



**ONE
JAMES STREET
W1**







A Picture Postcard View



COMMUNAL ROOF
TERRACE



LIVING
WALLS



431 SQ FT INDOOR
PAVILION SPACE



SKYLINE
VIEWS

Pavilion



A Garden in the West End



Cycle-in, Work-out, Freshen-up



Typical Floor CAT A



Typical Floor CAT B



One James Street sets a new standard for premier workspaces in the heart of London

8,761 sq ft of
contemporary office space



Double height arrival
experience



Beautiful communal Roof
Terrace and Pavilion

First floor Collaboration
Space and Meeting Rooms

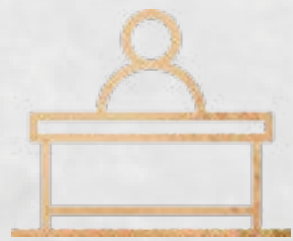


Impressive sustainability
credentials



Gym, bike storage, secure lockers
and towel service

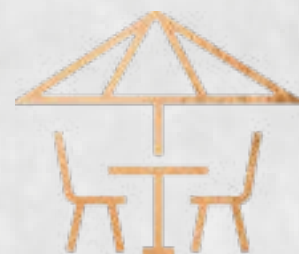
Specification Summary



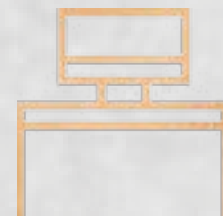
IMPRESSIVE ARRIVAL
EXPERIENCE WITH CONCIERGE



C.330 SQ FT FLEXIBLE
GYM SPACE



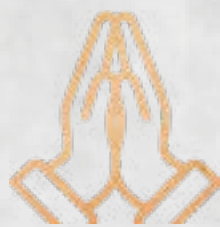
7TH FLOOR COMMUNAL ROOF
