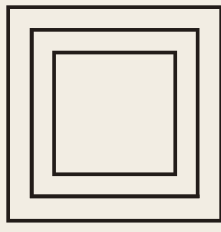


SIX ST JAMES'S SQUARE

6,600 to 53,452 sq ft of exceptional
modern office accommodation

Five floors available with various
fit-out options for easy occupation





SIX
ST JAMES'S
SQUARE

[The Building](#)

[The Area](#)

[Accommodation](#)

[Clear floorplans](#)

[Existing fit-out](#)

[Alternative fit-out](#)

[Contact](#)

Overview

A unique opportunity to occupy modern office space on St James's Square. Behind the building's classic Portland Stone facade lies an impressive reception and contemporary new workspace across five floors surrounding a vast central courtyard.

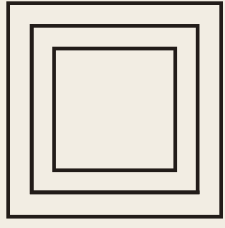
Existing fit-out

The available floors to lease are currently fitted out to an exceptionally high standard, having been designed by international architects, Hassell.

Alternative fit-out

We understand the existing fit-out may not be designed to every occupier's tastes and therefore we have designed high quality CGIs to showcase how the space can look once refitted.



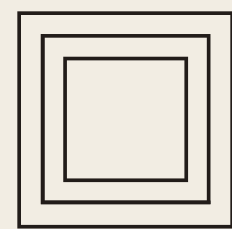


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Reception

The main St James's Square reception is a spacious four metre high space that has recently been refurbished with exquisite finishes and includes a large lounge style area with visitors WC facilities and a 12 person meeting room for communal use by the tenants.



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Babmaes Street Reception

The ground and lower ground floors also benefit from access via a discreet reception on Babmaes Street to the north of the building which leads onto Jermyn Street and Piccadilly Circus beyond.





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Outdoor Spaces

The building wraps around a bright and contemporary central courtyard bringing daylight into all floors with terraces on ground, first, second and third floors, and a calm landscaped space with seating at its base. For greener surroundings, picturesque St James's Square's is on the doorstep.





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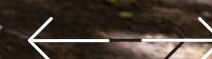
[Alternative fit-out](#)

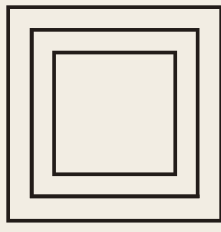
[Contact](#)

The Area

Occupying an enviable central London position amongst neighbouring Mayfair, Piccadilly and the West End, St James's boasts world-class restaurants, hotels and retail alongside key transport connections.

The development of St James's Market adds a new layer of contemporary cool whilst the surrounding area continues its long established history as a centre for business and entertainment.





Cafés & bars

A lively location, any time of the day – a morning coffee from Borough Baristas or sundown drinks at The American Bar.



Restaurants

Something to suit every mood - exciting openings at St James's Market including Aquavit and lyoki complement long-established local favourites such as The Wolsley and Bentley's.



Leisure

Nature abounds - peaceful St James's Square on the doorstep, and Green Park and St James's Park a short stroll away.



Retail

A singular selection - from British craftsmanship on Jermyn Street, to Regent Street's flagship stores and fashionable Dover Street Market.





Connections

Six St James's Square's excellent transport connections place you within 15 minutes' walk of 8 underground lines plus Crossrail coming in 2022.

-  Piccadilly Line

 Bakerloo Line

 Northern Line

 Jubilee Line

 Victoria Line
-  Central Line

 Circle Line

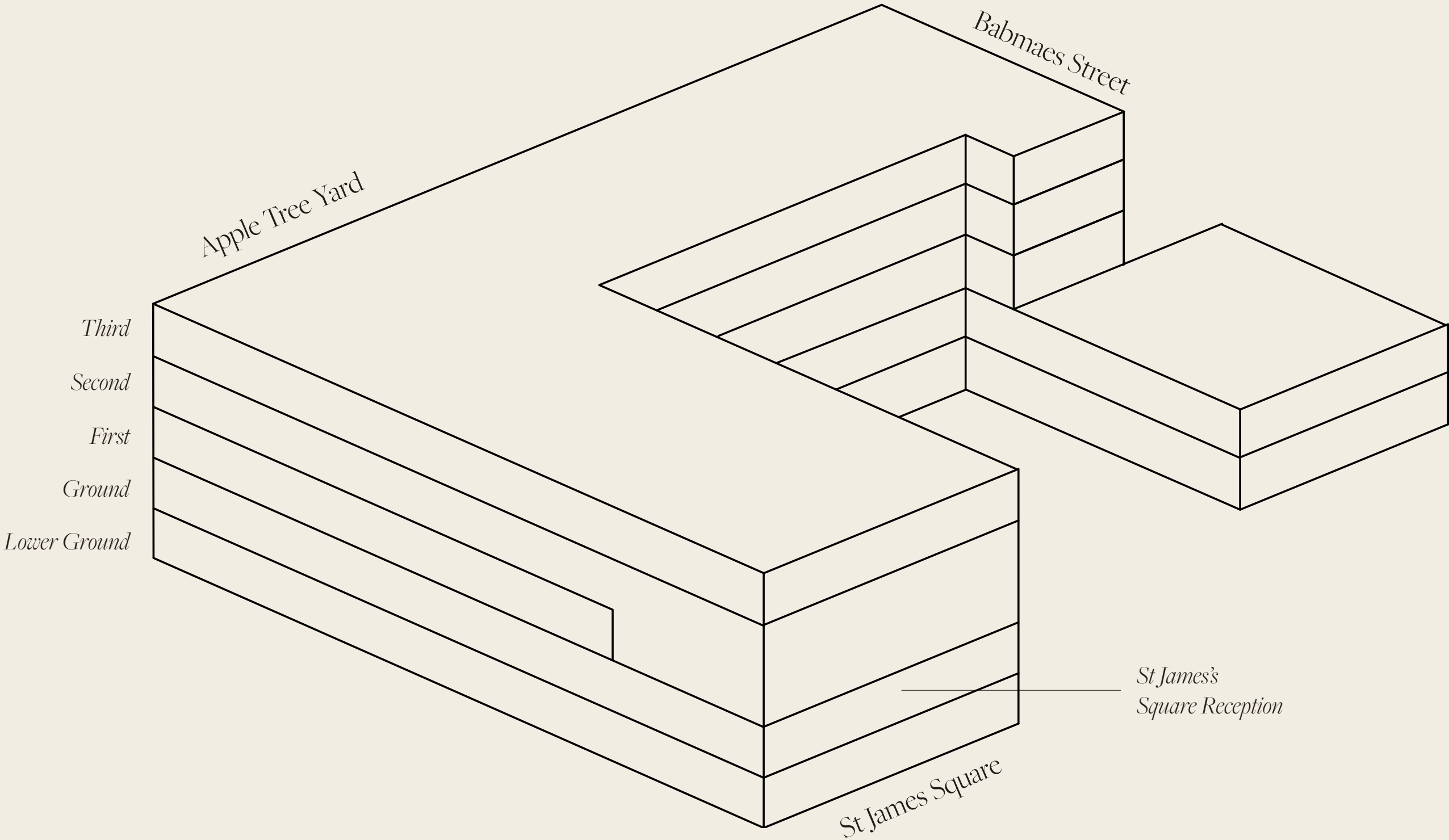
 District Line

 Elizabeth Line*

* Hanover Square Crossrail Entrance.
Elizabeth Line opening in 2022

Accommodation Schedule

| Floor | Sq ft | Sq m | Cat A Plan | Existing Plan | Alternative Plan |
|--------------|--------|-------|------------|---------------|------------------|
| Third | 12,458 | 1,157 | → | → | → |
| Second | 11,543 | 1,072 | → | → | → |
| First | 9,051 | 841 | → | → | → |
| Ground | 13,740 | 1,276 | → | → | → |
| Lower Ground | 6,660 | 619 | → | → | → |
| Total | 53,452 | 4,965 | | | |





