

CASSINI HOUSE

6,887 SQ FT OF RE-IMAGINED WORKSPACE
IN THE HEART OF ST JAMES'S

A workspace that's ready when you are

Cassini House offers Grade A office space in St James's, refurbished to the highest standards. The newly fitted, 6,887 sq ft floor is ready for immediate occupation, with a flexible layout, modern facilities and exceptional amenities.



6,887 sq ft of Newly Fitted Workspace



Shower Facilities & Lockers



Brand New Communal Terrace



Views Overlooking St James's Street



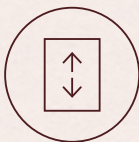
Four-Pipe Fan Coil Air Conditioning



Bike Racks



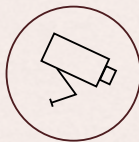
Remodelled Reception & Common Areas



3 x Passenger Lifts
1 x Goods Lift



Full Access Raised Floor



24-hour Security



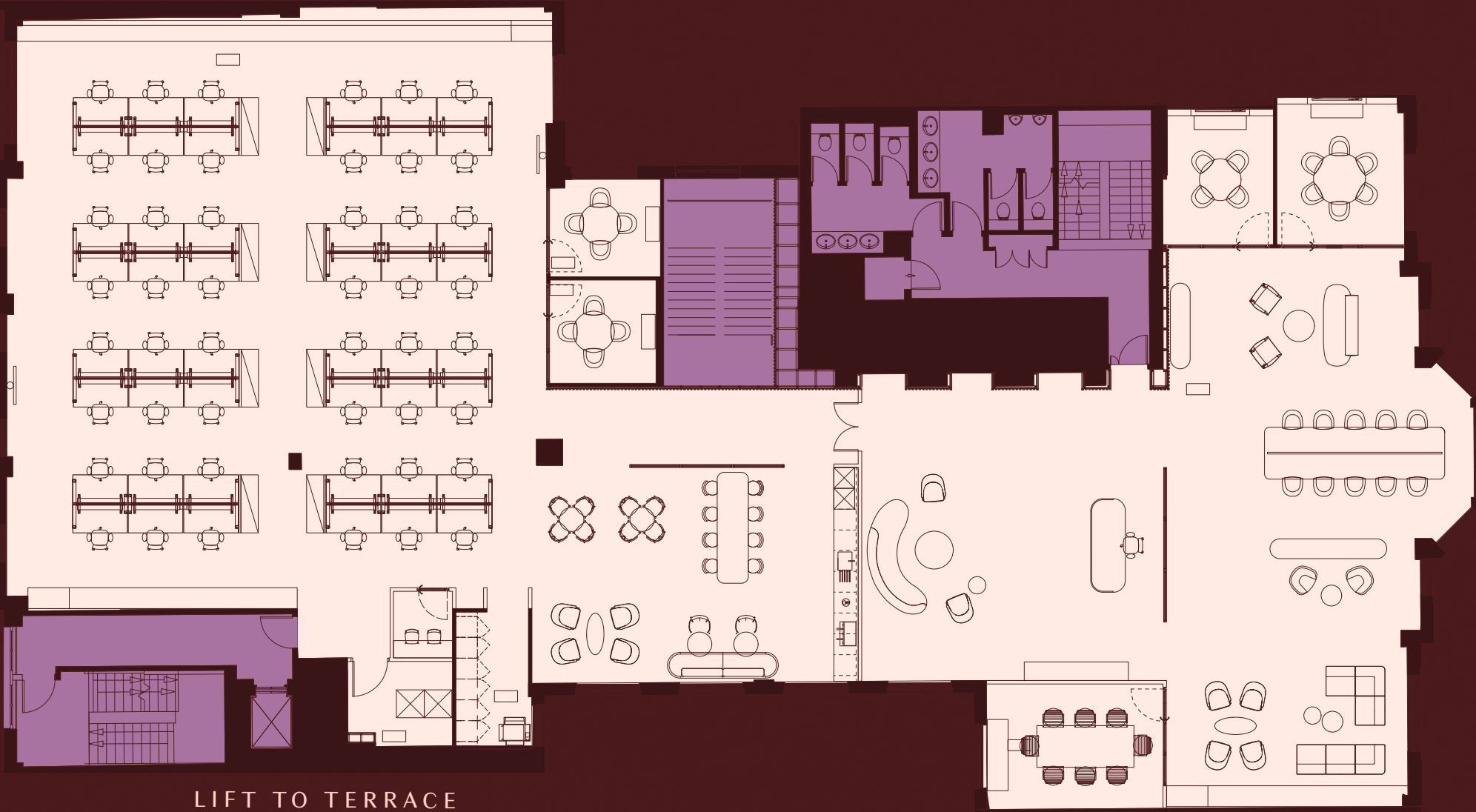
Fully Fitted, Fully Yours

The third floor at Cassini House provides 6,887 sq ft of meticulously designed workspace. With a brand-new fit-out, it combines open-plan functionality with refined finishes, offering a perfect environment for productivity.



