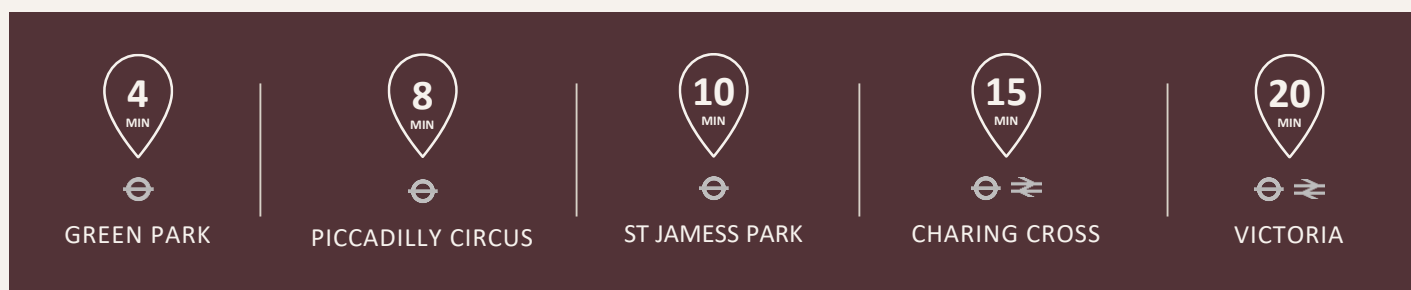
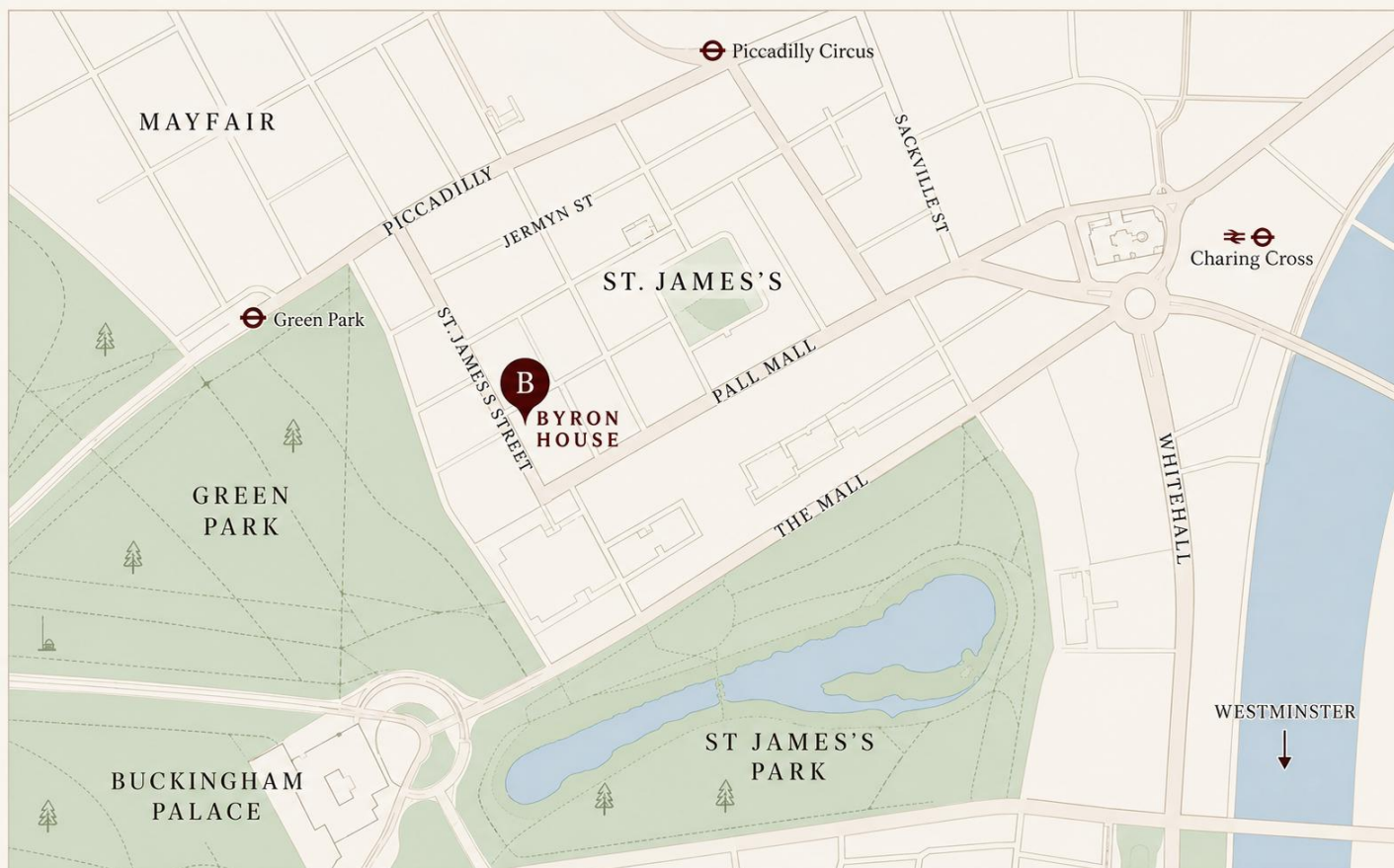
GYM



