

21

SACKVILLE STREET
MAYFAIR

CALM AND ELEGANT SPACE.

21 Sackville Street, Mayfair is the latest managed Workplace addition to The Crown Estate's Regent Street and St James's portfolio.

Offering a calm, tonal, and elegant atmosphere, it will enable customers to grow and adapt to their evolving needs.





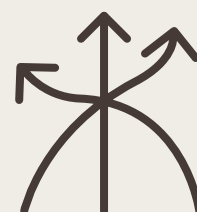
READY TO GO

FULL PLUG AND PLAY



MANAGED

FULLY INCLUSIVE RENT



FLEXIBLE LEASE

3 YEAR TERM, ROLLING BREAK AFTER 2 YEARS



3,520 SQ FT

FULLY REFURBISHED FLOORS

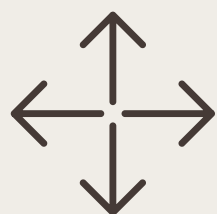


RECEPTION

CONCIERGE AND COMMUNITY MANAGER

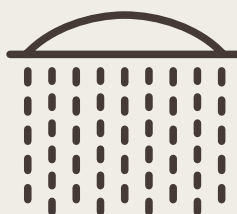


100% ELECTRIC



FAST ACCESS

TO ALL TRANSPORT NETWORKS



END OF JOURNEY

SUPERB CHANGING ROOM FACILITIES



APARTMENTS

TWO, 2 BED, 1,100 SQ FT ON LEVEL 5



Not to scale
For identification purposes only

TYPICAL FLOOR

3,520 sq ft // 327 sq m






HIGH QUALITY
FIT OUT



KITCHENETTE
WITH APPLIANCES



MEETING SPACES
WITH INSTALLED AV



TECH ENABLED
DATA SPEED 1 GB/SEC



ACCESS & SECURITY
24/7



The incoming tenants will have access to No. 6 Babmaes Street. Situated just off bustling Jermyn Street in the heart of St James’s, No. 6 Babames Street boasts a combination of multifunctional spaces to provide the perfect setting for an event. Flexibility across all floors cater for diverse events & working space and the bookable areas have multiple uses from all day workshops to drinks receptions and presentations.

