

Almack House, 28 King Street, SW1Y 6QW

High Quality – Fully Fitted Office Space

4,863 Sq. Ft with private terrace

 JLL SEE A BRIGHTER WAY



Almack House

Located in the heart of St James's, on King Street, this redressed building offers modern office space, and an abundance of amenities.

Summary

- Fully fitted, single-floor space of 4,800 sq ft.
- Grade A specification.
- Large breakout area, kitchen facility and private terrace.
- Well appointed building reception and concierge team.
- Communal roof top terrace.
- New end of trip facilities, including cycle spaces, showers, lockers and occupier-only fitness room with towel service.



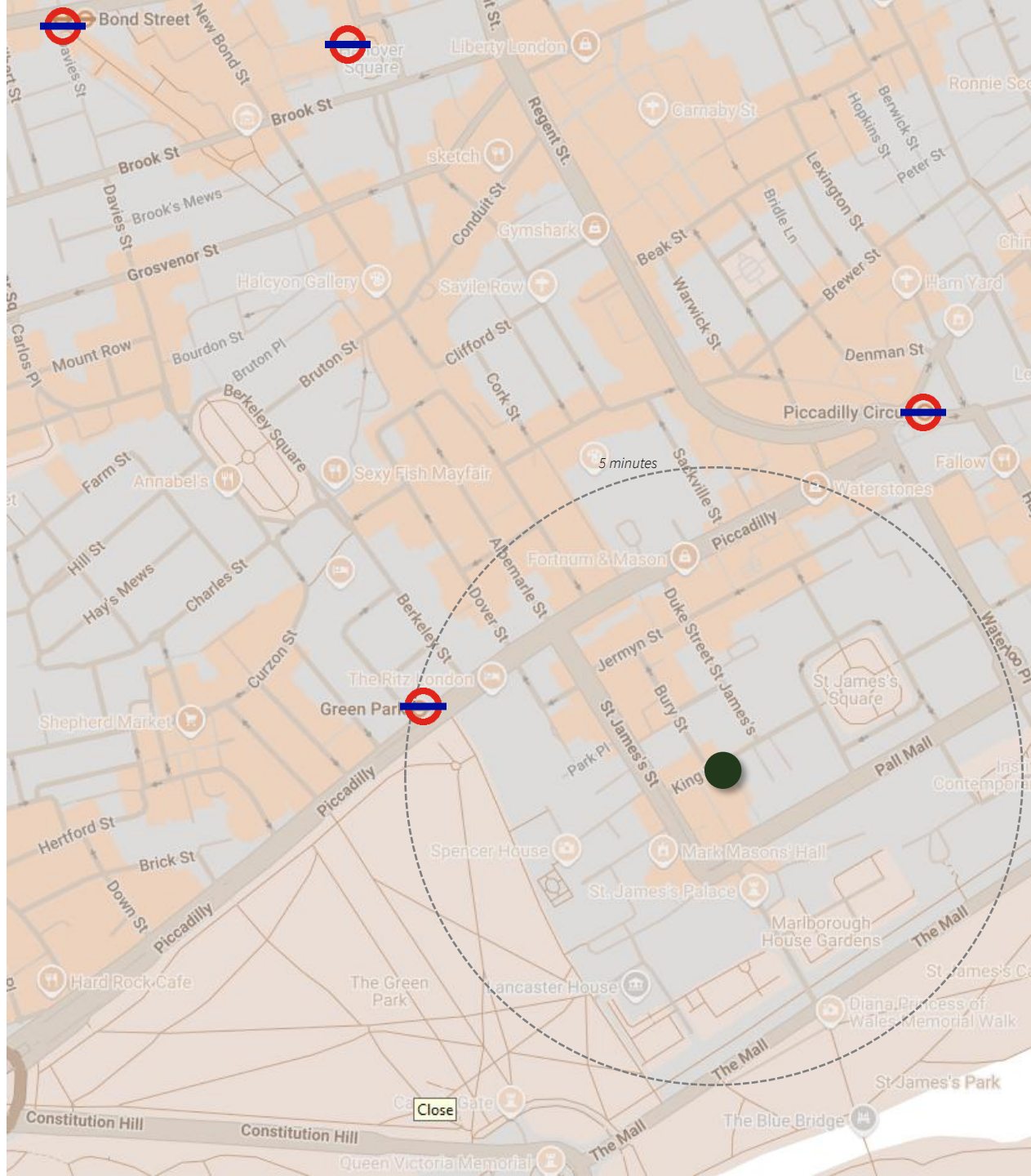
Location

Situated on King Street in the heart of Westminster, St James's offers access to abundant green spaces, well-established and longstanding local institutions, and world-class retail destinations.

A 5-minute walk to Green Park with access to 3 underground lines and connections across London (Jubilee, Picadilly and Victoria lines).

Key Connections

Tube Station	Walking	Lines
Bond Street	12 minutes	Jubilee Central Elizabeth line
Green Park	5 minutes	Jubilee Picadilly Victoria
Picadilly Circus	6 minutes	Picadilly Bakerloo



Specification

Building Specification

- Hotel style concierge/reception service.
- Occupational density: 1:10
- 4 x passenger lifts.
- Additional car parking spaces available.

Building Amenity

- New communal roof top terrace
- Enlarged and redesigned reception
- New wellness suite including fully-fitted gym with towel service
- New end-of-trip facilities to include bike spaces, charging point and showers



Lease Details

The 1st floor (part) is available on a term **expiring 31st May 2037**, and is being offered on flexible subleases. The space is expected to be available for occupation from August 2027.

Floor Area & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
1 st (part)	4,863	TBC	TBC	TBC
Total	4,863			

Almack House, 28 King Street / London



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Floorplan – 1st floor (part)



- 40 x Desks

- 10 x Private offices

- 1 x 4-person meeting room

- Private terrace

- Large teapoint / Kitchen area

- Quiet area

Disclaimer

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Alex Mackay

Associate Director

Alex.Mackay@jll.com

+44 (0) 7756 222 669

Callum Fraser

Associate Director

Callum.Fraser@jll.com

+44 (0) 7858 301 816

Abbie Smith

Director

Abbie.Smith@jll.com

+44 (0) 7936 333 582