ROOFTOP

ST JAMES'S, ON YOUR DOORSTEP

The best of St James's and Piccadilly. Byron House sits within a few minutes' walk of private clubs, hotels, restaurants, green space and two Underground stations.



JOHN LOBB



THE WOLSELEY



ST JAMES'S PARK



BERRY BROS & RUDD

Illustrative map - not to scale. Walking times are approximate.

GYMNASIUM BUILT IN

A new on-site gym brings training into the working day, with cardio, free weights and strength equipment set within a dramatic, industrial interior.



01 

ON-SITE

02 

CARDIO + STRENGTH

03 

FREE WEIGHTS

04 

CHANGING ROOM

05 

BIKE STORAGE

Designed as a genuine occupier amenity rather than an afterthought, the gym gives teams a convenient place to reset before, during or after the working day.

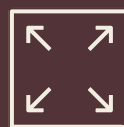
On site operator, MORPH offers personal training sessions alongside corporate wellbeing opportunities.



TWO-LEVEL
FLOORPLATE



STATE-OF-THE-ART
EQUIPMENT



MEZZANINE 785 sq ft
LOWER GROUND 1464 sq ft



HEIGHT
4.50m



THE BEST VIEW IN ST JAMES'S



A new communal rooftop terrace and bar extend the occupier experience beyond the desk - a shared setting for informal meetings, drinks and exclusive hire events, with open views across central London.



BATHROOM



INDOOR & OUTDOOR AREAS



PREP KITCHEN



FULLY EQUIPPED BAR

ROOFTOP TERRACE

A RARE
OPEN-AIR
ASSET.

Shared amenity for building occupiers



360°

VIEW OF THE CITY

The terrace is shown pre-furnishing.



Open plan office floor (CGI)

THE SECOND FLOOR

COMPREHENSIVELY REFURBISHED / CAT A

4,321 SQ FT

A fully fitted CAT B option can be delivered on request, subject to commercial terms.



14 seats board room (CGI)

The available accommodation comprises the entire second floor, refurbished to a high standard and benefiting from excellent natural light on four elevations. Presented in open plan configuration ready for customer fit out.

BUILDING SPECIFICATION	B EPC RATING	LIFT ACCESSIBLE	CONCIERGE	BUILDING AMENITIES
FLOOR SPECIFICATION	AIR CONDITIONING	LED LIGHTING	RAISED FLOORS	PRIVATE WCs

Rent on application. New lease on terms by arrangement.

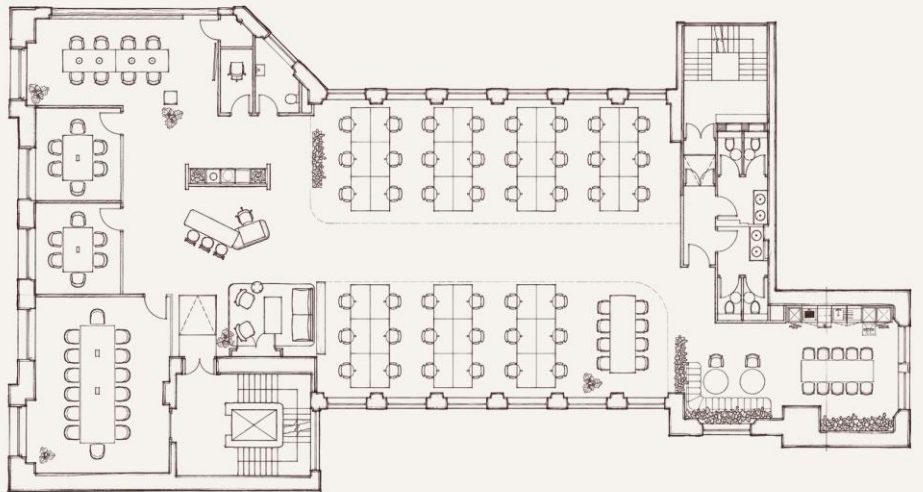
DESIGN OPPORTUNITY



Reception area (CGI)