TERRACE AND PAVILION



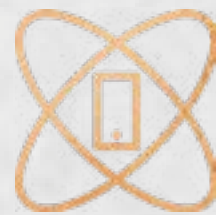
BUSINESS LOUNGE AND
BOOKABLE MEETING SPACES



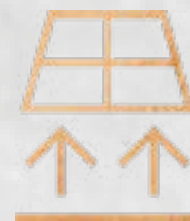
EXPOSED VRF AIR
CONDITIONING



MULTI-FAITH ROOM



SMART TECHNOLOGY
THROUGHOUT



FULL ACCESS RAISED FLOOR



SEPARATE CYCLE ENTRANCE
WITH 50 SPACES



EXTENSIVE END OF TRIP
FACILITIES WITH 80 LOCKERS,
8 SHOWERS AND TOWEL SERVICE



2 X 11, 1 X 24 PERSON
PASSENGER LIFTS



INCREASED BIOPHILIC DESIGN
INTERNALLY & EXTERNALLY

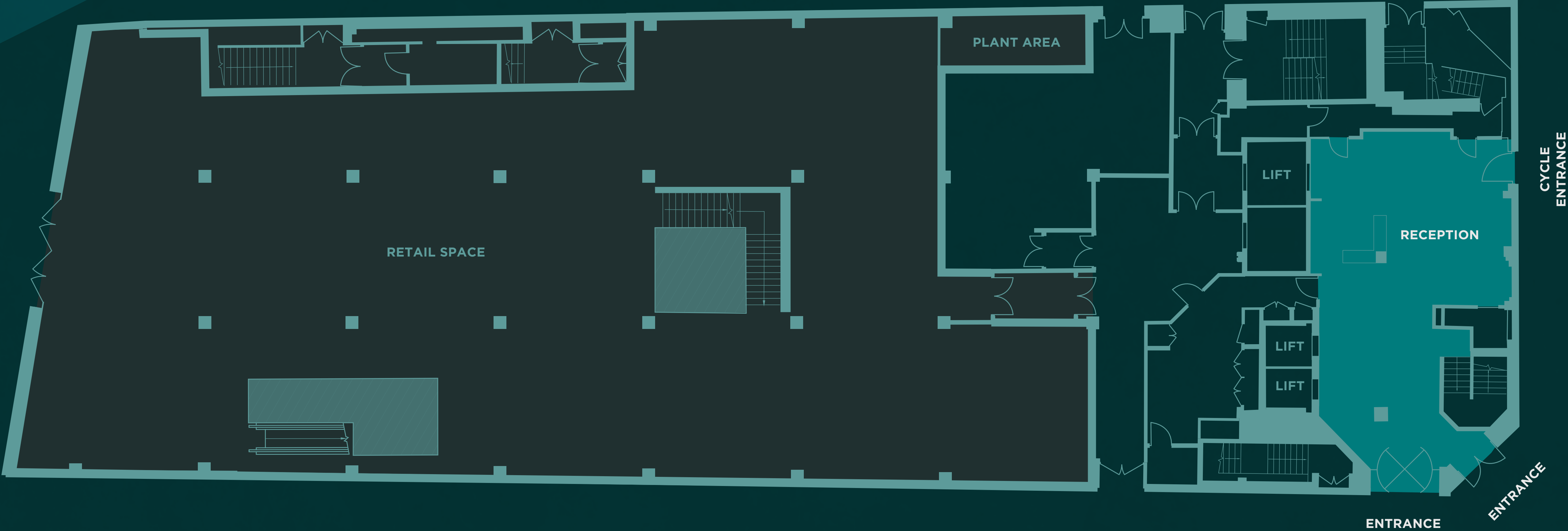
Schedule of Areas



FLOOR	OFFICE NIA SQ FT	ROOF TERRACE SQ FT	AMENITY	SQ FT
7TH		2,500	THE PAVILION	431
5TH				
4TH				
3RD				
2ND	8,761			
1ST			COLLABORATION SPACE, THE GREEN ROOM & MULTI-FAITH ROOM	1,711
GROUND			RECEPTION	1,281
LOWER GROUND			GYM/BIKES/LOCKERS	2,099
TOTAL SQ FT		2,500		5,780

Ground Floor:

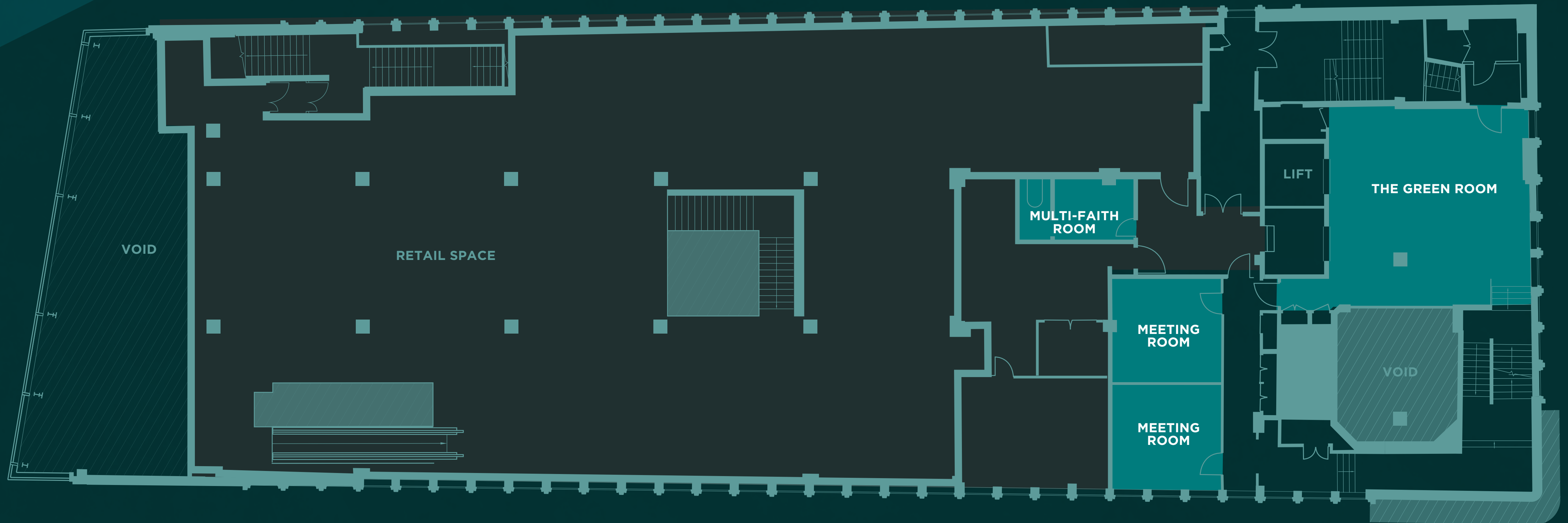
Reception: 1,281 Sq ft (119 Sqm)



