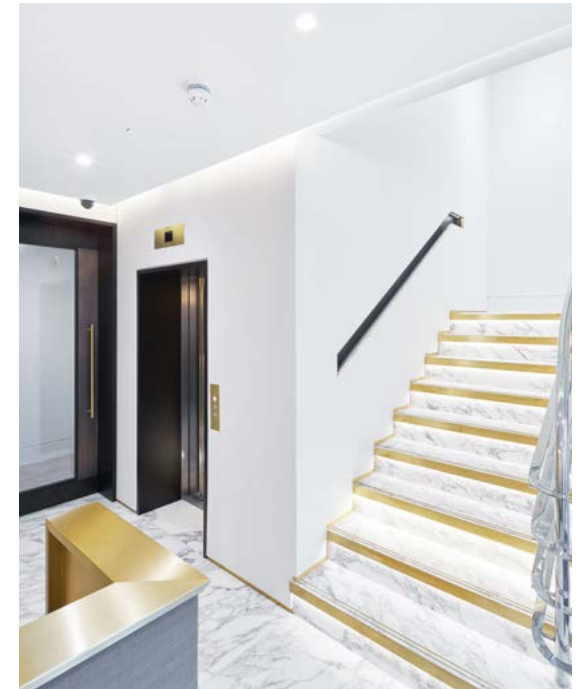




INTRODUCTION

In the heart of St James's, Two Babmaes Street provides modern, efficient floor plates with all of the high quality finishes and features you would expect from a St James's Grade A office scheme. All of the floors have excellent floor to ceiling heights, fantastic natural light and charming views of Babmaes Street. The top floor benefits from a private roof terrace with views of Babmaes Street.

Left:
Building entrance
Right and below:
Reception



ACCOMMODATION

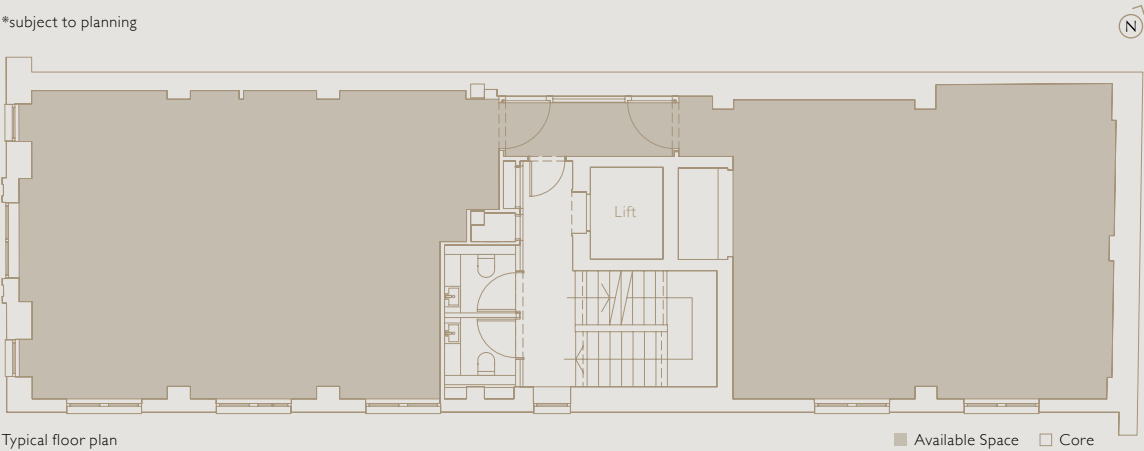
The building has been re-designed by MoreySmith.

The entrance, with its canopy made from bronze anodised aluminium, leads into a stylish reception with marble flooring, feature white gold panelled walls and brass trim detailing. These finishes are continued through into the automatic passenger lift car that serves all floors.

The fifth floor benefits from a double height area with a 4.65m floor to ceiling height, a private balcony and roof terrace of approximately 441 sq ft.

The ground floor has the potential to be completely self contained with an independent entrance directly off Babmaes Street*.

*subject to planning



AVAILABILITY

Floor	Total Sq ft	Available Sq m	Available
Fifth (Dedicated roof terrace)	1,250 441	116 41	Let
First	1,349	125	Available Now
Ground	669	62	Available Now
Overall Total	3,268	303	

Plan not to scale. For indicative purposes only.

SPECIFICATION

- Comprehensively refurbished Grade A office building
- Column free floors
- VRF cooling system
- LED lighting throughout
- Fully accessible raised floors
- Automatic passenger lift
- 2.5m ceiling height throughout with 4.65m on part 5th floor
- Large roof terrace and private balcony for 5th floor tenant
- WC's on every floor
- Shower and changing facilities
- Cycle parking facility
- Building host