NO. 6 BABMAES STREET



WORKPLACES BENEFITS



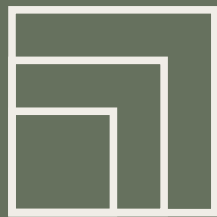
TENANT ACCESS

NO.6 BABMAES STREET FACILITIES



ACCESS & SECURITY

24/7



FLEXIBLE SPACE

TO GROW AND ADAPT



NETWORKING

EVENTS



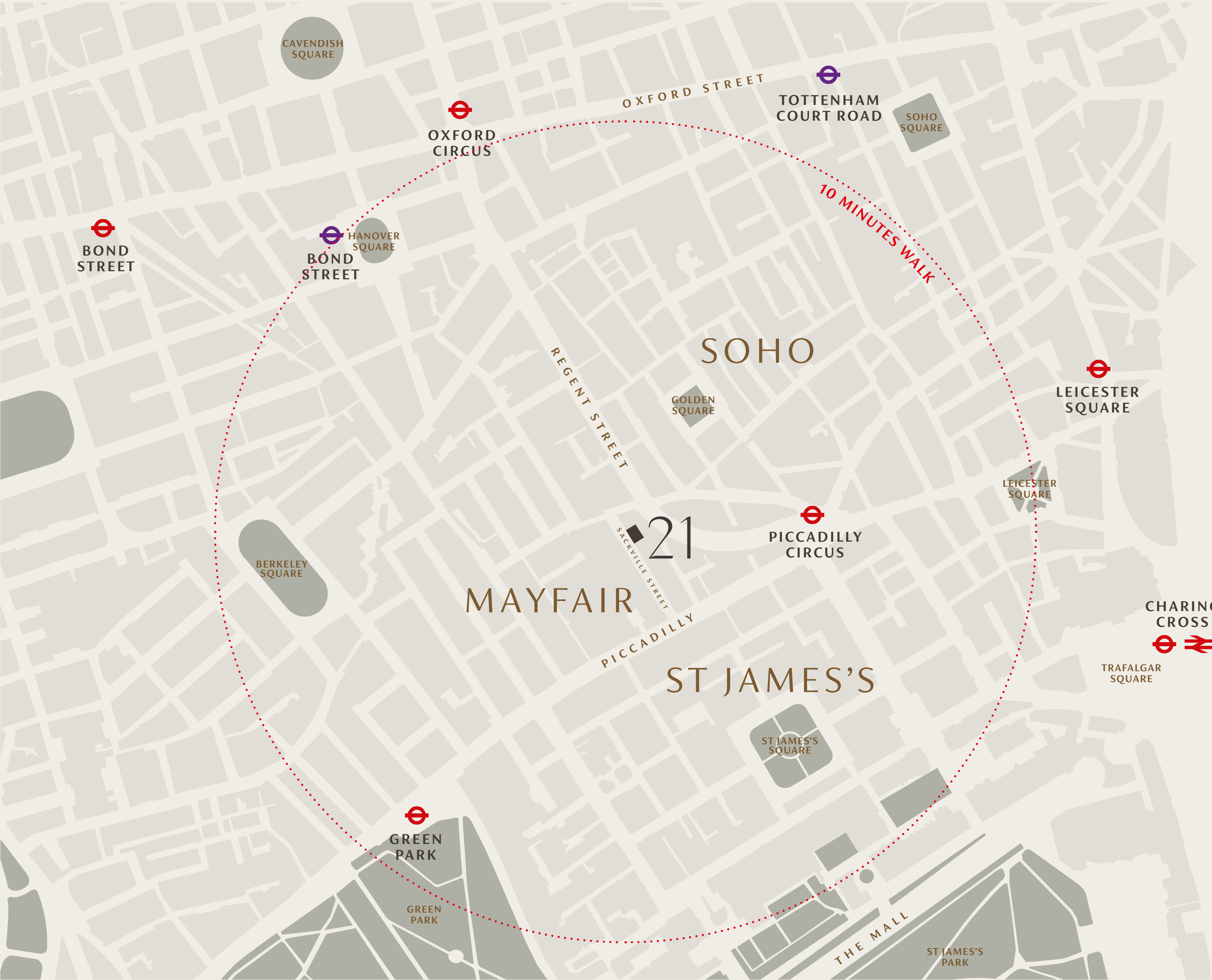
FITNESS

WEEKLY WELLBEING PROGRAM



AMENITY

DISCOUNTS



21 Sackville Street, Mayfair is set between the capital’s most prestigious, diverse and accessible locations.

From the boutique to the high street, from Michelin stars cuisine to convenient grab and go and from cultural artistry to street performing arts, Sackville Street provides choice around every corner.

PRESTIGIOUS, DIVERSE AND ACCESSIBLE.



STATIONS

- PICCADILLY CIRCUS_4 MINS
- GREEN PARK_8 MINS
- LEICESTER SQUARE_10 MINS
- OXFORD CIRCUS_10 MINS
- BOND STREET_11 MINS
- CHARING CROSS_14 MINS
- TOTTENHAM COURT ROAD_15 MINS