Specification

High quality
fit-out available
for immediate
occupation

Option for
alternative fit-outs
also available

A striking main
reception
plus discreet
Babmaes St
reception

Central courtyard
and terraces on
ground, first, second
and third floors

Four pipe fan coil
air-conditioning

Fully accessible
raised floors

2.75m floor to
ceiling height

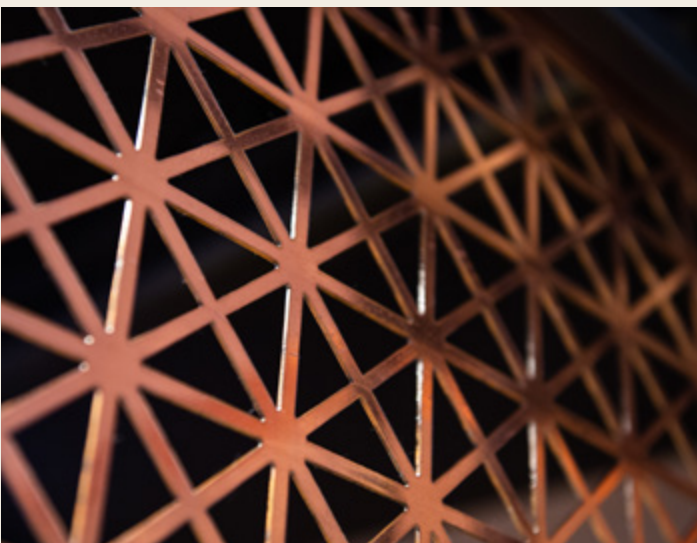
24 hour access
and security

Male, female and
disabled WCs on
each floor

Bicycle storage,
showers and lockers

3 destination
controlled lifts
serving all floors
with additional
goods lift accessible
via the loading bay

BREEAM rated
‘Excellent’