First Floor

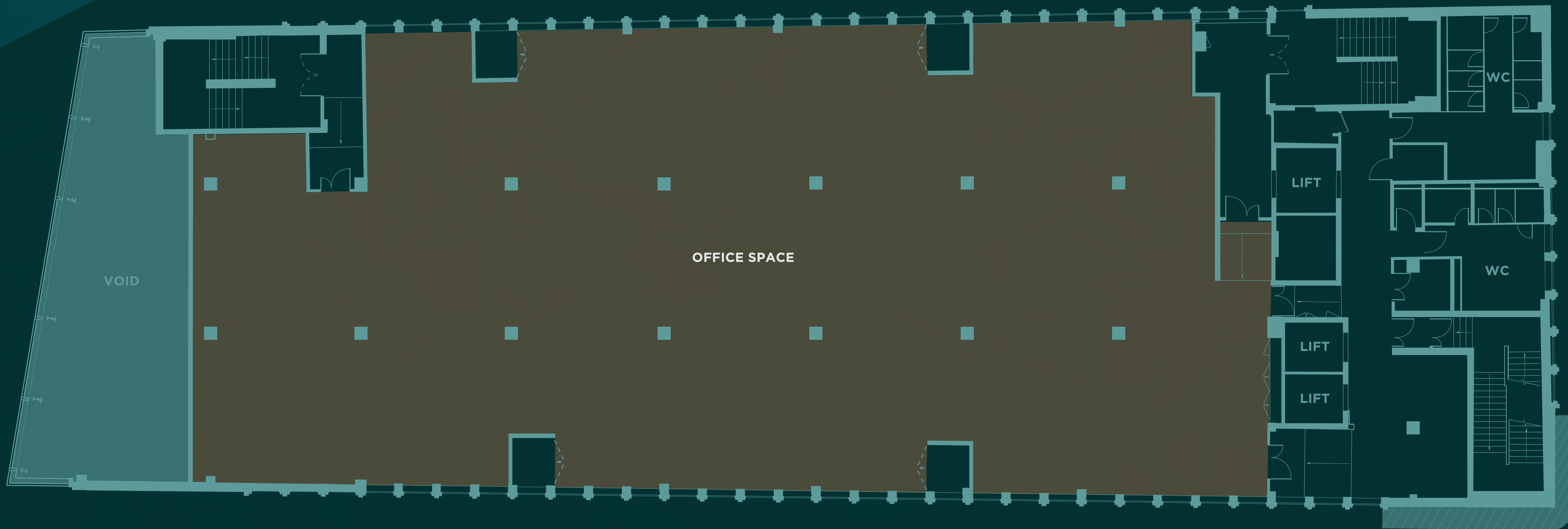
Collaboration Space and Meeting Rooms: 1,582 Sq ft (147 Sqm)

Multi-Faith Room: 129 Sq ft (12 Sqm)



Second Floor

Office Space: 8,761 Sq ft (814 Sqm)