SQUARES

- GOLDEN SQUARE_4 MINS
- ST JAMES’S SQUARE_7 MINS
- BERKELEY SQUARE_9 MINS

PARKS

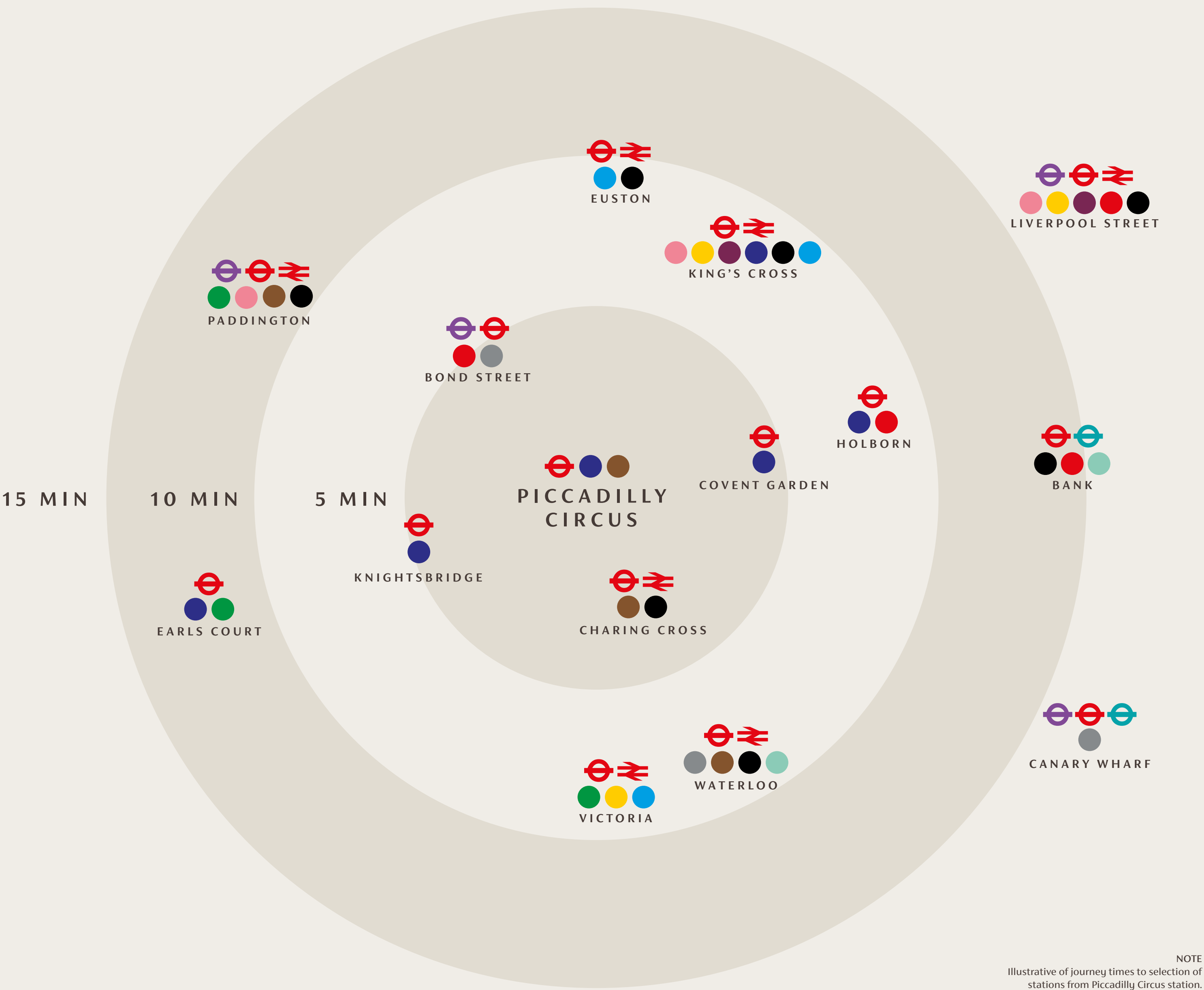
- GREEN PARK_8 MINS
- ST JAMES’S PARK_14 MINS



FAST RAIL,
ACCESS TO LOCAL,
NATIONAL AND
INTERNATIONAL
TRANSPORT
NETWORKS.

- BAKERLOO
- CENTRAL
- CIRCLE
- DISTRICT
- DLR
- HAMMERSMITH & CITY
- JUBILEE
- METROPOLITAN
- NORTHERN
- PICCADILLY
- VICTORIA
- WATERLOO & CITY

- 7 UNDERGROUND STATIONS
WITHIN 15 MINUTE WALK
- 14 MAINLINE STATIONS WITHIN
25 MINUTES JOURNEY TIME
- 5 INTERNATIONAL AIRPORTS
WITHIN 60 MINUTES JOURNEY TIME





IN GOOD COMPANY

CARLYLE

GEMCORP

Paul|Weiss

ARES

EISLER
— C A P I T A L —

Clear Channel

Accel


bluecove

 | **Bregal**Investments



SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
FOURTH	3,232	300
THIRD	3,548	329
SECOND	3,521	327
FIRST	3,510	326
TOTAL	13,811	1,282

Note: All areas are Net Internal Areas and will be verified on completion in accordance with the RICS Code of Measuring Practice



GROUND FLOOR



Not to scale
For identification purposes only



Open plan desks	34
9 person meeting room	1
8 person meeting room	1
8 person meeting area	1
4 person meeting room	1
2 person quiet room	2
Total headcount	34
Occupancy ratio	1:10 sq m