Third floor

12,458 sq ft

1,157 sq m

Plans

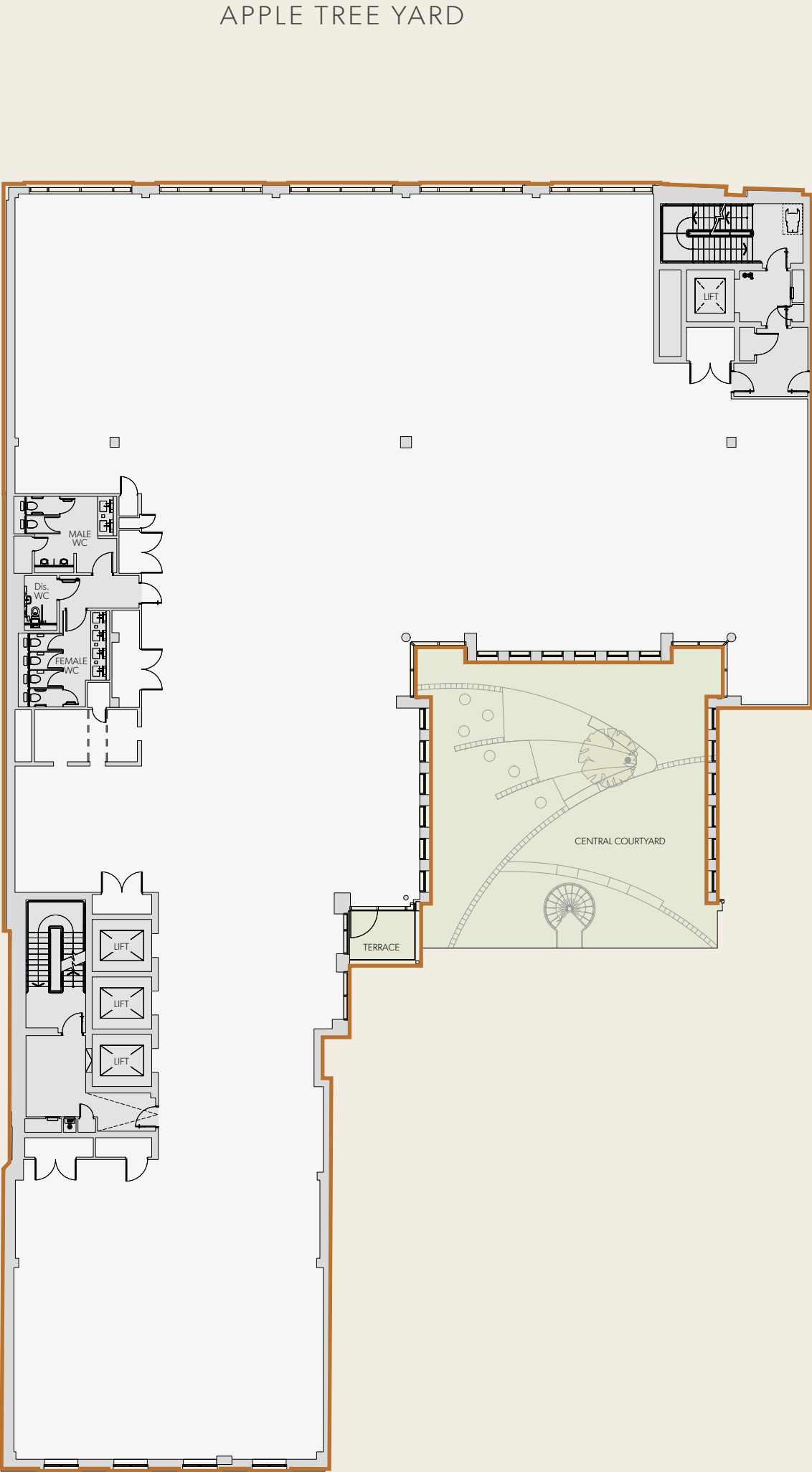
Third floor

Second floor

First floor

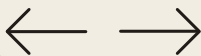
Ground floor

Lower ground floor



ST. JAMES'S SQUARE

BABMAES STREET



Second floor

11,543 sq ft

1,072 sq m

Plans

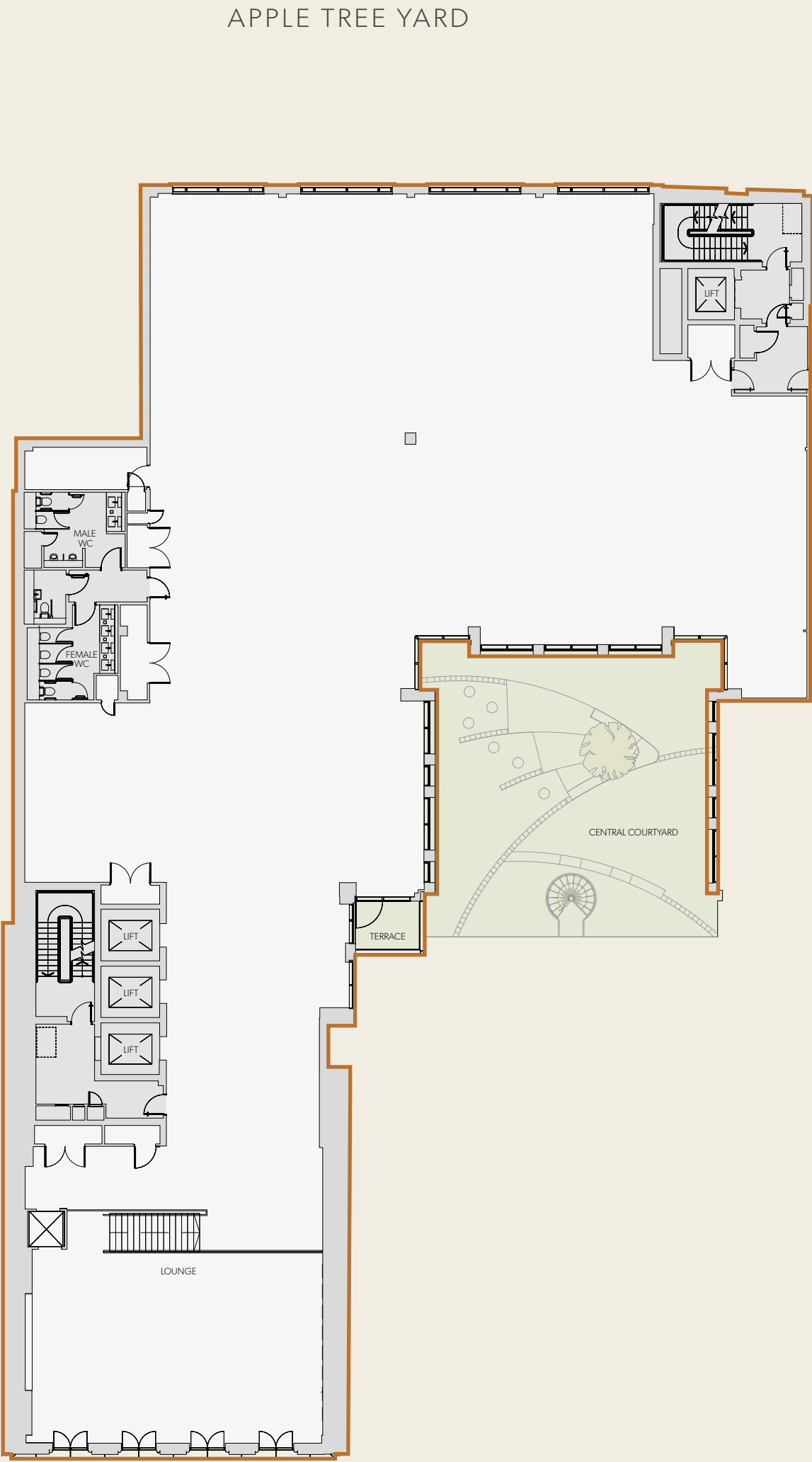
Third floor

Second floor

First floor

Ground floor

Lower ground floor



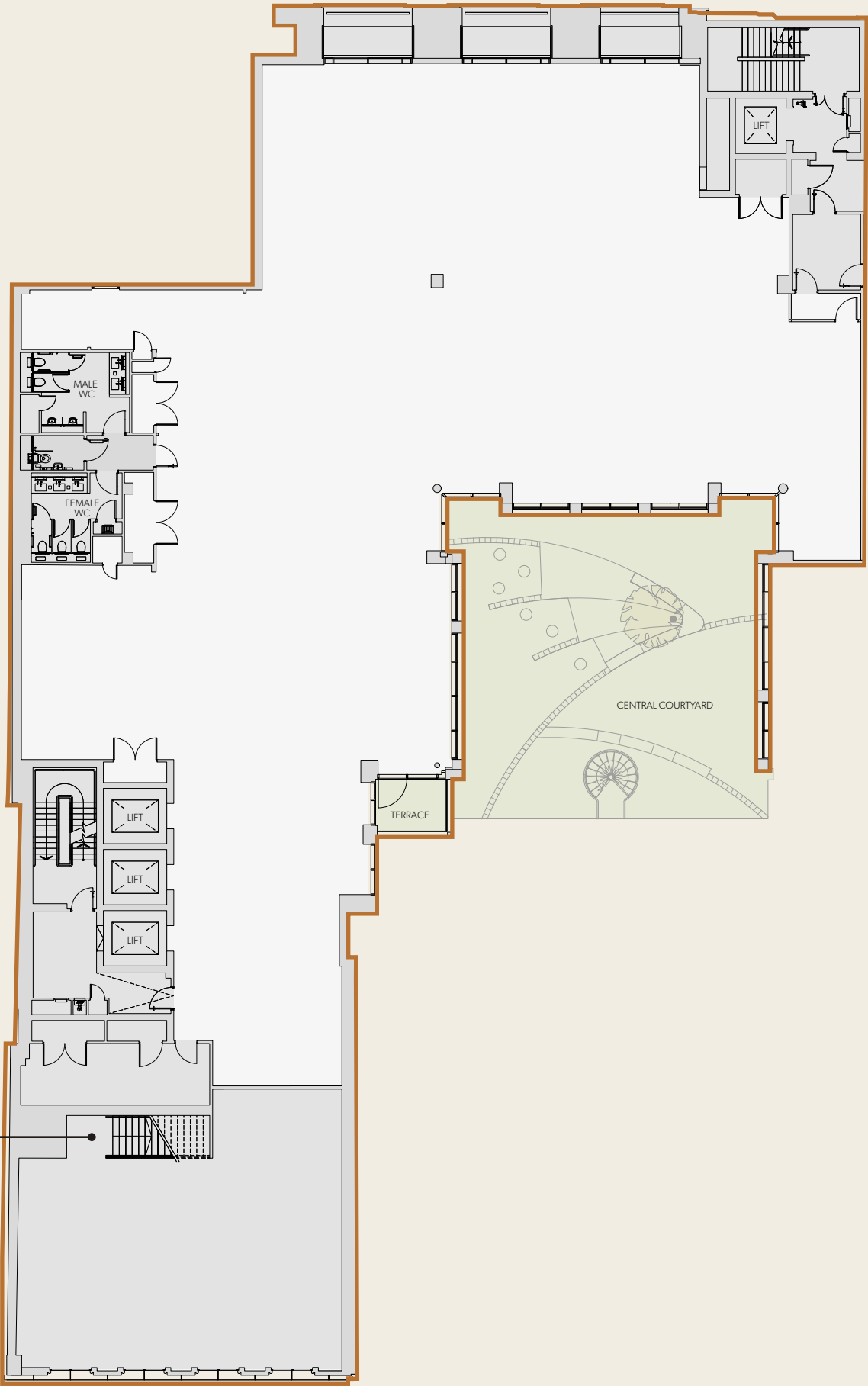
First floor

9,051 sq ft
841 sq m

Plans

- Third floor
- Second floor
- First floor*
- Ground floor
- Lower ground floor

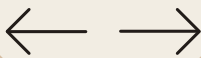
Direct access to the second floor double height space.