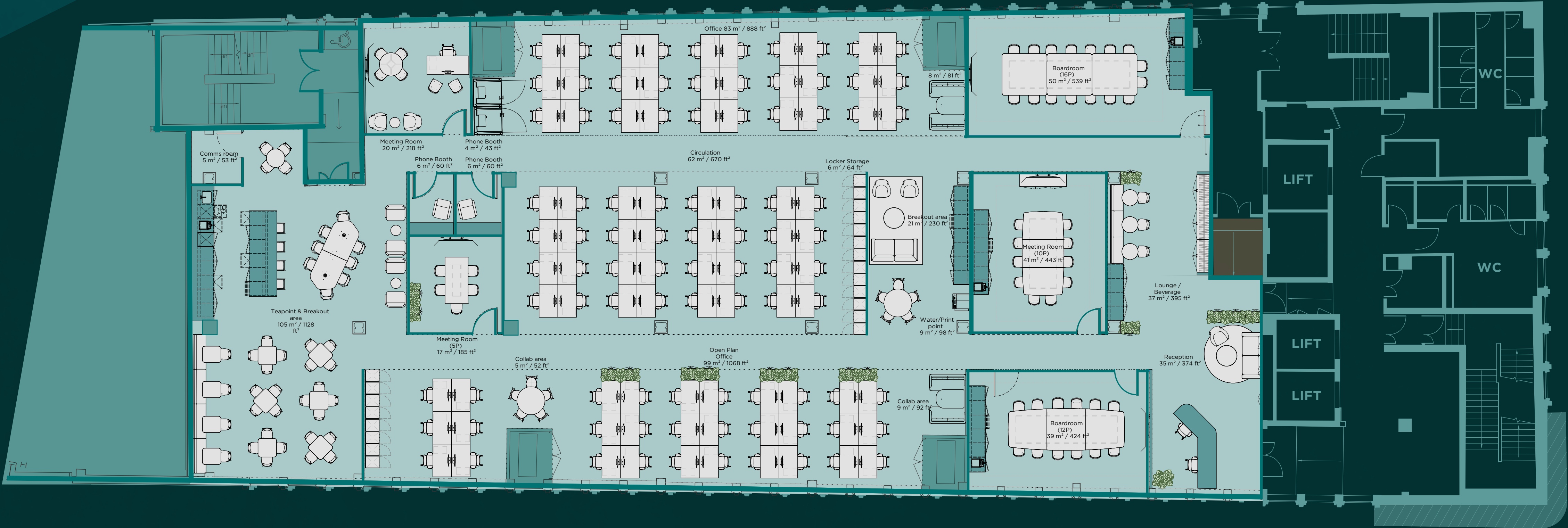


Second Floor

Office Space: 8,761 Sq ft (814 Sqm)