3rd Floor

6,887 SQ FT | 639.8 SQ M



BRAND NEW FIT-OUT

Key: ● Core ● Office

× 48	Open Plan Desks	× 1	Tea Point
× 1	8-Person Meeting Room	× 1	Breakout
× 1	6-Person Meeting Room	× 3	4-Person Meeting Room
× 1	Reception Waiting	× 1	Print Room
× 1	Agile Working	× 1	Comms Room

MEETING ROOM



OPEN PLAN DESKS



CASSINI HOUSE

COMMUNAL ROOF TERRACE



ST JAMES'S, SW1



A Landmark Address



CITY OF LONDON

CANARY WHARF

THE SHARD

THE LONDON EYE

SOUTHBANK

CENTREPOINT

TOTTENHAM COURT ROAD

LEICESTER SQUARE

CHARING CROSS

TRAFALGAR SQUARE

PICCADILLY CIRCUS

REGENT STREET

ST JAMES'S SQUARE

ST JAMES'S PARK

SAVILE ROW

JERMYN STREET

THE MALL

PICCADILLY

CASSINI HOUSE

BOND STREET

THE RITZ

MAYFAIR

GREEN PARK

ST JAMES'S, SW1

GREEN PARK



1.



2.



3.



4.



5.



6.

1. PICCADILLY CIRCUS
2. 45 JERMYN STREET
3. THE RED LION
4. FRANCO'S
5. THE ROYAL ACADEMY
6. THE RITZ

CASSINI HOUSE

One of London's most exclusive office locations

St James's blends historic prestige with modern appeal, offering luxury hotels, exclusive clubs and world-class dining. Iconic shopping streets, serene parks and a community of prestigious companies make it a truly sought-after address.



THE HEART OF ST JAMES'S*

- ⌚ 3 mins walk to Green Park
 - ⌚ 6 mins walk to Piccadilly Circus
 - ⌚ 15 mins walk to Charing Cross
 - ⌚ 18 mins walk to London Victoria
-
- ⌚ 11 mins to Waterloo
 - ⌚ 12 mins to King's Cross St Pancras
 - ⌚ 14 mins to London Bridge
 - ⌚ 21 mins to Liverpool Street
 - ✈ 45 mins to Heathrow Airport
 - ✈ 45 mins to Gatwick Airport

ST JAMES'S, SW1

*TOTAL JOURNEY TIMES FROM CASSINI HOUSE 8

Explore Iconic St. James’s

1.

BOODLE’S
2.

BROWN’S HOTEL
3.

CARLTON CLUB
4.

DUKES HOTEL
5.

THE MAY FAIR
6.

THE STAFFORD
7.

WHITE’S CLUB
8.

EAST INDIA CLUB
9.

REFORM CLUB
10.

BAFTA
11.

CHRISTIE’S
12.

CLARENCE HOUSE
13.

GROSVENOR GALLERY
14.

ROYAL ACADEMY OF ARTS
15.

JERMYN STREET THEATRE
16.

HIS MAJESTY’S THEATRE
17.

THEATRE ROYAL HAYMARKET
18.

CRITERION THEATRE
19.

45 JERMYN STREET
20.

GYMKHANA

21.

CAFÉ MURANO
22.

CAVIAR HOUSE & PRUNIER
23.

FRANCO’S
24.

HIDE
25.

LANGAN’S
26.

FALLOW
27.

THE WOLSELEY
28.

BERRY BROS. & RUDD
29.

DAVIDOFF
30.

DE BEERS
31.

HACKETT
32.

HAWES & CURTIS
33.

LOCK & CO. HATTERS
34.

PAXTON & WHITFIELD
35.

