



20 ST JAMES'S SQUARE

LONDON

A STATEMENT HEADQUARTER
IN THE HEART OF LONDON





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A SIGNIFICANT HISTORY



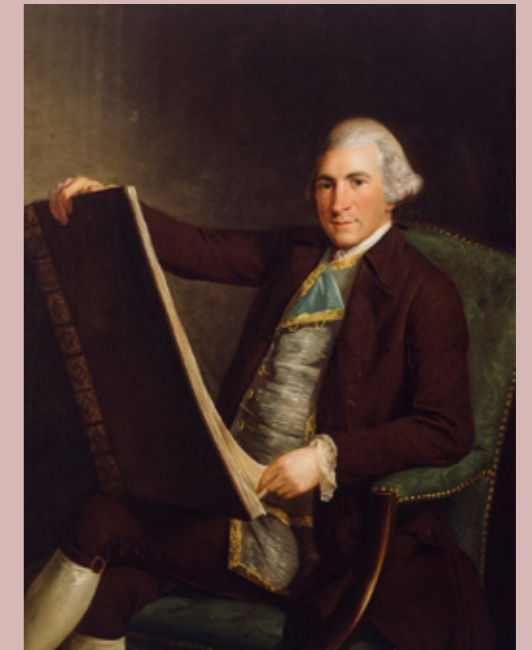




A WORK OF ART

Combining contemporary design with traditional architecture, this Grade I listed building sets new standards through superior craftsmanship and attention to detail designed into its restoration and refurbishment. Built in 1775, the interiors are some of the most splendid and best preserved of the architect Robert Adam and, as a result, are of national importance.

— Robert Adam
1728–1792





The site was originally built as a three-bay London townhouse for Sir Watkin Williams-Wynn, a Welsh aristocrat.







Historic details has been cleaned and meticulously restored by heritage paint specialists, and the restored interiors celebrate the elegance of the Adam interior.



A PRESTIGIOUS LOCATION

Located in an enviable position on one of London's finest garden squares, 20 St James's Square is an exceptional office location offering prime office space at the very heart of St James's. Home to some of London's most elegant buildings, St James's is steeped in history, with its design influenced by British monarchs including Henry VII and Elizabeth I.