Accommodation Schedule

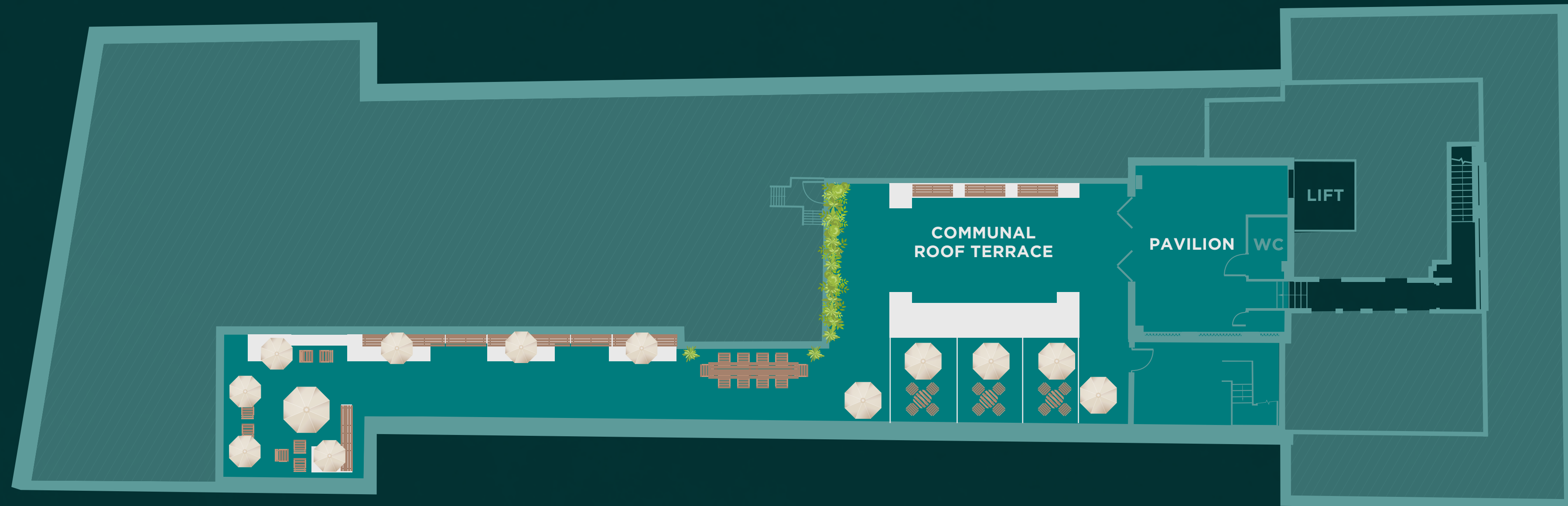
ROOM/AREA	No.	ROOM/AREA	No.
Desks	92	10 Person Meeting Room	1
Reception	1	5 Person Meeting Room	1
Tea Point/Breakout Area	1	Private Office	1
16 Person Boardroom	1	Phone Booths	4
12 Person Meeting Room	1	Comms Room	1



The Terrace

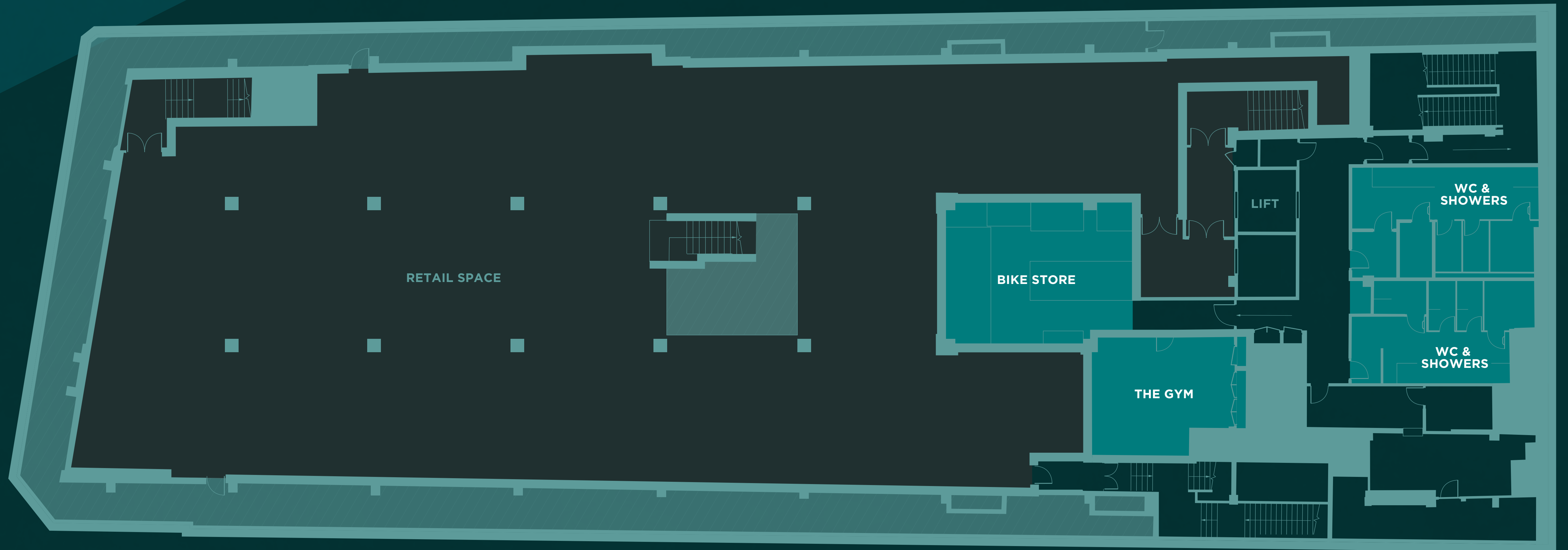
Communal Roof Terrace: 2,500 Sq ft (232.3 Sqm)