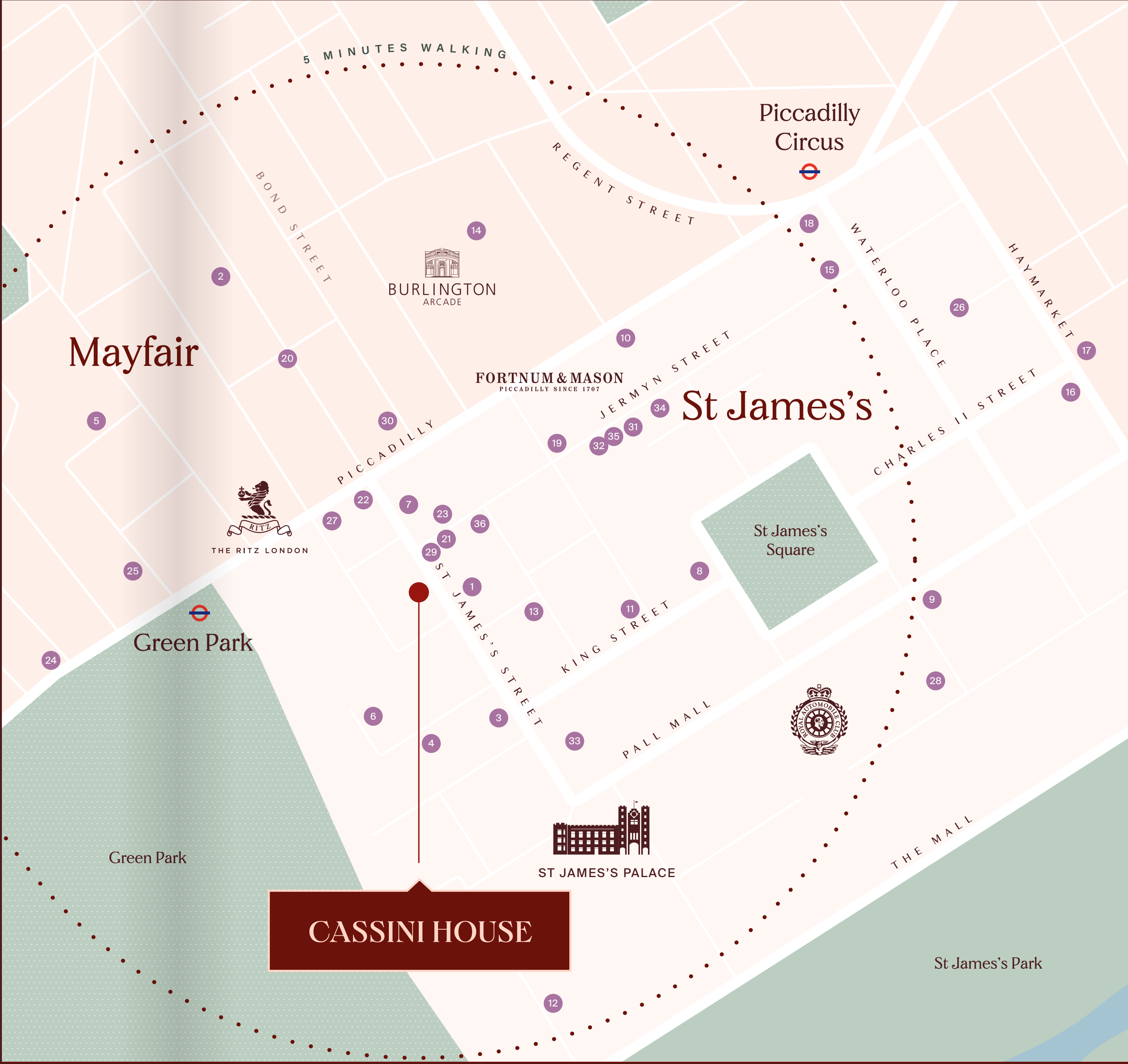
PINK
36.

TURNBULL & ASSER

KEY

- BARS & MEMBER CLUBS
- ARTS & CULTURE

- FINE DINING
- HIGH END RETAIL



Further Information

RENT

On Application

RATES

£46.75 per sq ft

SERVICE CHARGE

£17.74 per sq ft



CATHERINE LLOYD

+44 (0) 7795 445 833
catherine.lloyd@rx.london

HANNAH BUXTON

+44 (0) 7976 747 569
hannah.buxton@rx.london

WILL CALDWELL

+44 (0) 7985 697 304
will.caldwell@rx.london



ANDREW WEDDERSPOON

+44 (0) 7807 999 363
awedderspoon@savills.com

KATE MIEDZIANOWSKA-SINCLAIR

+44 (0) 7790 923 878
kate.msincclair@savills.com

PHOEBE THURLBECK

+44 (0) 7443 267 817
phoebe.thurlbeck@savills.com

Important Notice: RX London, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and that RX London have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. August 2025. | Designed by Studio 185. studio185.london