APPLE TREE YARD

BABMAES STREET

ST. JAMES'S SQUARE

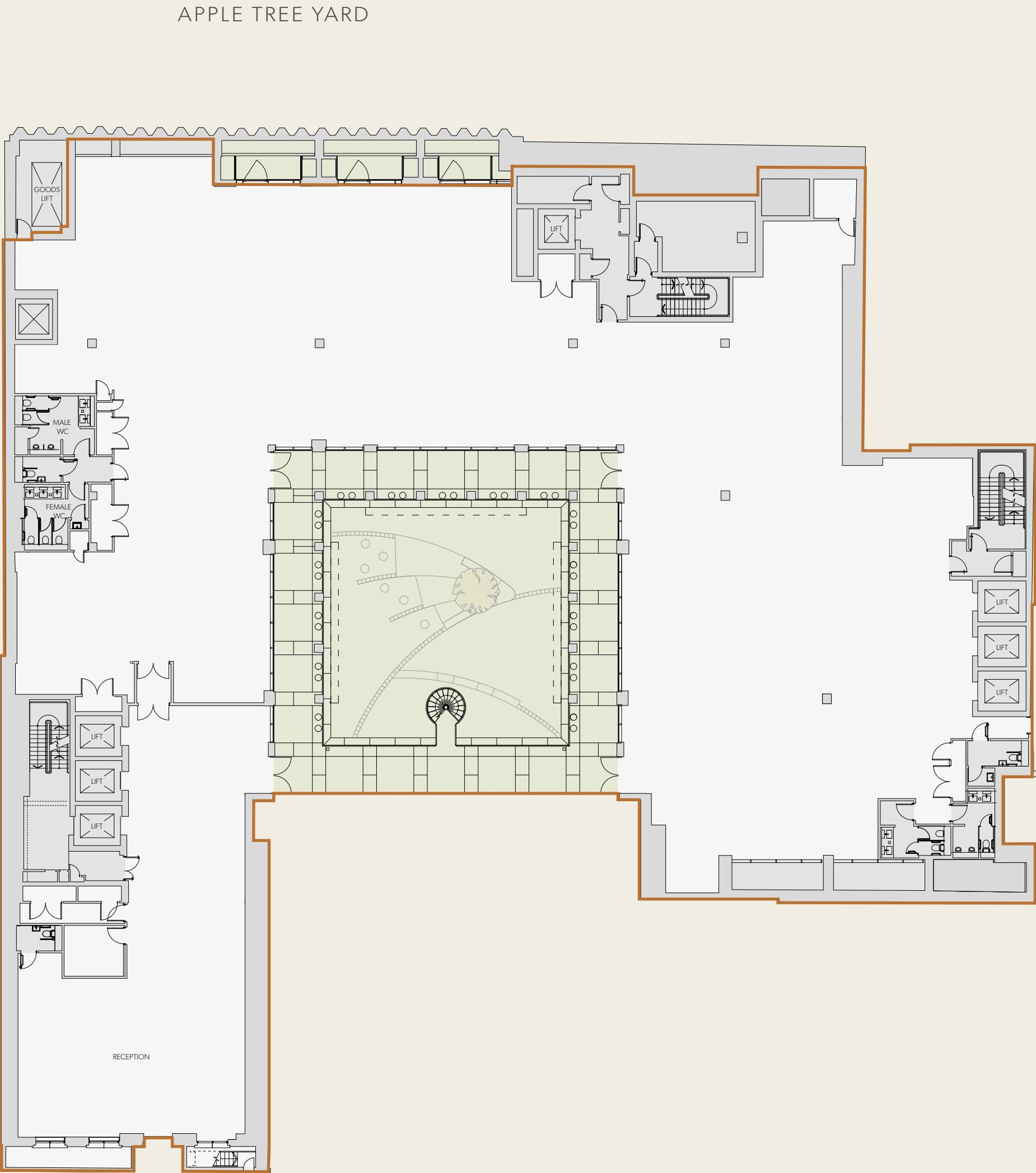


Ground floor

13,740 sq ft
1,276 sq m

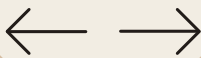
Plans

- Third floor
- Second floor
- First floor
- Ground floor*
- Lower ground floor



ST. JAMES'S SQUARE

BABMAES STREET

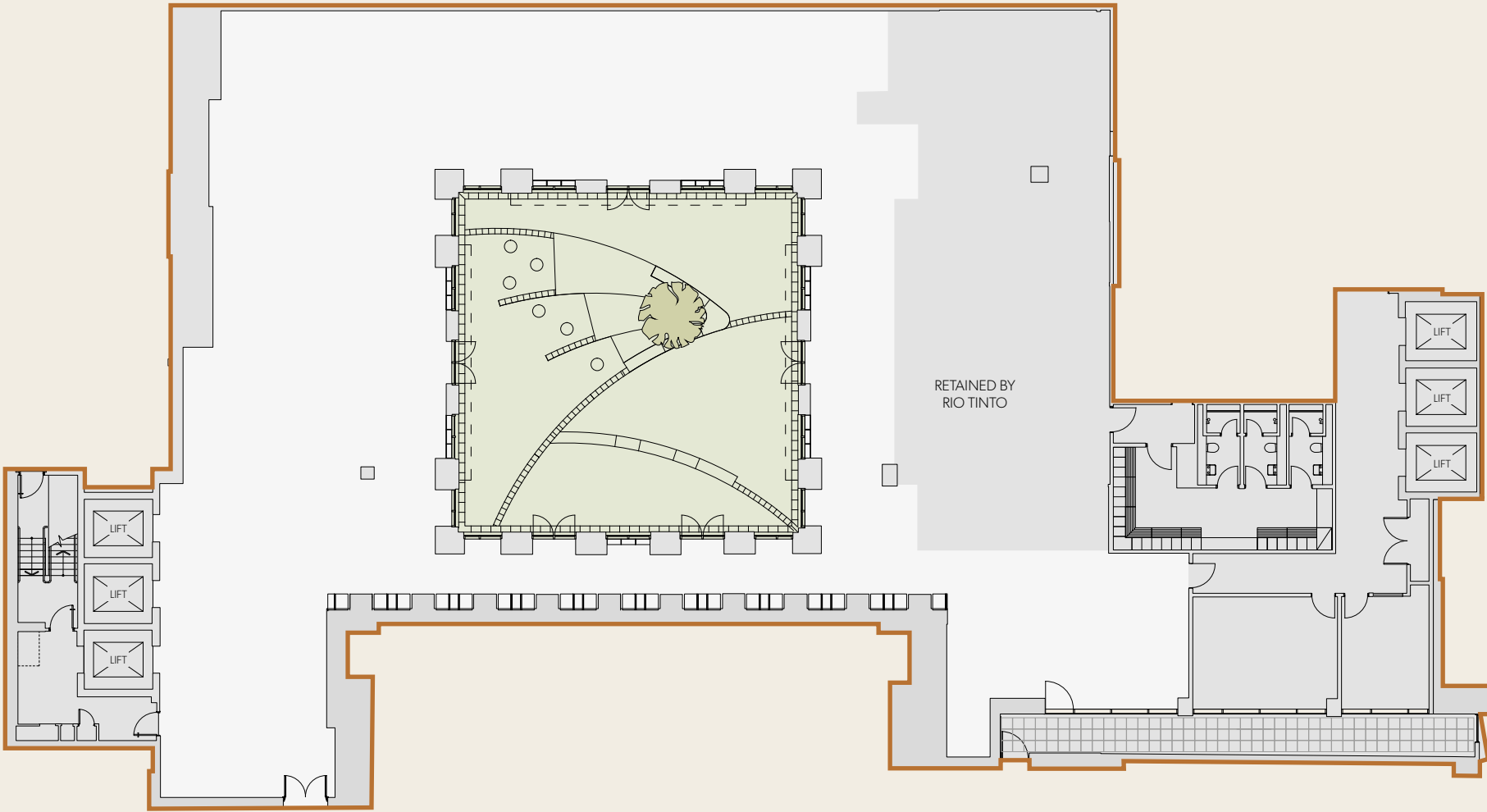


APPLE TREE YARD

Lower ground floor

6,660 sq ft

619 sq m



BABMAES STREET

ST. JAMES'S SQUARE

Plans

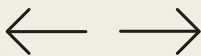
Third floor

Second floor

First floor

Ground floor

Lower ground floor



Third floor

12,458 sq ft
1,157 sq m

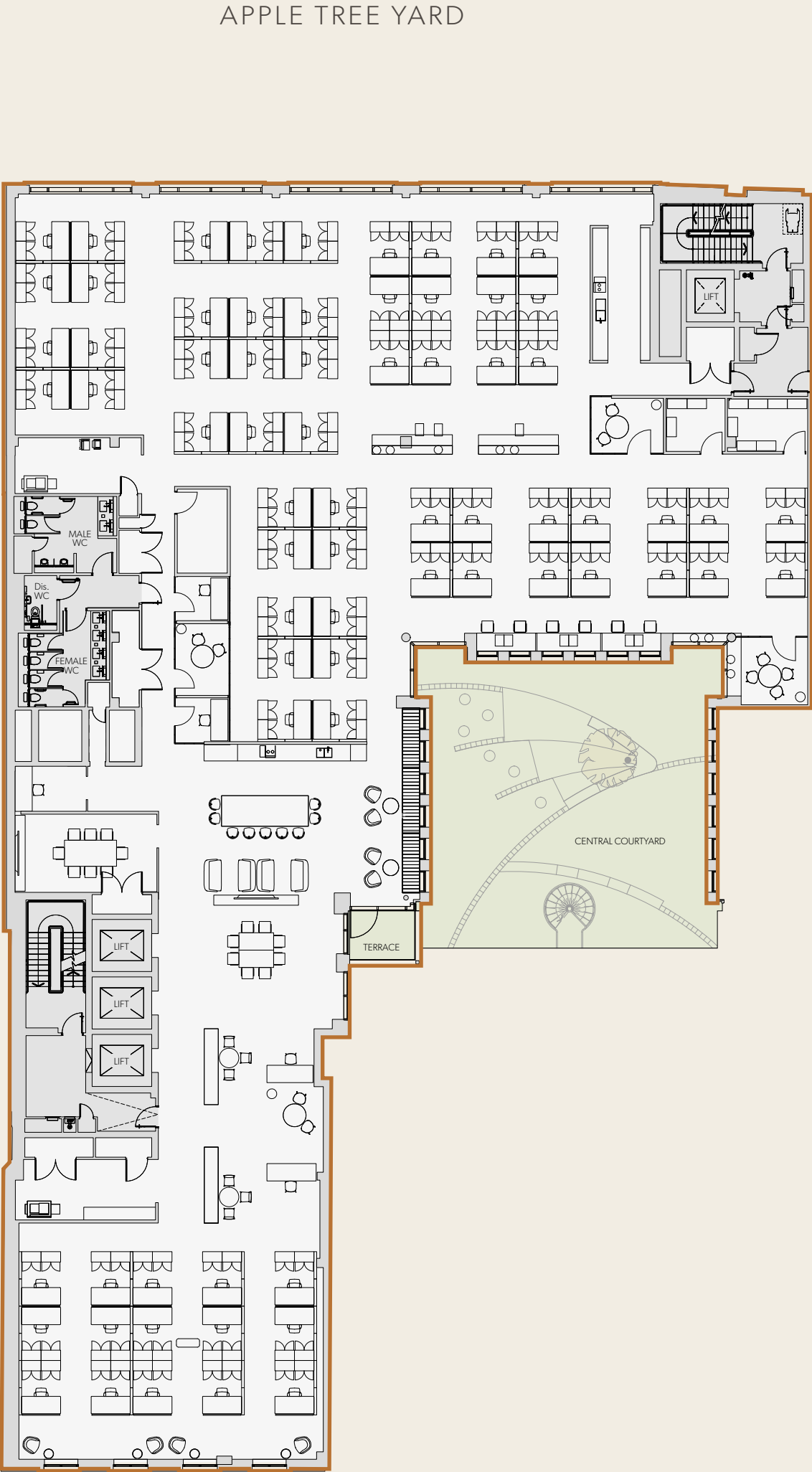
| | |
|-----------------------|----|
| Workstations | 71 |
| 8 person meeting room | 3 |
| 4 person meeting room | 1 |
| 2 person meeting room | 1 |
| Private office | 4 |
| Phone booth | 3 |