Pavilion: 431 Sq ft (40 Sqm)

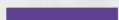
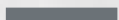


Lower Ground

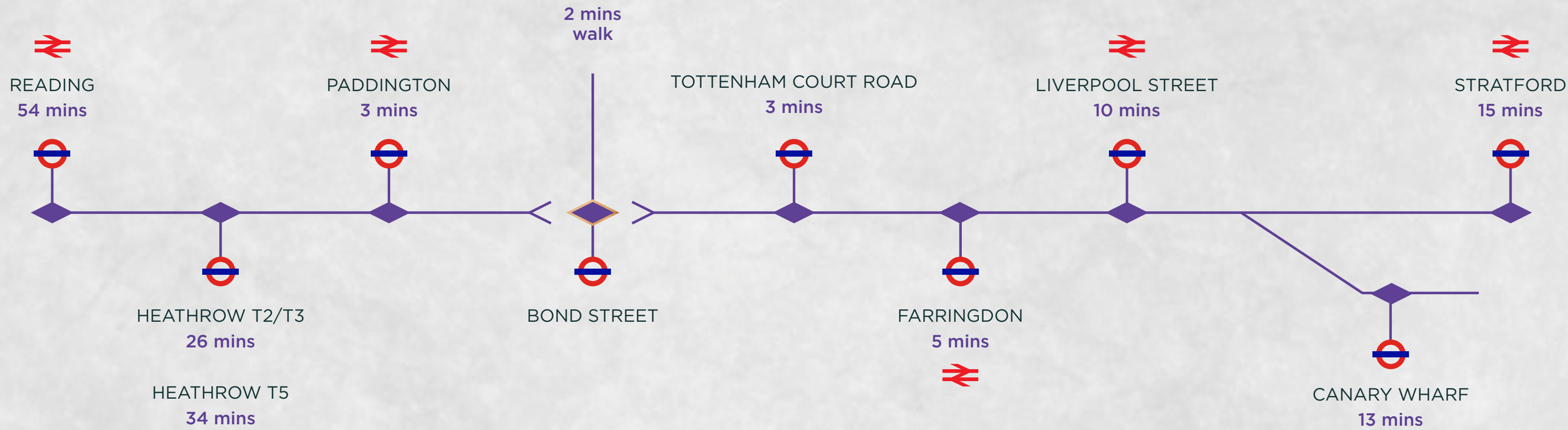
Bikes, Lockers, Showers, Gym: 2,099 Sq ft (195 Sqm)



Well Connected

-  **Bond Street**
2 mins walk
  
-  **Oxford Circus**
5 mins walk
  
-  **Marble Arch**
9 mins walk


ELIZABETH LINE LINKS



NEARBY - WALKING TIMES

GROSVENOR SQUARE > 5 mins HYDE PARK (REGENT'S PARK) > 10 mins REGENT'S PARK > 15 mins



W1 Lifestyle

— RETAIL STORES

- 1 Selfridge's
- 2 John Lewis
- 3 Adidas Flagship Store
- 4 Mulberry

— CAFE'S...& QUICK BITES

- 5 Market Halls
- 6 Hoppers
- 7 Starbucks
- 8 The Ivy Cafe
- 9 Feya
- 10 Bone Daddies
- 11 Nando's
- 12 Homeslice