THE MALL

BUCKINGHAM
PALACE

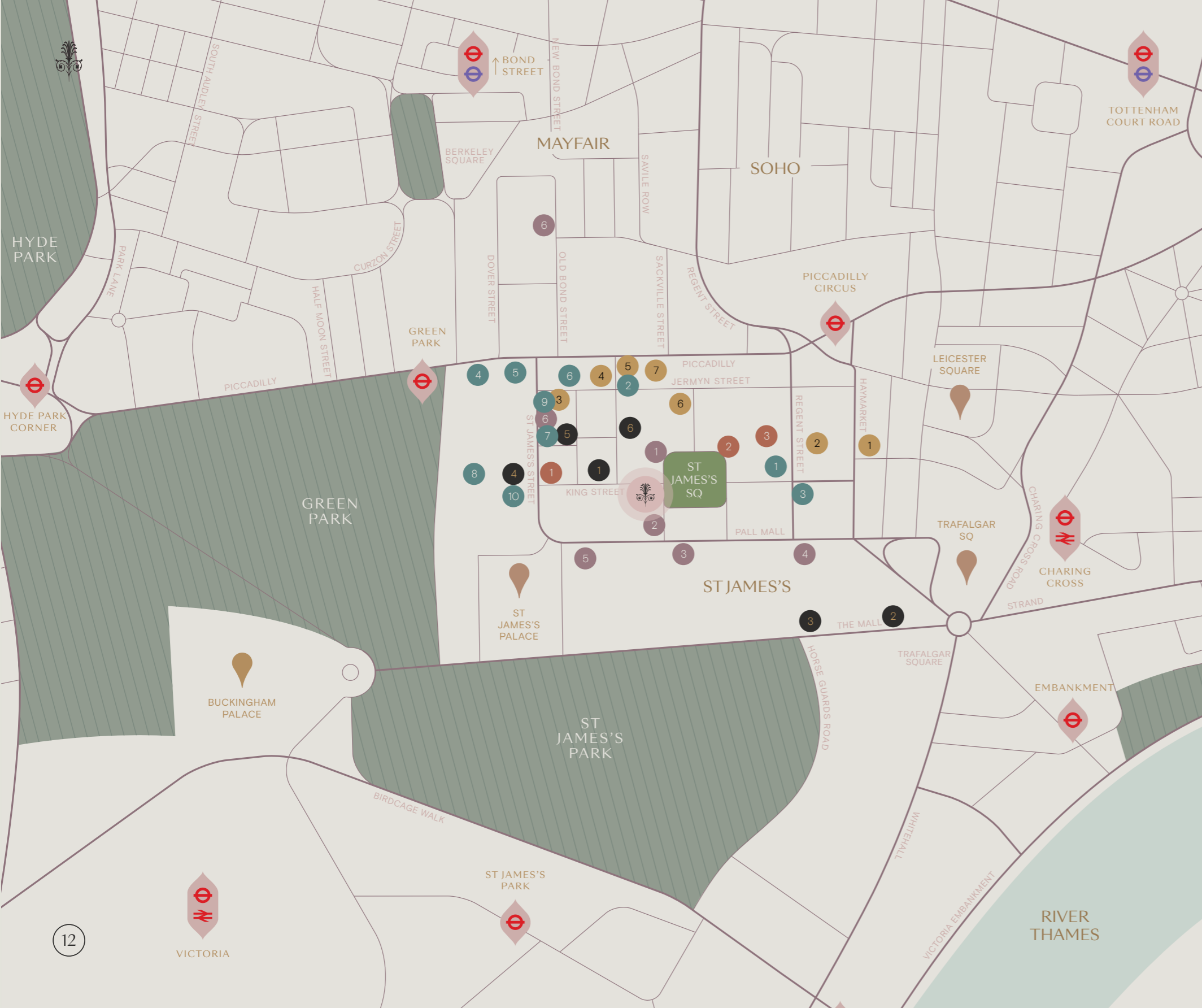
PALL MALL

20 ST JAMES'S SQUARE

PICCADILLY

REGENT
STREET





LOCATION

20 ST JAMES'S SQUARE

The building is perfectly positioned to be served by multiple major stations.

● RETAIL

- 1 Dover Street Market
- 2 Pinarello
- 3 Cubitts
- 4 Dunhill
- 5 Fortnum & Mason
- 6 Paxton & Whitfield
- 7 Princes Arcade

● MEMBERS CLUBS

- 1 The East India Club
- 2 The Army & Navy Club
- 3 The Royal Automobile Club
- 4 IoD
- 5 67 Pall Mall
- 6 Boodles

● CULTURE

- 1 Christie's London
- 2 Mall Galleries
- 3 ICA
- 4 Stern Pissarro Gallery
- 5 Saatchi Yates
- 6 White Cube

● DRINKING & DINING

- 1 Estiatorio Milos
- 2 45 Jermyn Street
- 3 Imperial Treasure
- 4 The Ritz
- 5 The Wolseley
- 6 Wiltons
- 7 Riviera London
- 8 The Stafford / American Bar
- 9 Café Murano
- 10 Chutney Mary

● WELLNESS

- 1 E by Equinox
- 2 COACH London
- 3 Nordic Balance



A SIGNIFICANT OPPORTUNITY







ENTERTAIN OR IMPRESS

The courtyard has been transformed into an elegant garden for meetings and entertainment. The new rooftop creates a crescendo to the building.



ROOFTERRACE

*CGI. Indicative only



*CGI. Indicative only









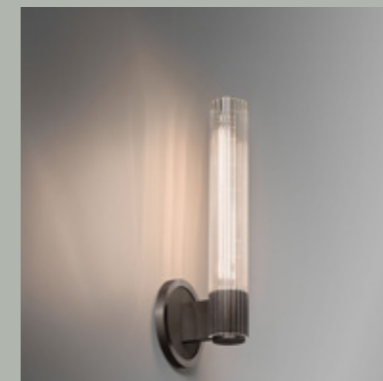
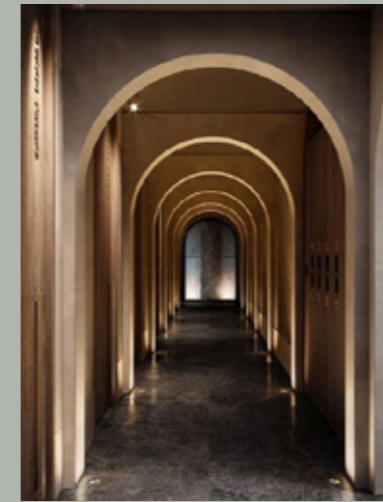


FEATURE LIFT

*CGI. Indicative only



IMPECCABLE FACILITIES AND FINISHES



*Images indicative only



SUMMARY SPECIFICATION



DESIGN OCCUPANCY LEVELS

1:6 per sq m NIA.



SHOWERS/ LOCKERS

4 showers and 44 lockers within the lower ground floor.



FLOOR TO CEILING HEIGHTS

2.75m to 6m.



CAR PARKING

2 private underground parking spaces.
EV charging points.



MECHANICAL & ELECTRICAL SERVICES

Comfort cooling and heating throughout with mechanical ventilation with heat recovery to the lower ground and fourth floors.



FLOORING

Stone and oak flooring to the lower ground, ground, first and fourth floors, with carpet to the office areas on the second and third floors.



BICYCLE PARKING

14 bike racks.



DATA/ COMMS

All office floors pre-wired with Cat 6 wiring to floor boxes.