Kitchen/break area (CGI)



2.80m HIGH

Indicative fully fitted layout



Workstations (CGI)

42  OPEN-PLAN WORKSTATIONS

3  MEETING ROOMS

14  SEAT BOARDROOM

1  ARRIVAL LOUNGE

+  HOT DESKS + LIBRARY

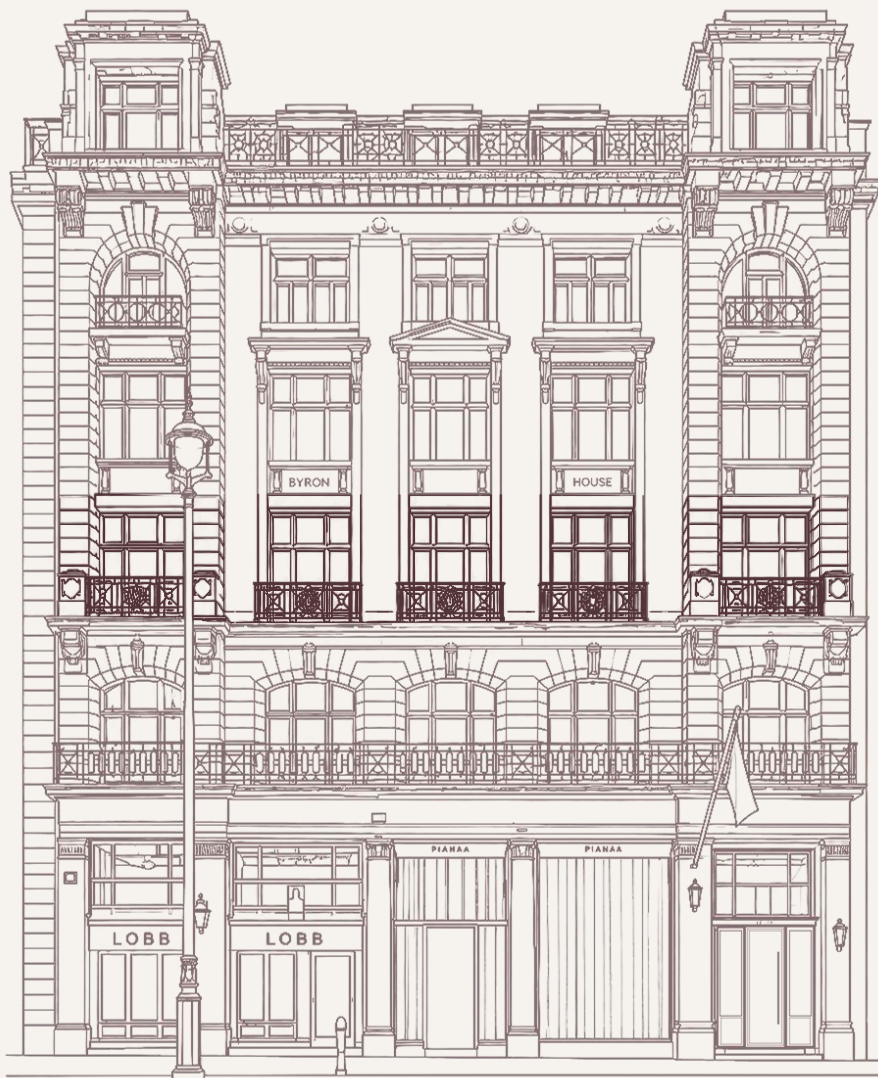
2  TEA / PANTRY POINTS



Bathroom (CGI)

Indicative layout only. Furniture, workstation counts and configuration are subject to final design final design and occupier requirements.

The entire second floor is available
to let on a new lease by
arrangement.



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These particulars are for general guidance only and do not form part of any offer or contract. Prospective occupiers should verify all information independently. Rents, rates and other figures are exclusive of VAT unless stated otherwise. Plans and images are indicative.

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