— HOTELS

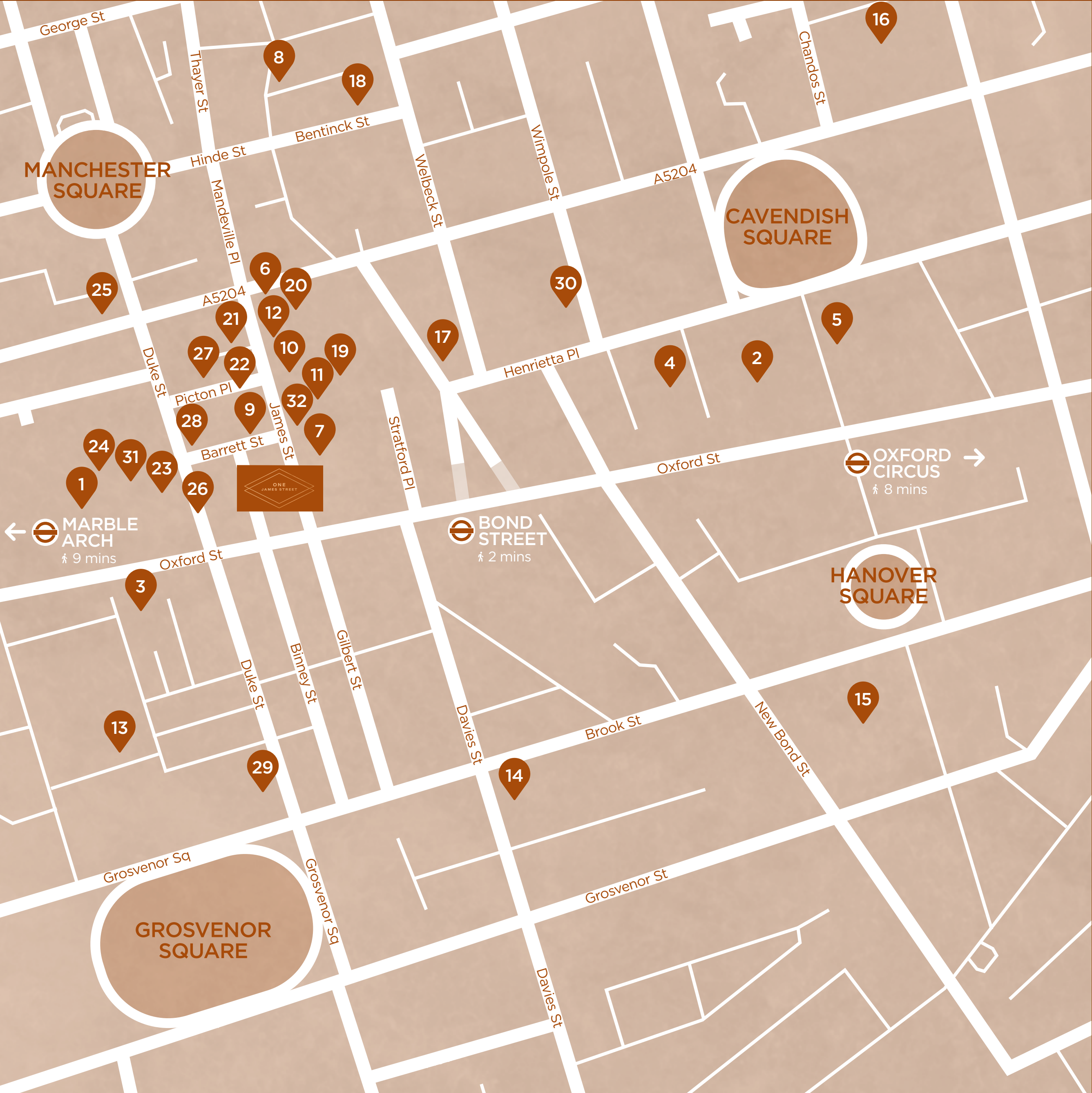
- 13 The Beaumont
- 14 Claridge's
- 15 Mandarin Oriental
- 16 The Langham
- 17 The BoTree
- 18 The Marylebone