Plans

- Third floor*
- Second floor
- First floor
- Ground floor
- Lower ground floor

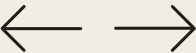
Visuals

Gallery



BABMAES STREET

ST. JAMES'S SQUARE



Second floor

11,543 sq ft

1,072 sq m

| | |
|------------------------|----|
| Workstations | 54 |
| 10 person meeting room | 1 |
| 8 person meeting room | 1 |
| 6 person meeting room | 1 |
| 2 person meeting room | 4 |
| Private office | 1 |
| Phone booth | 2 |

Plans

Third floor

Second floor

First floor

Ground floor

Lower ground floor

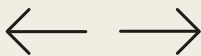
Visuals

Gallery



BABMAES STREET

ST. JAMES'S SQUARE



First floor

9,051 sq ft
841 sq m

| | |
|-----------------------|----|
| Workstations | 50 |
| 8 person meeting room | 1 |
| 6 person meeting room | 1 |
| 2 person meeting room | 2 |
| Private office | 1 |
| Phone booth | 2 |

Plans

- Third floor
- Second floor
- First floor*
- Ground floor
- Lower ground floor

Visuals

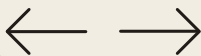
Gallery

Direct access to the second floor double height space.



ST. JAMES'S SQUARE

BABMAES STREET



Ground floor

13,740 sq ft
1,276 sq m

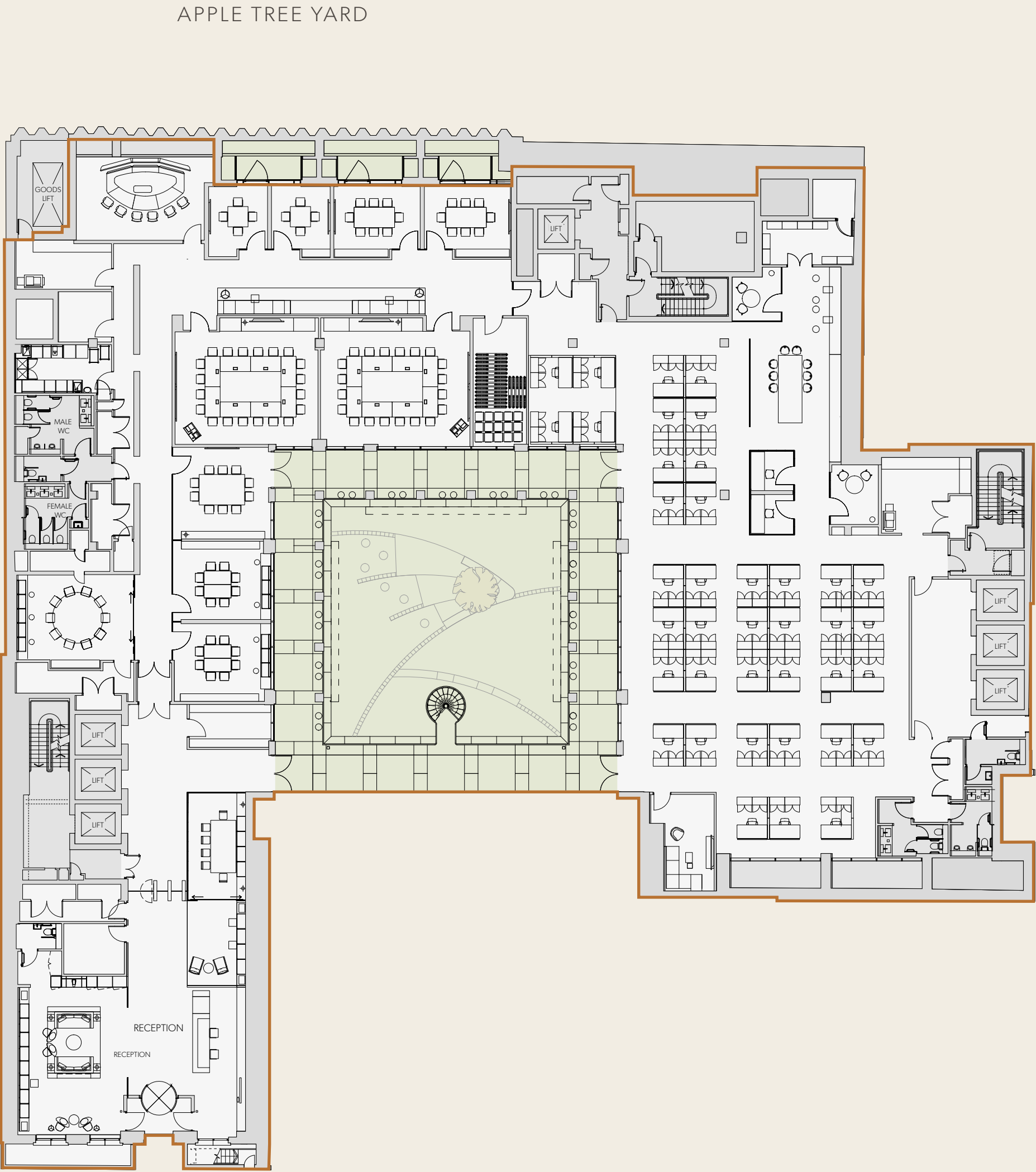
| | |
|------------------------|----|
| Workstations | 39 |
| 18 person boardroom | 2 |
| 10 person meeting room | 2 |
| 8 person meeting room | 4 |
| 4 person meeting room | 2 |
| 2 person meeting room | 2 |
| Phone booth | 2 |
| Teleconference room | 1 |