FIRST FLOOR

3,510 sq ft // 326 sq m



SACKVILLE STREET



Not to scale
For identification purposes only

Open plan desks	34
9 person meeting room	1
8 person meeting room	1
8 person meeting area	1
4 person meeting room	1
2 person quiet room	2
Total headcount	34
Occupancy ratio	1:10 sq m

SECOND FLOOR

3,521 sq ft // 327 sq m



SACKVILLE STREET

Open plan desks	34
9 person meeting room	1
8 person meeting area	2
4 person meeting room	1
2 person quiet room	2
Total headcount	34
Occupancy ratio	1:10 sq m

THIRD FLOOR

3,548 sq ft // 329 sq m

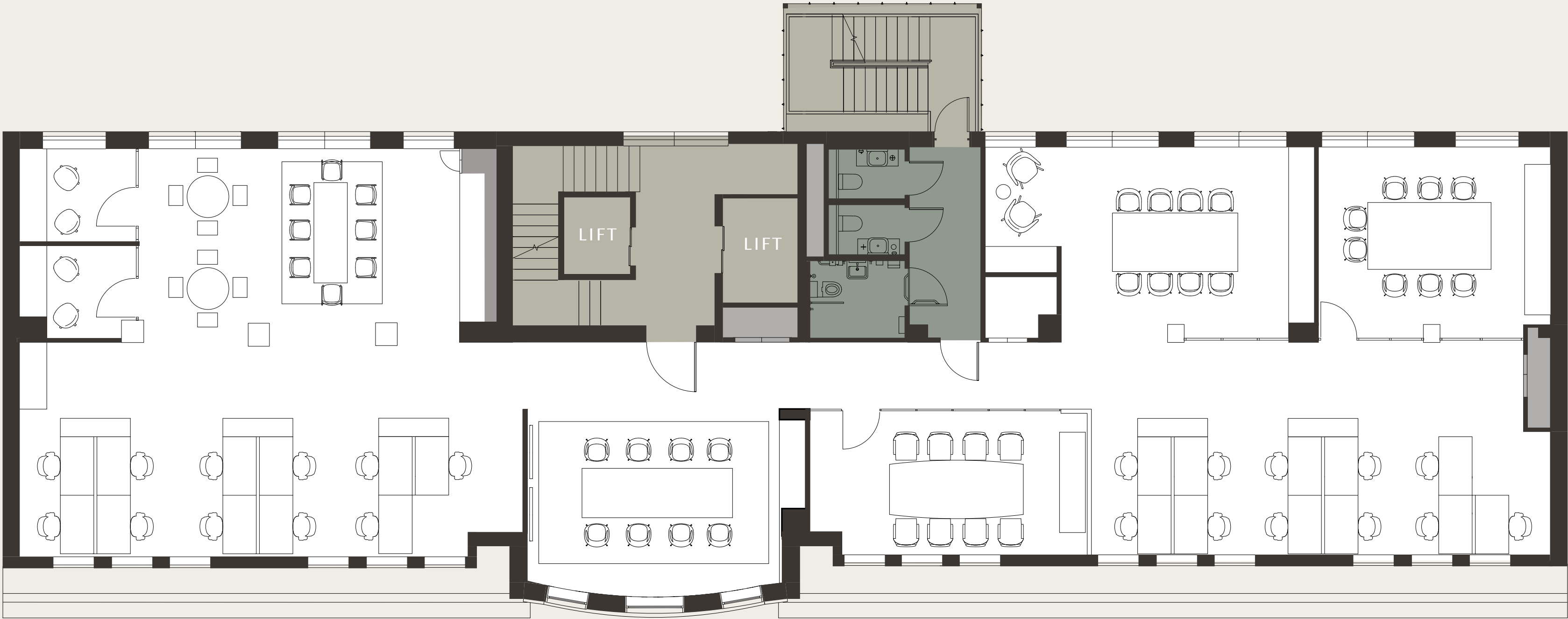


SACKVILLE STREET

Open plan desks	22
10 person meeting room	1
8 person meeting room	1
8 person meeting areas	3
4 person meeting areas	2
2 person quiet room	2
Total headcount	22
Occupancy ratio	1:14 sq m

