

55

St James's Street

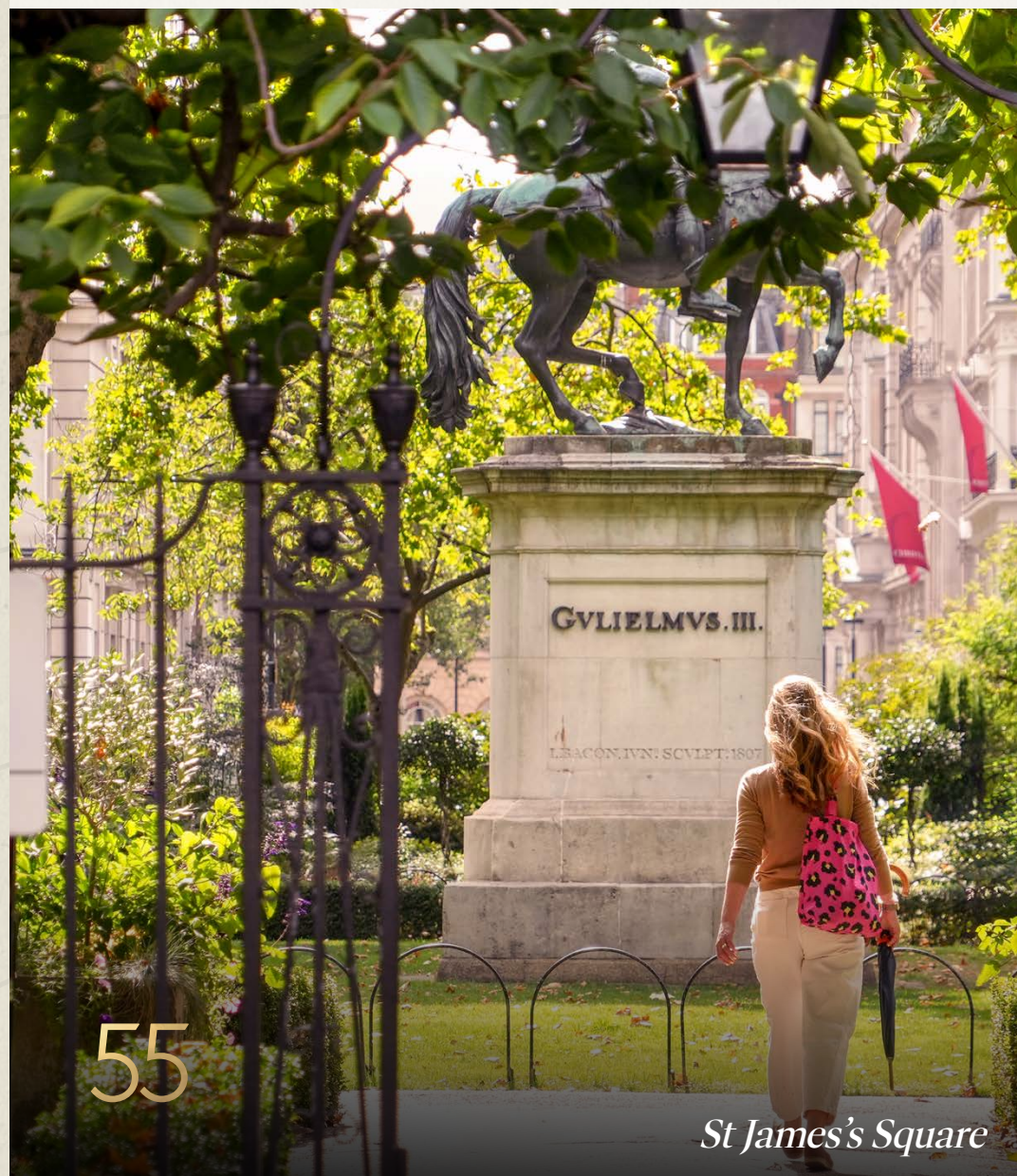
LONDON SW1



*Exquisite space
to inspire – nestled
in stylish St James's*

A PROMINENT
CORNER POSITION

*An esteemed address,
amongst a luxury retail
offering, fine art galleries
and exclusive bars, cafés
and dining destinations.*



55 St James's Street sits just 100m from Green Park, and features a beautifully transformed reception and exceptional column free, efficient floorplates with natural light to three sides. The building also benefits from redesigned end of trip facilities.