Plans

- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

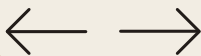
Visuals

Gallery



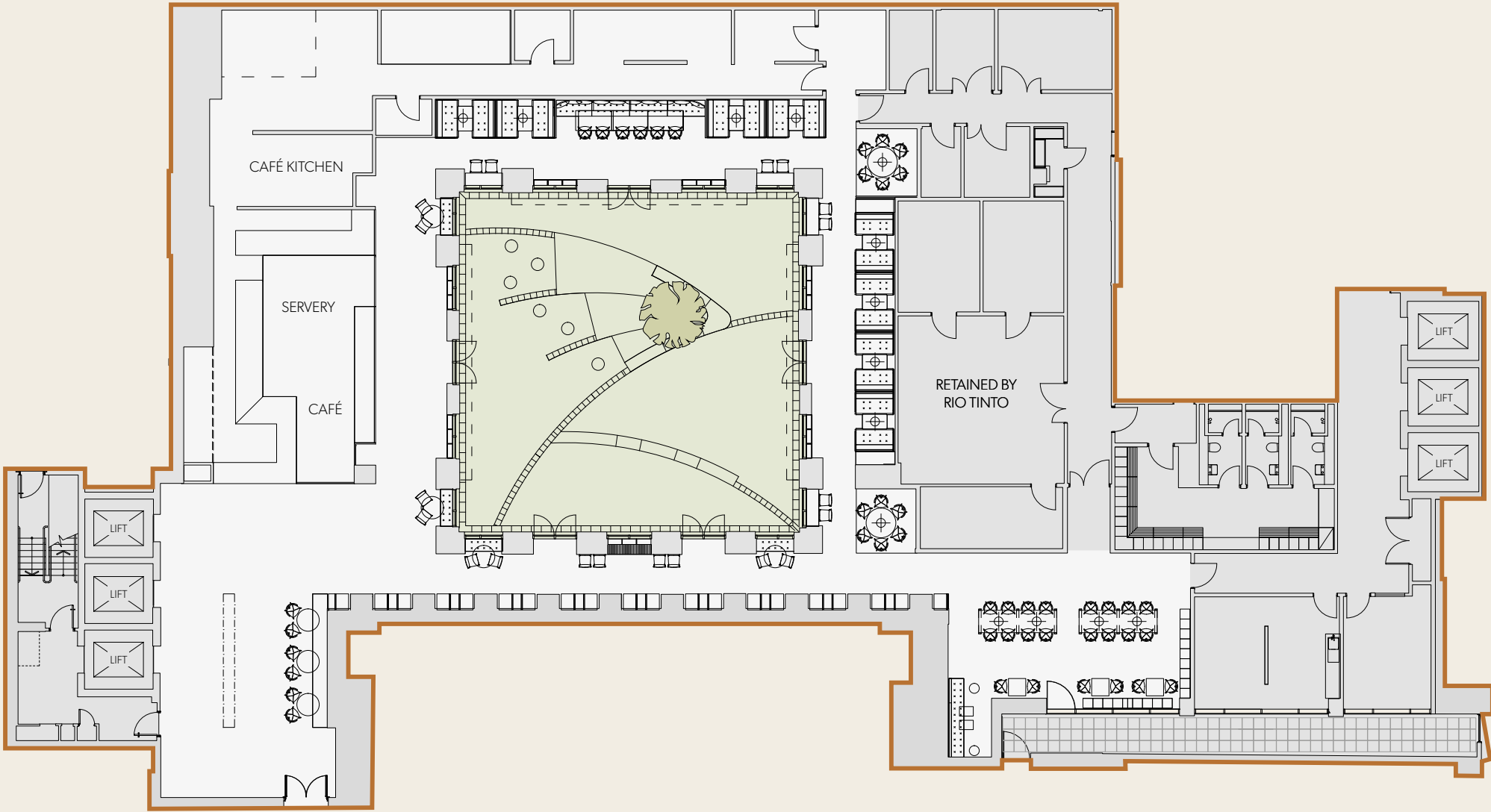
ST. JAMES'S SQUARE

BABMAES STREET



Lower ground floor

6,660 sq ft
619 sq m



BABMAES STREET

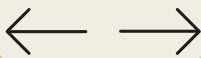
ST. JAMES'S SQUARE

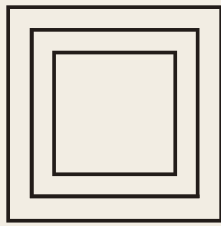
Plans

- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

Visuals

Gallery





SIX
ST JAMES'S
SQUARE

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These images illustrate the current fit-out of the space with contemporary furniture and carefully designed layouts.



Plans

- [Third floor](#)
- [Second floor](#)
- [First floor](#)
- [Ground floor](#)
- [Lower ground floor](#)

Visuals

[Gallery](#)



These images illustrate the current fit out of the space with contemporary furniture and carefully designed layouts.

Plans

- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

Visuals

Gallery



Third floor

12,458 sq ft
1,157 sq m

| | |
|------------------------|----|
| Workstations | 84 |
| 18 person meeting room | 1 |
| 10 person meeting room | 1 |
| 8 person meeting room | 5 |
| 6 person meeting room | 2 |
| Private office | 4 |
| Hot desk | 6 |
| Collab area | 2 |
| Comms room | 1 |
| Focus room | 1 |
| Phone booth | 3 |
| Print area | 1 |
| Tea point | 1 |

Plans

- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

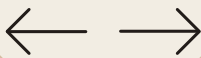
Visuals

Indicative CGIs



BABMAES STREET

ST. JAMES'S SQUARE



Second floor

11,543 sq ft

1,072 sq m

| | |
|------------------------|----|
| Workstations | 20 |
| 18 person meeting room | 1 |
| 14 person meeting room | 1 |
| 10 person meeting room | 1 |
| 8 person meeting room | 3 |
| 7 person meeting room | 1 |
| 5 person meeting room | 1 |
| 4 person meeting room | 2 |
| Private office | 4 |
| Hot desk/collab area | 1 |
| Comms room | 1 |
| Focus room | 2 |
| Phone booth | 2 |
| Print area | 2 |
| Tea point | 1 |

Plans

Third floor

Second floor

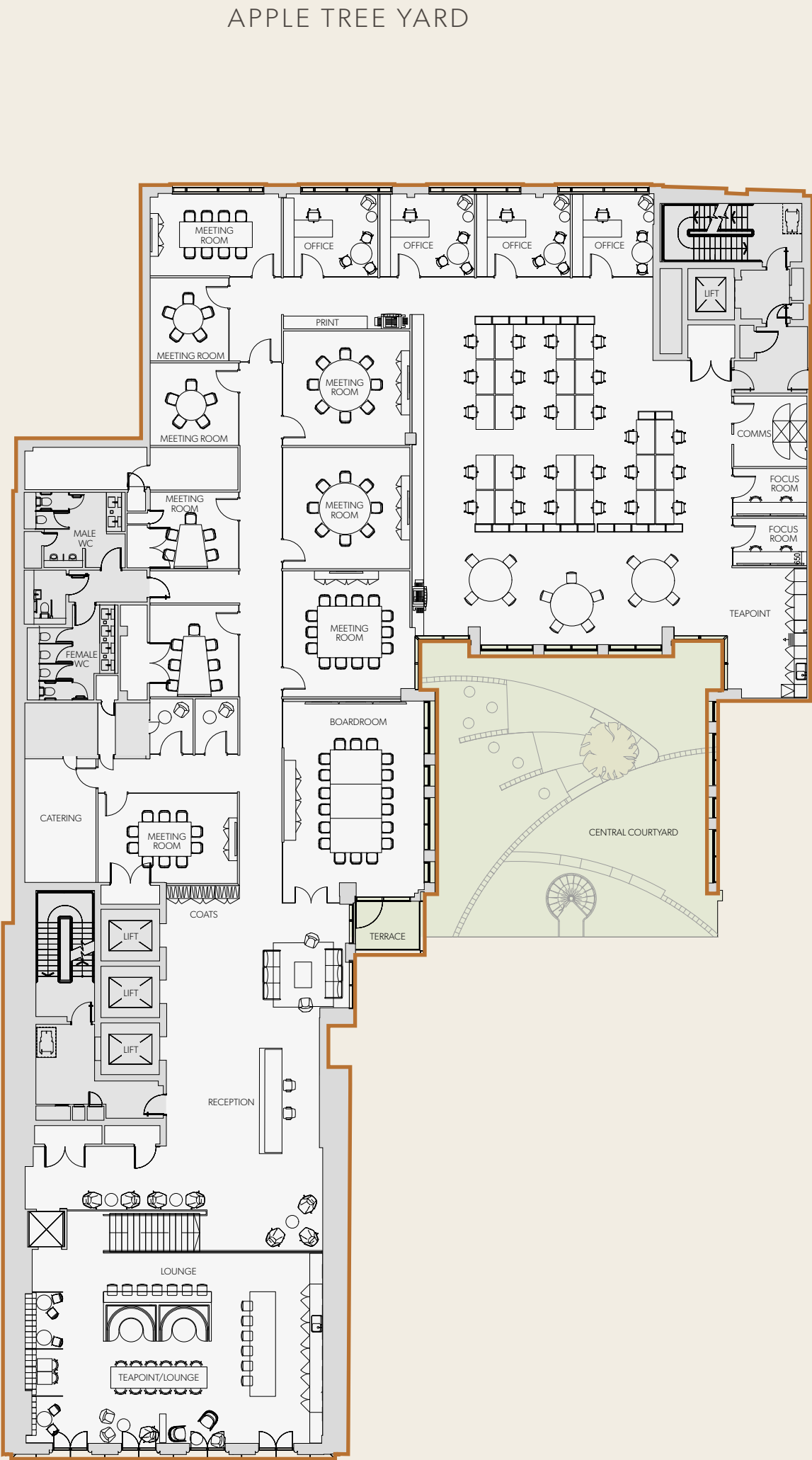
First floor

Ground floor

Lower ground floor

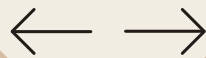
Visuals

Indicative CGIs



BABMAES STREET

ST. JAMES'S SQUARE



Single Occupancy

Second floor

11,543 sq ft

1,072 sq m

| | |
|------------------------|----|
| Workstations | 80 |
| 18 person meeting room | 1 |
| 10 person meeting room | 2 |
| 6 person meeting room | 2 |
| Private office | 4 |
| Hot desk | 13 |
| Collab area | 1 |
| Comms room | 1 |
| Focus room | 2 |
| Print area | 1 |
| Tea point/lounge | 1 |
| Tea point | 1 |