EXTERNAL SPACE

Landscaped courtyard at ground floor and roof terrace at fifth floor.



EPC

B - 35.



LIFT

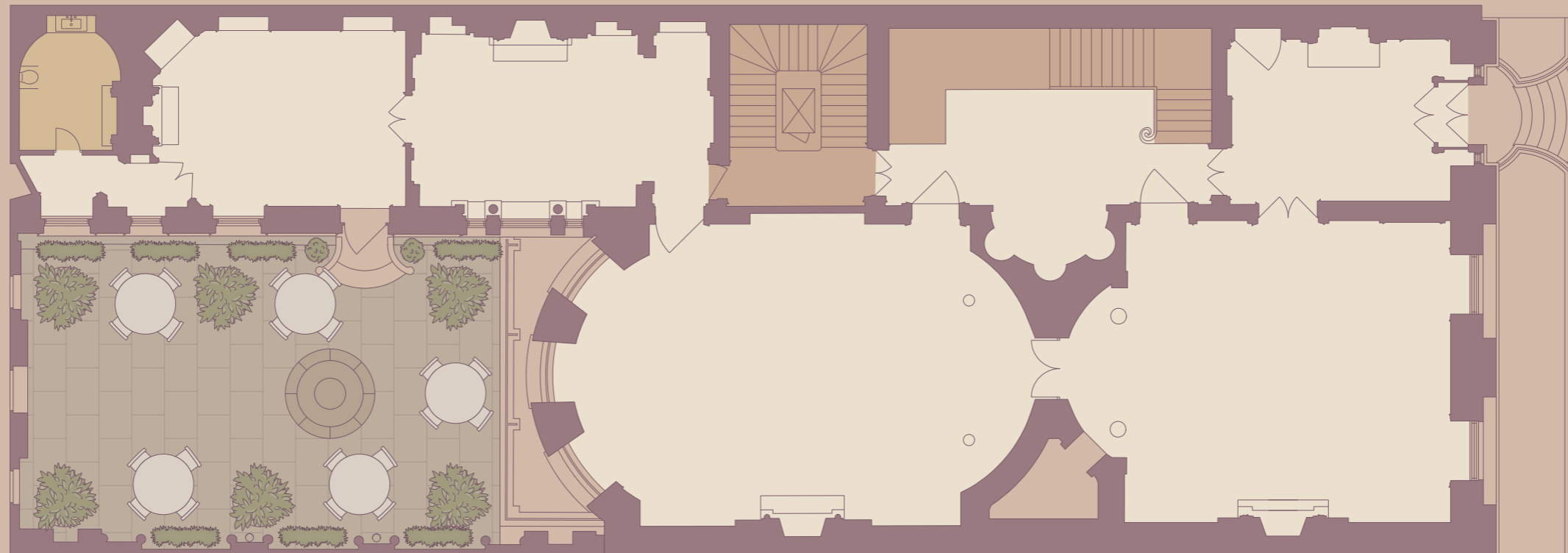
Glass lift serving all floors.

SCHEDULE OF AREAS

FLOOR	OFFICES		OUTSIDE SPACE / STORAGE	
	SQ FT	SQ M	SQ FT	SQ M
FIFTH (TERRACE)	—	—	1,118	103.9
FOURTH	1,567	145.6	—	—
THIRD	1,699	157.8	—	—
SECOND	1,788	166.1	—	—
FIRST	2,575	239.2	—	—
GROUND	2,967	275.6	—	—
COURTYARD	—	—	1,022	95
LOWER GROUND	1,628	151.2	886	82.3
TOTAL	13,110	1,217.8	2,140	198.9