— RESTAURANTS

- 19 Cote
- 20 BAO
- 21 Curry House CoCo Ichibanya
- 22 Ping Pong
- 23 Brasserie of Light
- 24 Pizza Pilgrims
- 25 Zizzi

— BARS

- 26 The Duchess
- 27 All Bar One
- 28 Burlock London
- 29 The Luggage Room
- 30 Be At One
- 31 The Fount Bar
- 32 Harry's Bar



Local Area



Marylebone High Street



Regent Street



Chiltern Firehouse
1 Chiltern St, London W1U 7PA



Selfridges
400 Oxford St, London W1A 1AB



Regent's Park



Claridge's
Brook St, London W1K 4HR

Specification In Detail

Thermal Performance

Projected EPC rating B

Occupational Density

All building services have been designed per 8m² across office floor plates

Raised Floor Zones

The raised access floor zone will be a minimum of 50mm

Soffits

- > Exposed services and lighting
- > Moisture resistant ceiling system within core/WCs/showers
- > Suspended perforated ceiling in circulation spaces and changing rooms

Floor to Ceiling Heights

- > Second Floor Area - 2.7m to U/S of soffit, 2.5m to U/S of raft
- > Third Floor Area - 2.5m to U/S of soffit, circa. 250mm services zone

MEP

- > New BMS system
- > VRF High Efficiency Air Conditioning Systems with heat recovery
- > 14 litres per second fresh air per person, based on a maximum of 1 person per 8m² in office spaces

Access

- > The main pedestrian entrance is located on James Street with revolving doors
- > The bicycle access entrance is located on Barrett Street

Gym, WC, Showers & Changing Rooms

- > Male & Female WC at 1:8 occupancy on every floor
- > Accessible WCs on 2nd, 3rd, 4th floors and in end of trip facilities on the Lower Ground (LG) floor
- > 1 male, 1 female shower per Second and Third floor
1 male and female accessible showers on LG floor
10 showers total in entire building (5 male/5 female)
- > 80 lockers in both male and female changing rooms

Communal Roof Terrace & Pavilion

- > 2,500 SQ FT Communal Roof Terrace
- > 431 SQ FT Pavilion

Vertical Transportation

- > 2 passenger lifts (11 person) and 1 Firefighting lift (24 person)
- > An aesthetically pleasing atrium stair designed to promote physical activity

Sustainability In Detail

Net Zero Operational Readiness

Removal of gas fired plant, introduction of PV and air source heat pumps

Exemplar Embodied Carbon Performance

Latest assessment indicated modules A1-A5 achieved 294 kgCO2e/m2

Solar Powered

Photovoltaic panels at roof level to generate additional electricity

Enhanced Well-being - a smart connected building

- > Smart building app to connect building and users including tech-led waste management

Sustainable certification market leader

Certifications (targeted pending completion):

- > WELL (Platinum)
- > Target EPC B
- > BREEAM In Use targeted Excellent

Improved biodiversity and urban greening factor

- > Intensive greening providing significant biodiversity enhancement gain while linking to the ‘Wild West End’
- > New rooftop landscaping and larger green wall improving ecological value, achieving a net biodiversity gain and contributing to air quality

Innovative in-use energy and carbon monitoring

Smart mixed-mode ventilation strategy for balancing user comfort and energy performance through open-able windows and link to BMS, minimising the need for plant and machinery

98 % Construction waste diverted from landfill

Sustainable certification market leader

- > Timber for structure and infill reducing upfront embodied carbon emissions
- > Reclaimed raised access flooring reducing upfront embodied carbon emissions
- > Locally sourced materials with circular economy principles

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