Plans

Third floor

Second floor

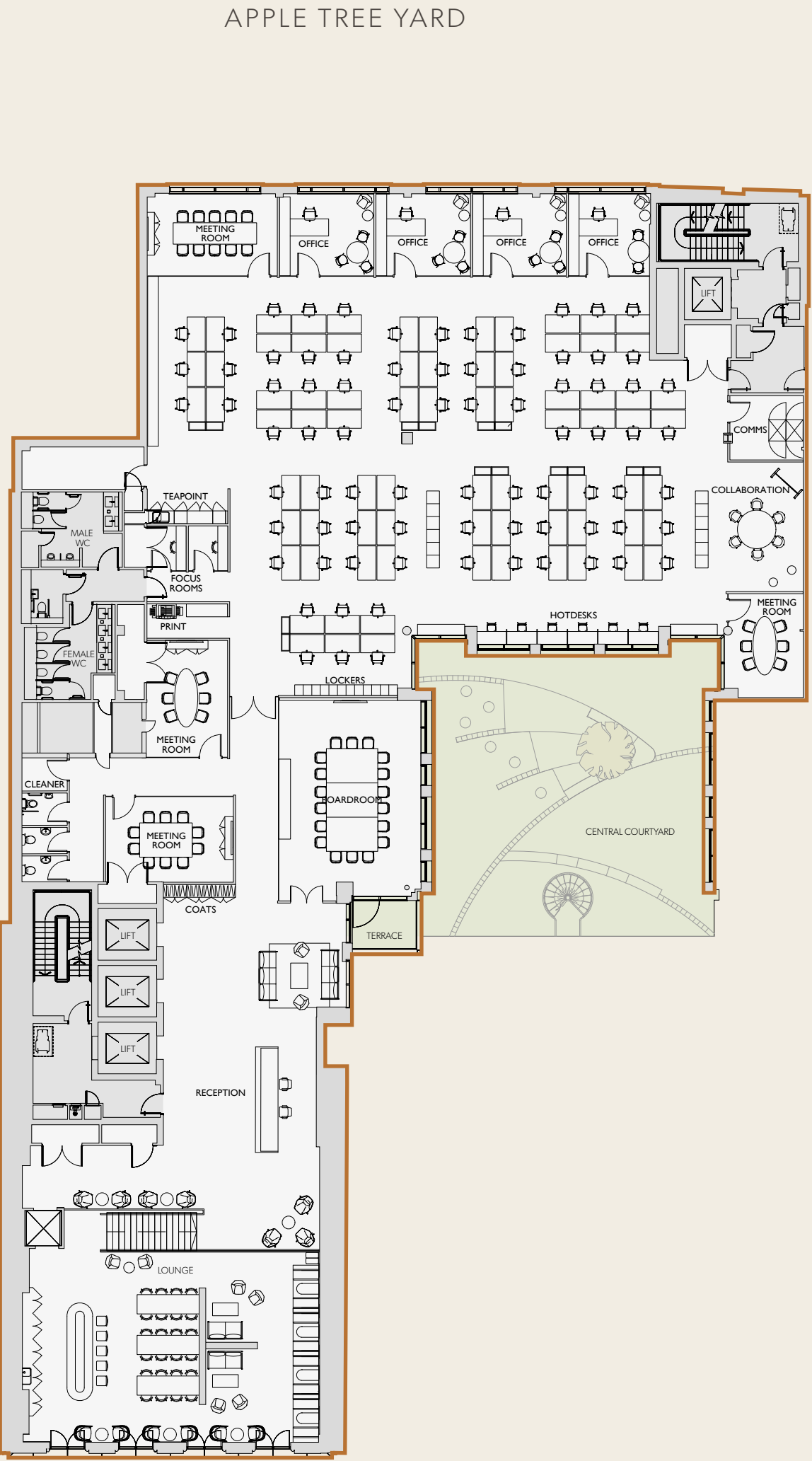
First floor

Ground floor

Lower ground floor

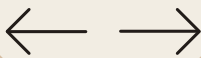
Visuals

Indicative CGIs



ST. JAMES'S SQUARE

BABMAES STREET



First floor

(including link to Second Floor)

9,051 sq ft
841 sq m

NB floor area does not include the double height lounge area overlooking St James's Square.

| | |
|-----------------------|----|
| Workstations | 86 |
| 8 person meeting room | 1 |
| 6 person meeting room | 1 |
| 4 person meeting room | 1 |
| Private office | 3 |
| Hot desk | 4 |
| Collab area | 2 |
| Comms room | 1 |
| Focus room | 5 |
| Print area | 2 |
| Tea point/lounge | 1 |

Plans

- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

Visuals

Indicative CGIs

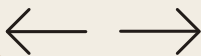
Direct access to the second floor double height space.



APPLE TREE YARD

BABMAES STREET

ST. JAMES'S SQUARE



Single Occupancy

First floor

9,051 sq ft
841 sq m

| | |
|------------------------|----|
| Workstations | 60 |
| 12 person meeting room | 1 |
| 8 person meeting room | 1 |
| 6 person meeting room | 1 |
| 4 person meeting room | 1 |
| Private office | 3 |
| Hot desk | 4 |
| Comms area | 1 |
| Focus room | 3 |
| Print area | 2 |
| Tea point | 1 |

Plans

- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

Visuals

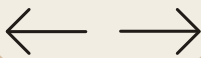
Indicative CGIs

Direct access to the
second floor double
height space.



ST. JAMES'S SQUARE

BABMAES STREET



Ground floor

13,740 sq ft
1,276 sq m

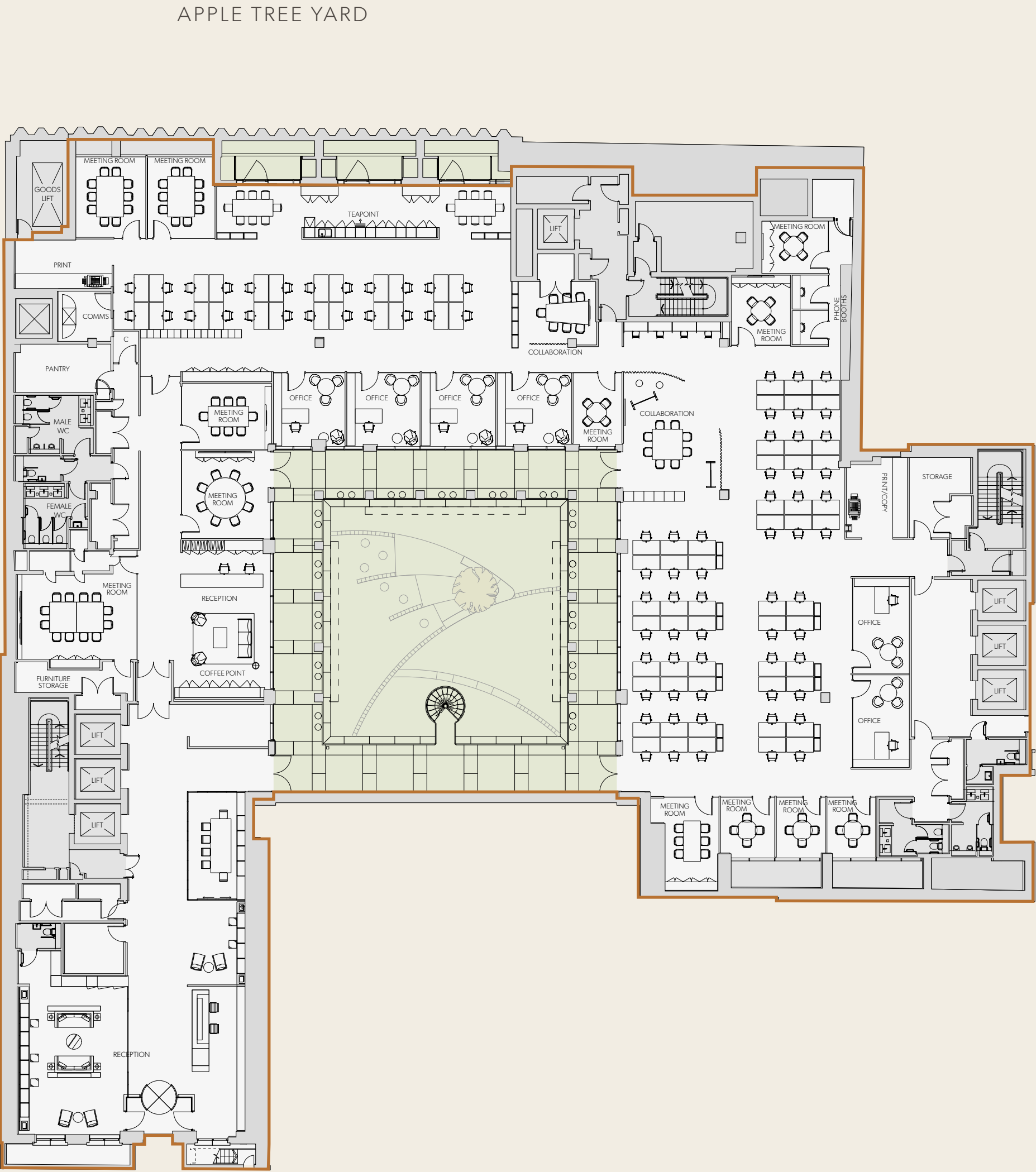
| | |
|------------------------|----|
| Workstations | 78 |
| 12 person meeting room | 1 |
| 10 person meeting room | 2 |
| 8 person meeting room | 2 |
| 6 person meeting room | 1 |
| 4 person meeting room | 6 |
| Private office | 6 |
| Hot desk | 4 |
| Collab area | 2 |
| Comms room | 1 |
| Phone booth | 2 |
| Print area | 2 |
| Tea/coffee point | 2 |