GROUND FLOOR



ST JAMES'S SQUARE



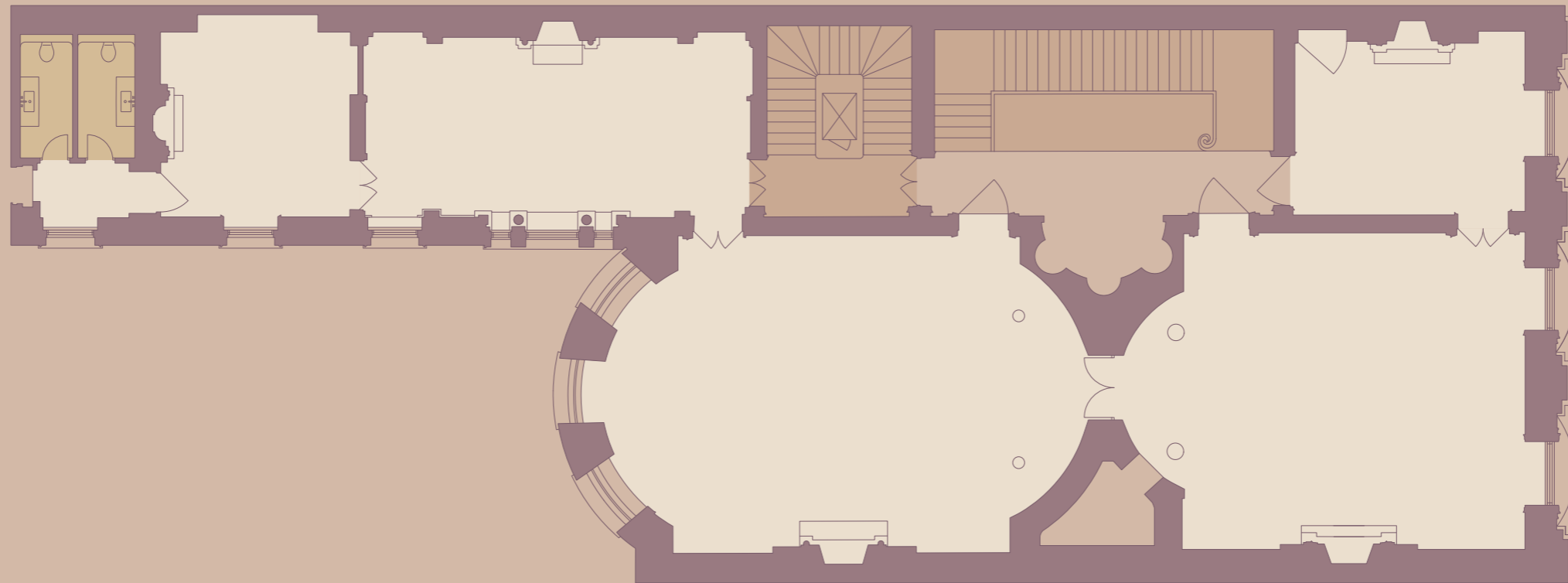
TOTAL
2,967 sq ft
275.6 sq m

- OFFICE SPACE
- WCs
- COURTYARD GARDEN

*Plans not to scale. Indicative only.