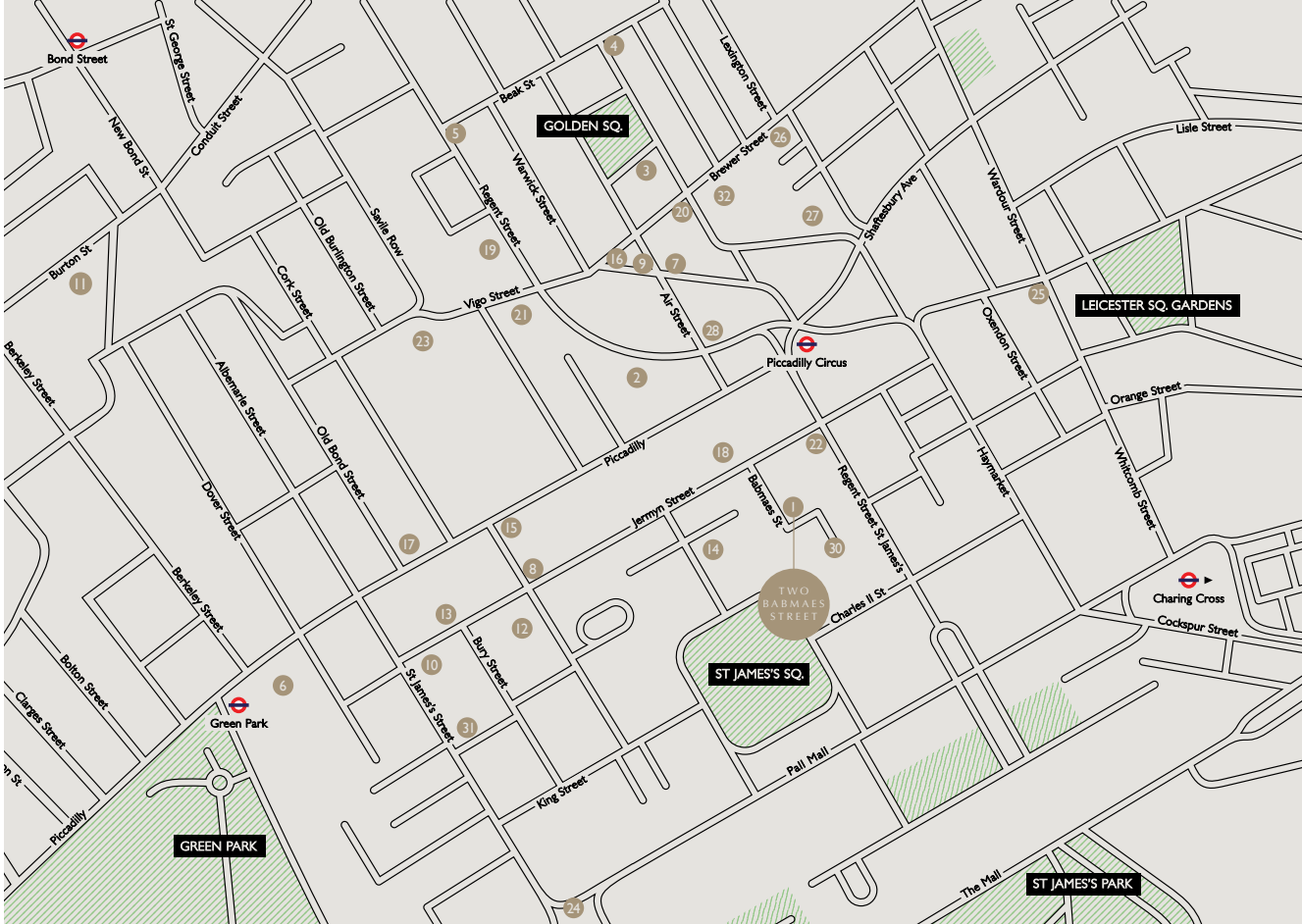
Top:
Fifth floor roof terrace
Left:
Fifth floor office

LOCATION

The location boasts a wealth of high end amenities with the world renowned Jermyn Street on the doorstep, whilst Soho has a much more contemporary offering with Ham Yard Hotel and Rapha Cycle Club all within a 10 minute walk. The building is ideally located within a three minute walk of Piccadilly Circus underground station, while Green Park and Charing Cross stations are also a short walk away.



Clockwise from left:
Fortnum & Mason
Burlington Arcade
Cafe Murano
Church's Shoes
St James's Square



AMENITIES

Office
1 Two Babmaes Street

Food & Drink
2 Hawksmoor
3 Hix
4 Bob Bob Ricard
5 Nopi
6 The Wolseley
7 Brasserie Zédel
8 45 Jermyn St.
9 Whole Foods
10 Café Murano
11 Hakkasan
12 Maison François
13 Franco's

Retail & Leisure
14 Church's Shoes
15 Fortnum & Mason
16 Rapha Cycle Club
17 Burlington Arcade

18 Sunspel
19 Penhaligon's
20 Hatchards
21 Jo Malone
22 Emmett London

Places of Interest
23 Royal Academy of Arts
24 St James's Palace
25 The ICA
26 Prince of Wales Theatre

Hotels
27 Ham Yard Hotel
28 Café Royal
29 The Ritz

Fitness Clubs
30 CrossFit SW1
31 Equinox
32 Third Space

TRANSPORT

Piccadilly Circus 3 min
Bakerloo
Piccadilly

Green Park 5 min
Jubilee
Piccadilly
Victoria

Charing Cross 8 min
Bakerloo
Northern
National Rail

Bond Street 13 min
Central
Jubilee
Elizabeth

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