Plans

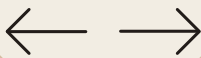
- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

Visuals

Indicative CGIs



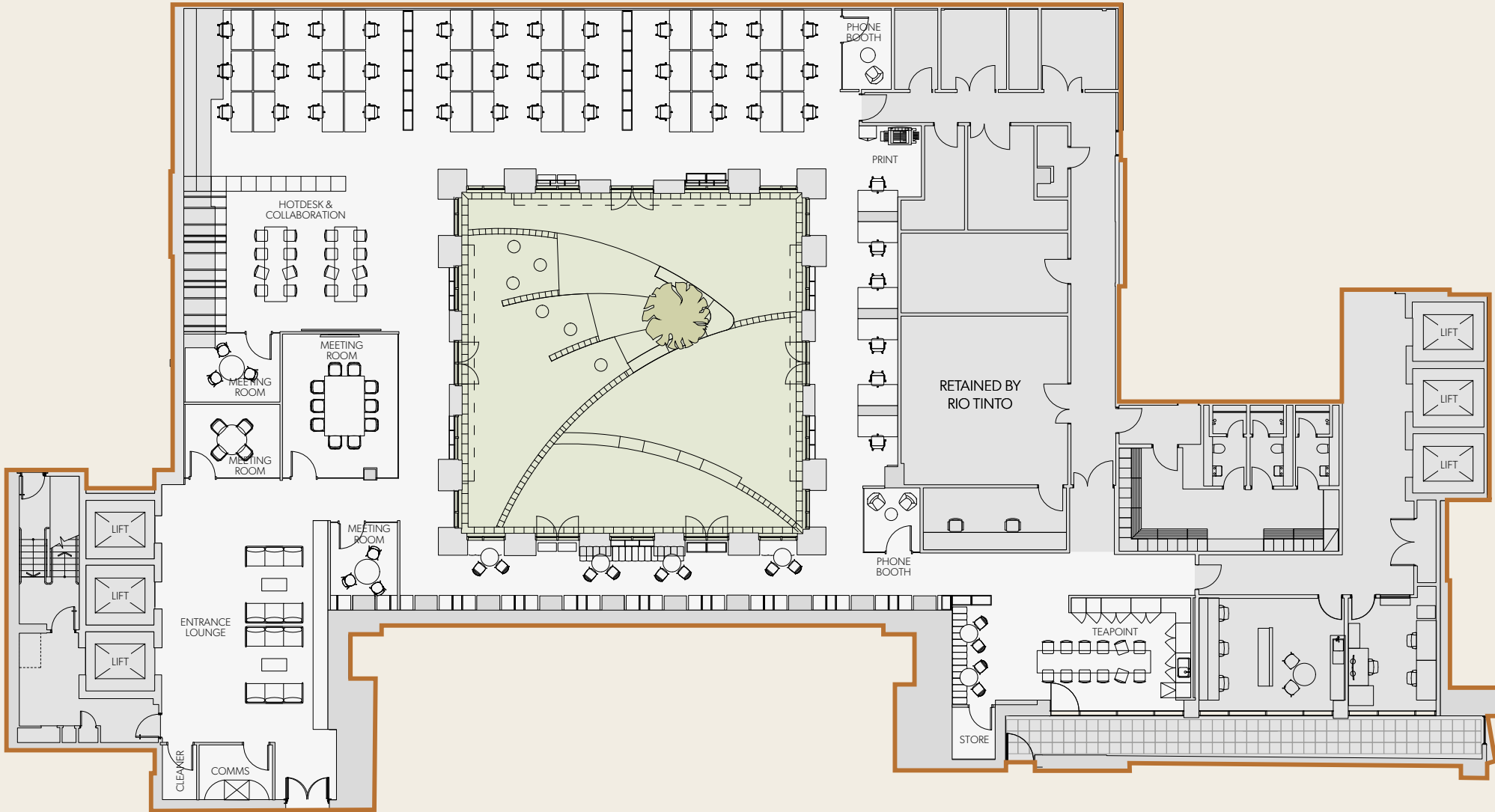
ST. JAMES'S SQUARE



Lower ground floor

6,660 sq ft
619 sq m

| | |
|------------------------|----|
| Workstations | 42 |
| 10 person meeting room | 1 |
| 4 person meeting room | 1 |
| 3 person meeting room | 2 |
| Collab area | 1 |
| Comms room | 1 |
| Phone booth | 2 |
| Print area | 1 |
| Tea point | 1 |



BABMAES STREET

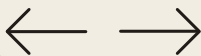
Plans

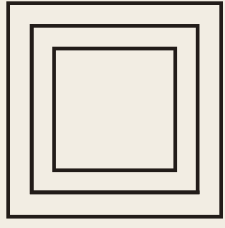
- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

Visuals

Indicative CGIs

ST. JAMES'S SQUARE





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ST JAMES'S
SQUARE

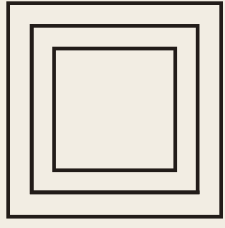


Plans

- Third floor
- Second floor
- First floor
- Ground floor
- Lower ground floor

Visuals

Indicative CGIs



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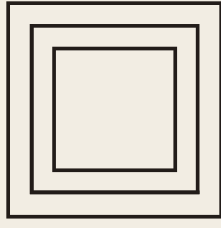


Plans

Third floor
Second floor
First floor
Ground floor
Lower ground floor

Visuals

Indicative CGIs



SIX
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SQUARE

[– Floorplans](#)
[– Gallery](#)



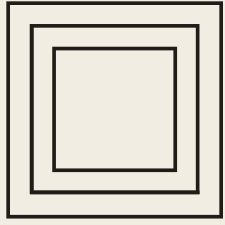
Plans

- Third floor
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- First floor
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- Lower ground floor

Visuals

Indicative CGIs





SIX
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[– Gallery](#)

Plans

Third floor

Second floor

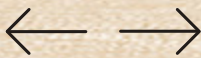
First floor

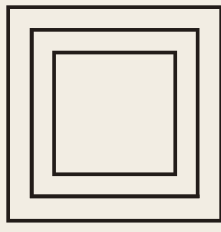
Ground floor

Lower ground floor

Visuals

Indicative CGIs





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Plans

Third floor
Second floor
First floor
Ground floor
Lower ground floor

Visuals

Indicative CGIs





Six St James's Square is available to sub-lease
either as a whole or on a floor by floor basis

Please contact the joint agents
for further information



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