FIRST FLOOR



ST JAMES'S SQUARE



TOTAL

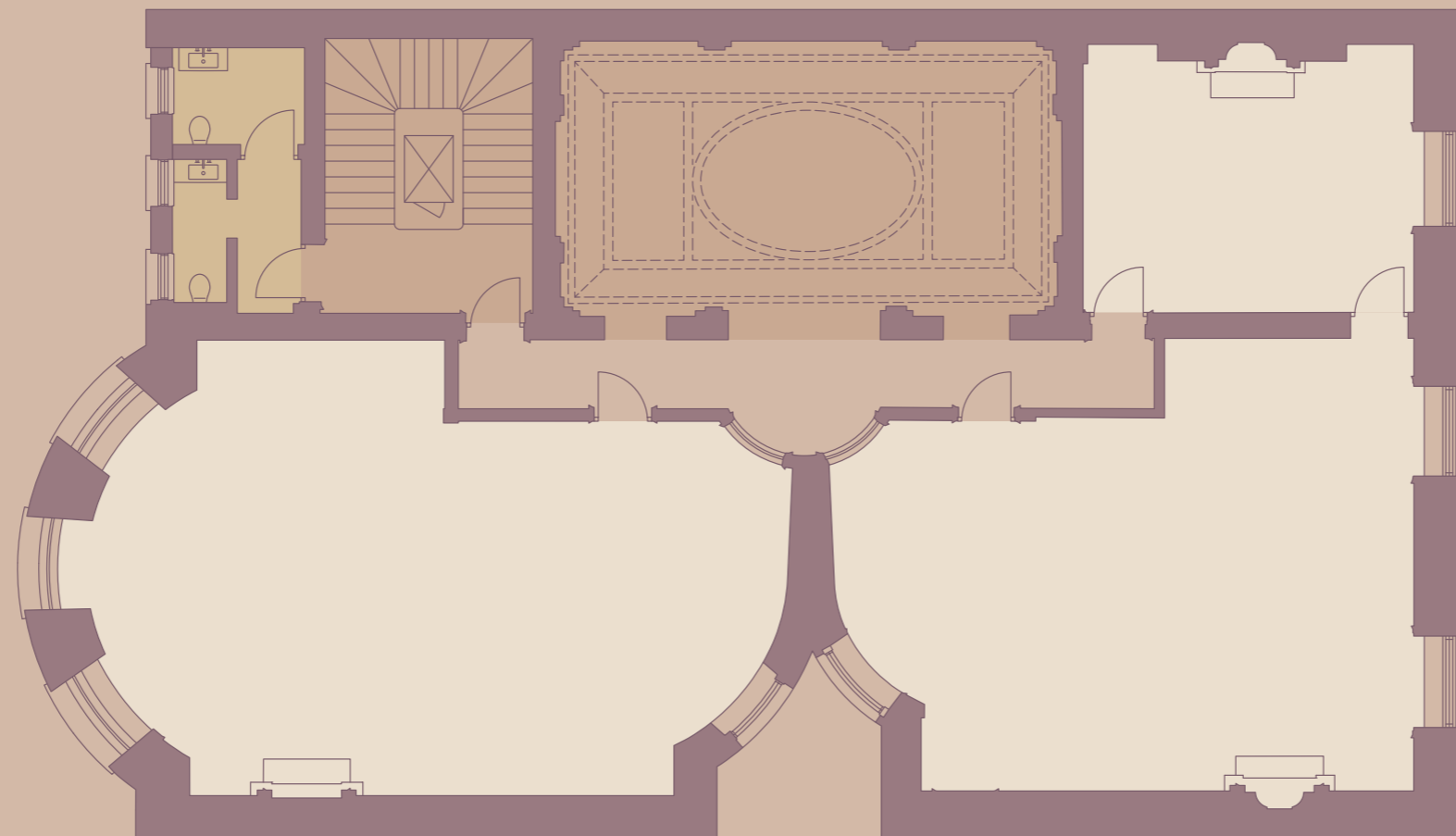
2,575 sq ft
239.2 sq m

- OFFICE SPACE
- WCs

*Plans not to scale. Indicative only.



SECOND FLOOR



ST JAMES'S SQUARE



TOTAL

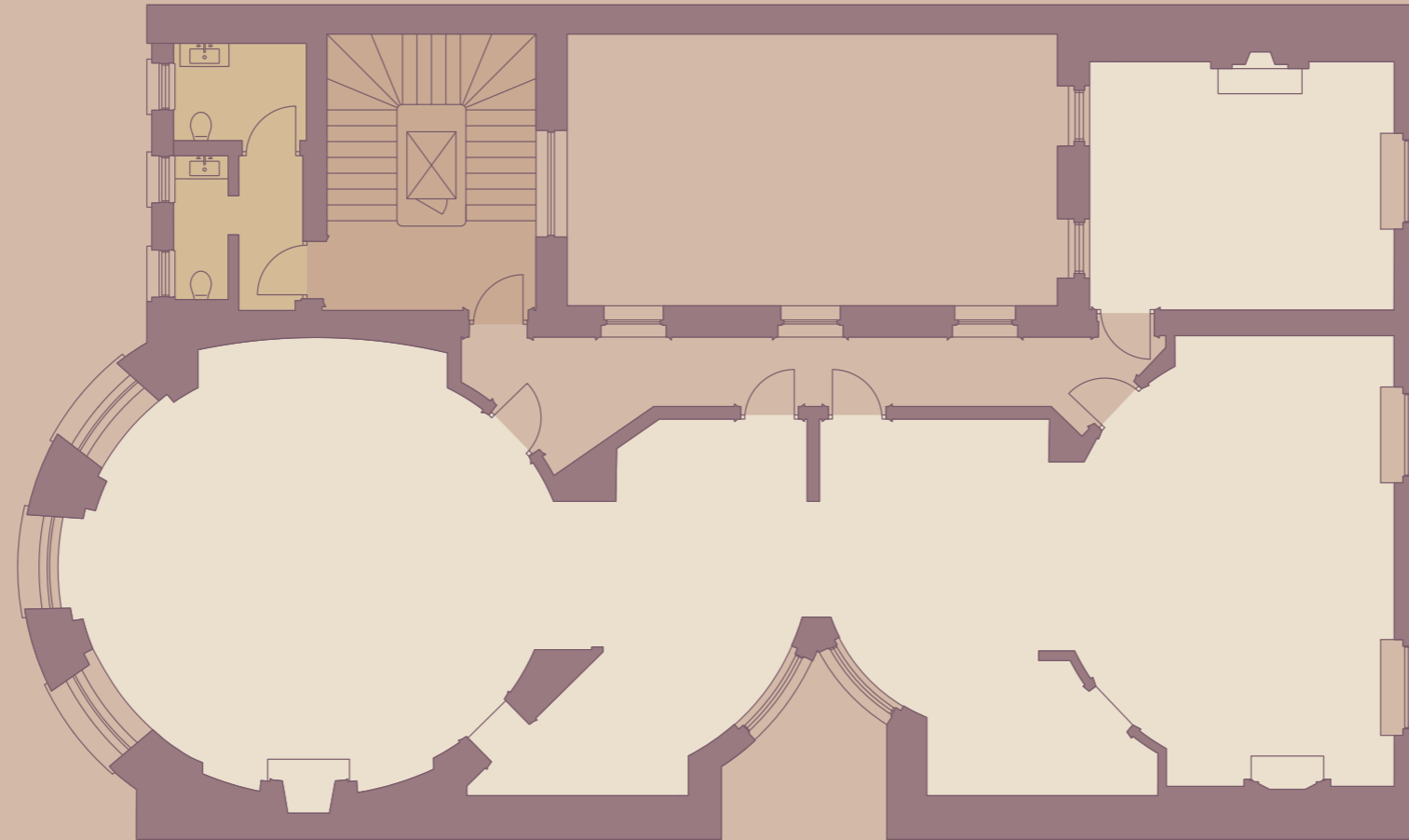
1,788 sq ft
166.1 sq m

- OFFICE SPACE
- WCs

*Plans not to scale. Indicative only.