FOURTH FLOOR

3,232 sq ft // 300 sq m



SACKVILLE STREET



LOWER GROUND



51 CYCLE
1 DISABLED



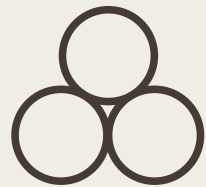
12 BROMPTON



8 SHOWERS



TOWEL SERVICE



105 LOCKERS



Not to scale
For identification purposes only



RECEPTION

DEDICATED CONCIERGE



ACOUSTIC CRITERIA

NR 38 IN OFFICE



ENGINEERED

TIMBER FLOORING



KITCHENETTE

HIGH QUALITY, FULLY EQUIPPED



CHANGING ROOMS

FULLY ACCESSIBLE SEPARATE MALE/FEMALE



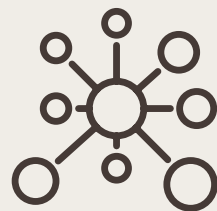
PLANTING

WITHIN MEETING ROOMS



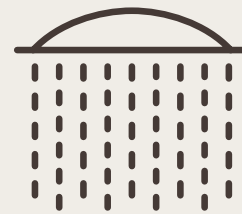
LINEAR LIGHT

LED FITTINGS



TECH SUPPORT

AV ENABLED MEETING ROOMS



8 SHOWERS

AND TOWEL SERVICE



2 PASSENGER LIFTS

SERVING ALL FLOORS



105 LOCKERS



63 CYCLES

INCLUDES 12 BROMPTON LOCKERS



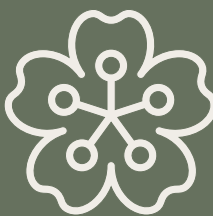
PHOTOVOLTAICS

AT ROOF LEVEL



RECYCLE

MATERIAL CONTENT HIGH



100% GREEN

POWER PURCHASE AGREEMENT

EPC

'A' RATING



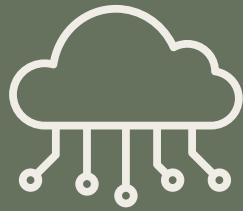
INDOOR AIR FLOW

FILTERING CO₂ ZONAL MONITORING



BIKE PARK

CYCLE INTO SECURE SPACES



SMART SYSTEMS

ENSURING EFFICIENT BUILDING SERVICES

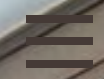


AIR SOURCE HEAT PUMPS

PROVIDE HEATING AND COOLING



100% ELECTRIC



Reception with concierge service



Four fully furnished floors





Four fully furnished floors



Space to connect and collaborate





Space to connect and collaborate



Calm and elegant workspace



Space to connect and collaborate



Space to connect and collaborate



Excellent end of journey facilities



Excellent end of journey facilities



‘Club’ style changing rooms and showers





THE CROWN ESTATE

With a 10 million square foot portfolio across Regent Street and St James's, The Crown Estate is one of the West End's largest property owners, curating top-tier retail, dining, lifestyle, and office spaces.

A £16 billion portfolio includes rural land, urban centres and the seabed around England, Wales and Northern Ireland.

We aim to balance the short-term and long-term, generating profit today while creating value for future generations. We support nature recovery, the energy transition and the nation's road to net zero. We help to create inclusive communities and support economic growth and productivity, delivering in excess of £4 billion over the last 10 years to the treasury.



DEVELOPER: THE CROWN ESTATE

ARCHITECT: ANOMALY

STRUCTURAL ENGINEER: HURST PEIRCE + MALCOLM

M&E CONSULTANT: WPP

PLANNING ADVISOR: GERALD EVE

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS



Jamie Shuttle

07788 414332

jshuttle@edwardcharles.co.uk

Sean Cunningham

07827 985858

scunningham@edwardcharles.co.uk

Amy Skidmore

07734 924146

askidmore@edwardcharles.co.uk

Craig Norton

07818 424764

cnorton@edwardcharles.co.uk

Alka Jotangia

07826 946 336

alka.jotangia@thecrownestate.co.uk

George Walker

07783 770 849

george.walker@thecrownestate.co.uk

Misrepresentation Act 1967 and declaration Edward Charles & Partners for themselves and for the vendor/lessor as agents for the vendor/lessor gives notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection.