THIRD FLOOR



ST JAMES'S SQUARE



TOTAL

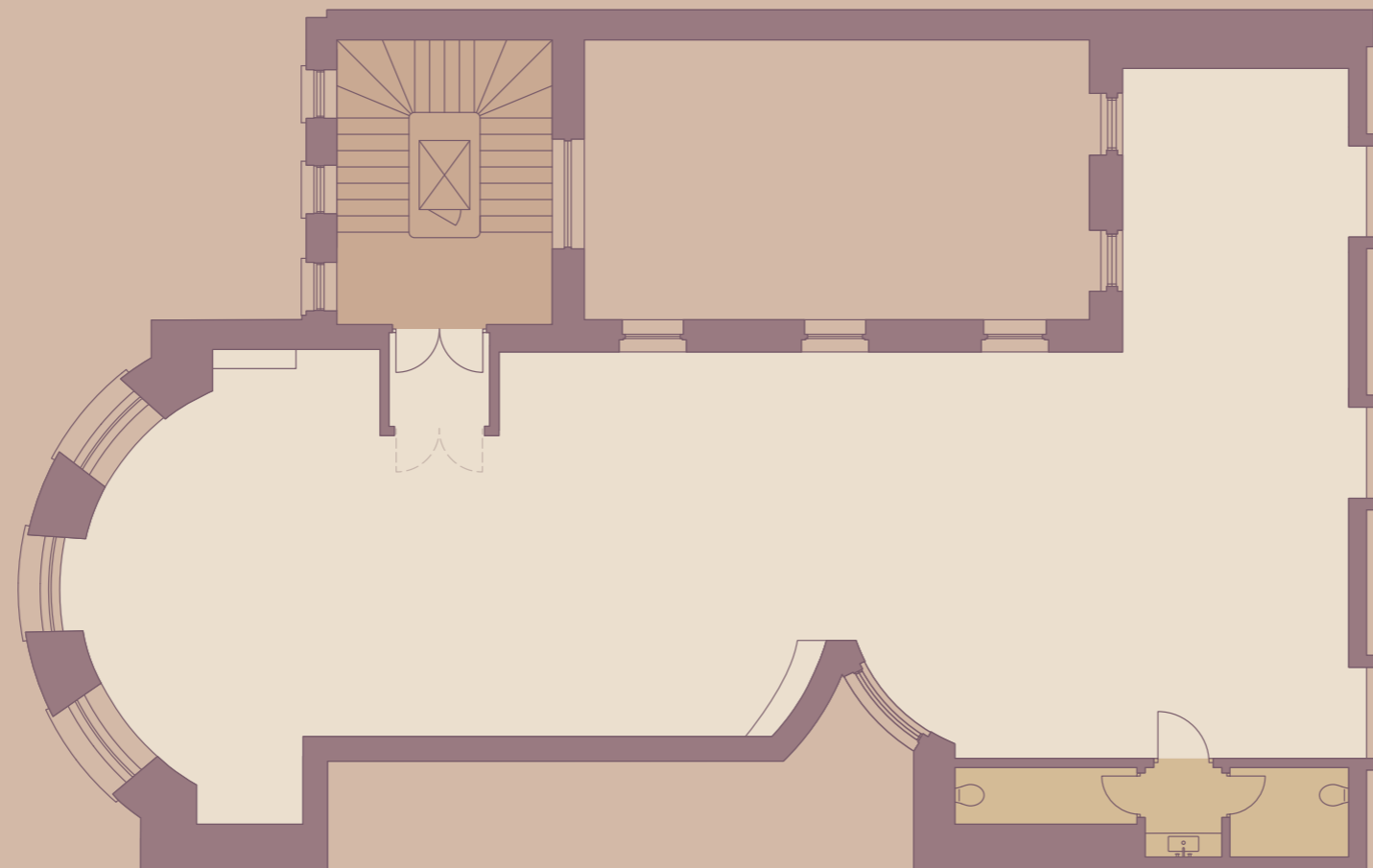
1,699 sq ft
157.8 sq m

- OFFICE SPACE
- WCs

*Plans not to scale. Indicative only.



FOURTH FLOOR



ST JAMES'S SQUARE



TOTAL

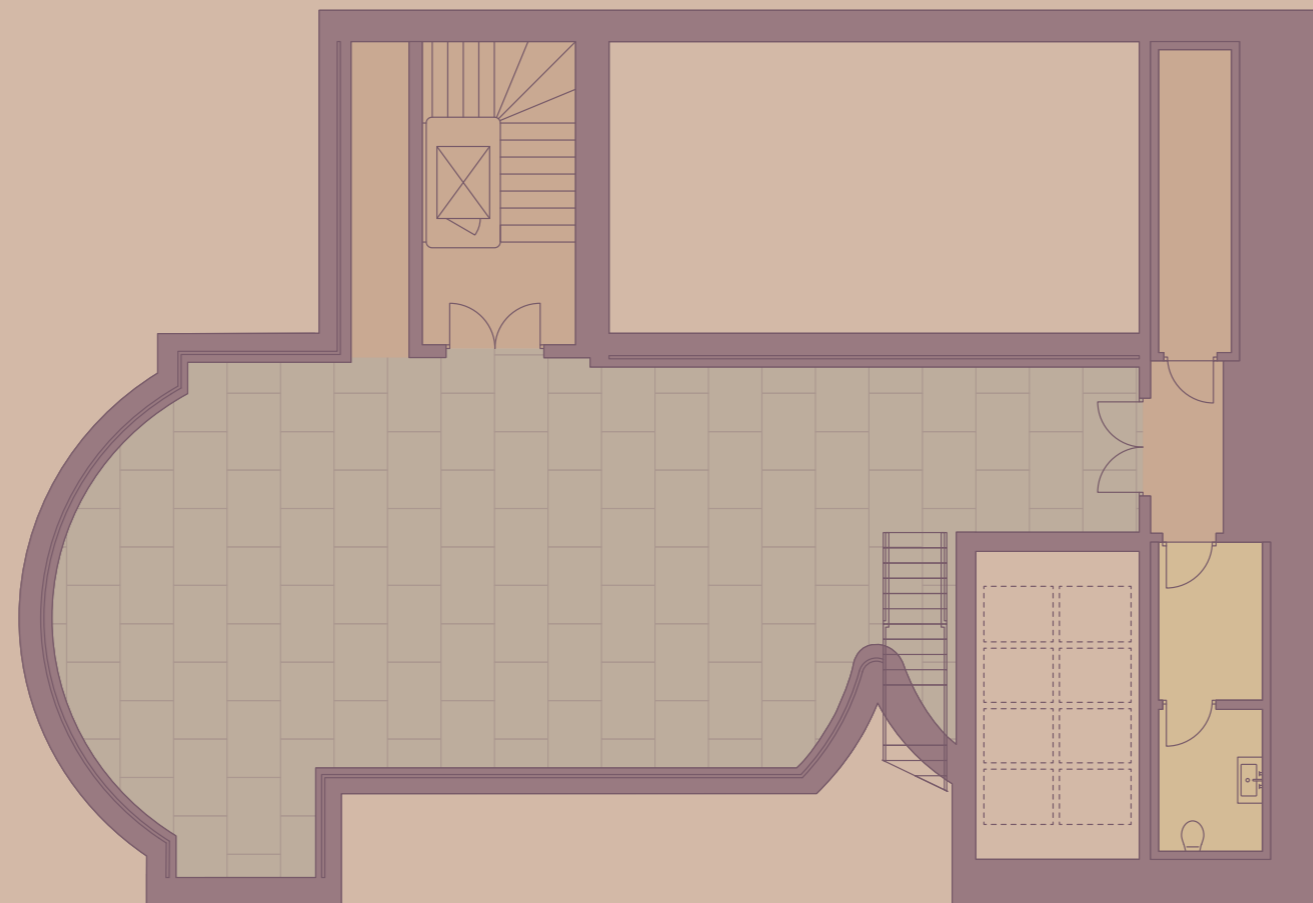
1,567 sq ft
145.6 sq m

- OFFICE SPACE
- WCs

*Plans not to scale. Indicative only.



FIFTH FLOOR TERRACE



ST JAMES'S SQUARE



TOTAL

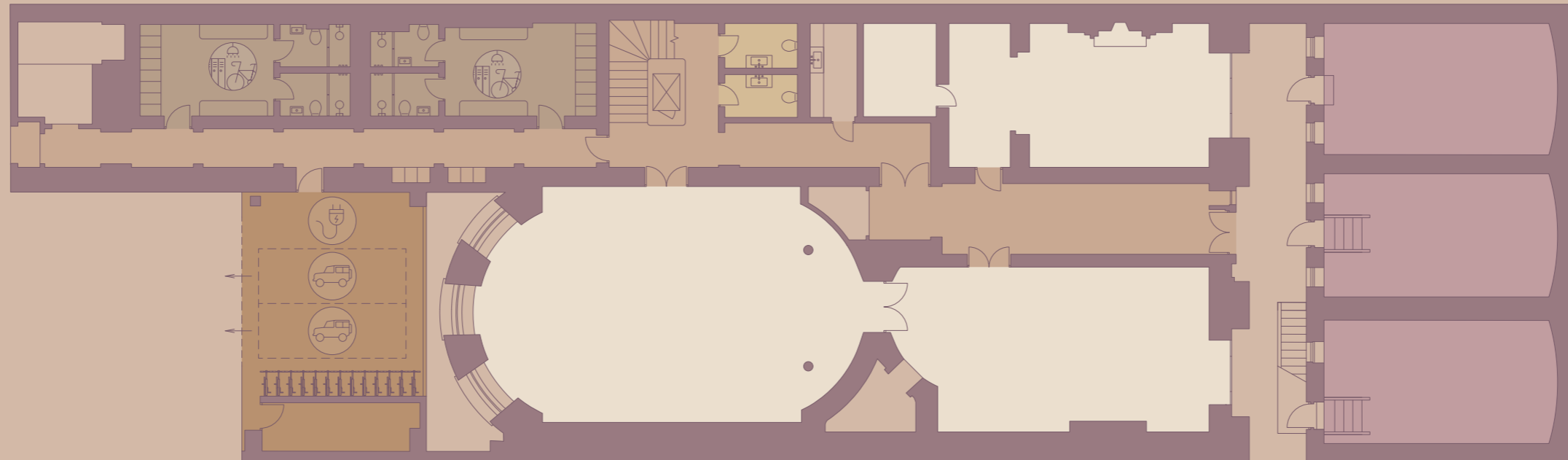
1,118 sq ft
103.9 sq m

- WCs
- TERRACE

*Plans not to scale. Indicative only.



LOWER GROUND FLOOR



ST JAMES'S SQUARE

OFFICE
1,628 sq ft
151.2 sq m

STORAGE
886 sq ft
82.3 sq m

TOTAL
2,514 sq ft
233.5 sq m

- OFFICE SPACE
- WCs
- END OF JOURNEY FACILITIES
- CAR & CYCLE PARKING
- THE VAULTS

*Plans not to scale. Indicative only.



SPECIFICATION

DESIGN OCCUPANCY LEVELS

All levels: workplace density of 1 person per 6 sq m of net internal area.

FLOOR TO CEILING HEIGHTS

Due to nature of the building, floor to ceiling heights are generous but do vary between different rooms on a given floor

Fourth floor	up to 2.75 m
Third floor	up to 2.9 m
Second floor	up to 3.4 m
First floor	up to 6.0 m
Ground floor	up to 4.8 m
Lower ground floor	up to 2.75 m

KITCHENETTE FACILITIES

Kitchenette locations are designed to all floors and to the external roof terrace, with the provision of power, water supply and drainage.

MECHANICAL & ELECTRICAL SERVICES

Comfort cooling and heating throughout the building.

Mechanical ventilation with heat recovery to lower ground and fourth floors.

BMS System throughout.

Small power 25W / sq m.

LIGHTING

A central Lutron lighting control system is used throughout the property, enabling dimmed, pre-programmed scene selections to all spaces.

The Lighting Consultants, Lightistry, have created a scheme that uses a combination of refurbished historic fittings, upgraded to full modern LED technology, and modern contemporary light fittings. The historic fittings include amazing original chandeliers by Perry and Co, whilst the modern fittings include lights by such as Lee Broom, Hector Finch and Viabizzuno.

LIFT

Traction glass lift serving all levels including the roof terrace.

BICYCLE PARKING

14 x Bicycle parking spaces within secure garage.

CAR PARK FACILITIES

Secure garage for 2 cars, plus 2 electrical charging points.

WC, SHOWER AND CHANGING FACILITIES

4 x Shower rooms with toilet facilities at lower ground floor level.

A total of 16 WC's to the building.

A total of 42 lockers at lower ground floor level, with 1 heated drying locker in each changing room.

Finishes within the toilets are the highest quality, including stone floors, marble wash hand basins, slate vanity units and a combination of oak and walnut joinery.

There is under floor heating to the showers.

AV AND DATA

Openreach high speed leased-line fibre and copper connectivity is pre-installed to floor boxes on all floors. The building is pre-wired with Cat 6, including discrete WiFi booster locations throughout for full-coverage.

Pre-wired CCTV camera infrastructure.

Integrated access & security with zoned access control.

Pre-wired audio-visual infrastructure for auditorium / Cinema Room.

Grade 3 intruder alarm.

FLOORING

The lower ground, ground, first and fourth floor offices have a oak wooden floor finish.

The second and third floor offices have a carpet finish.

The toilets and changing rooms have a stone floor finish, with a wooden floor to the ground floor powder room.

The common areas are stone.

SERVICES TO FLOOR PLATES

All office floors have integrated inset floor boxes, pre-wired for power and data.



PROFESSIONAL TEAM



Development Manager
PALMER TABOR PROPERTIES

JAMES GORST ARCHITECTS

Architects
JAMES GORST ARCHITECTS



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Mechanical and Electrical Engineer



Structural Engineer



Lighting Consultant



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