The available fourth and fifth floors comprise 4,684 – 9,378 sq ft of refurbished, Cat A office space to make your own.



A comprehensively refurbished arrival with a luxurious lounge area and reception concierge.

Reception



A WARM
WELCOME

*An elegant reception, for a
refined first impression.*

Reception concierge

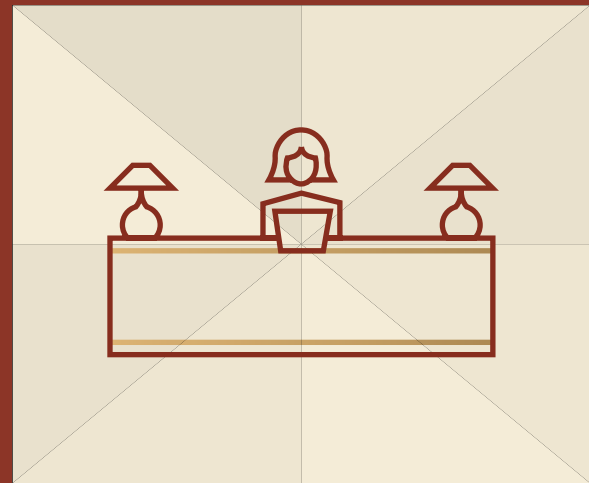


Welcome lounge

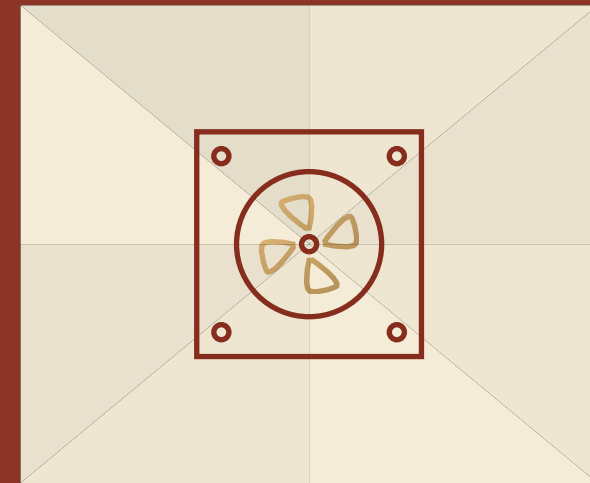
Entrance



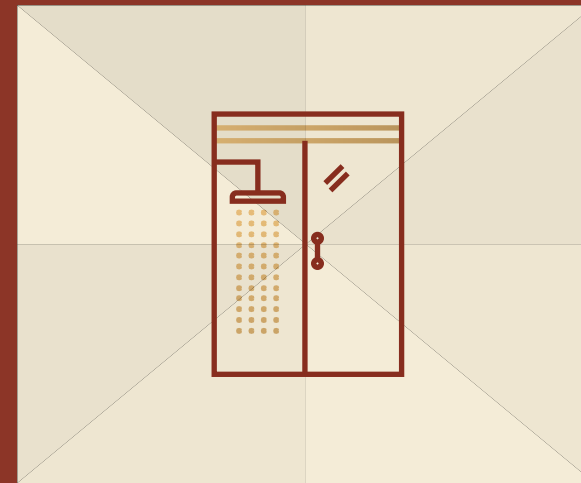
The reception features contemporary finishes, generous natural light, and thoughtfully arranged seating areas crafted to create a calm, sophisticated atmosphere that sets the tone for the rest of the building.



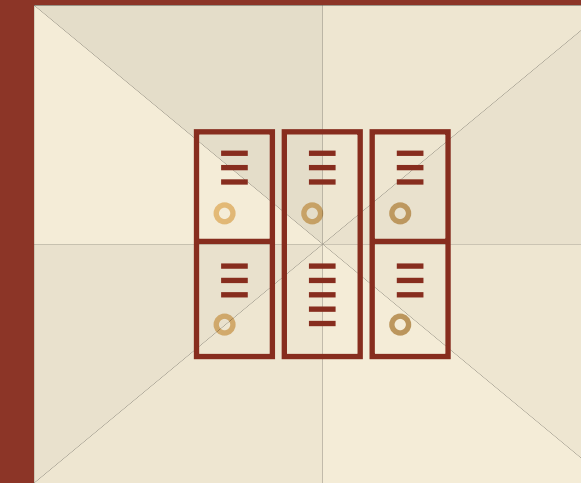
REFURBISHED
RECEPTION



VRF AIR
CONDITIONING



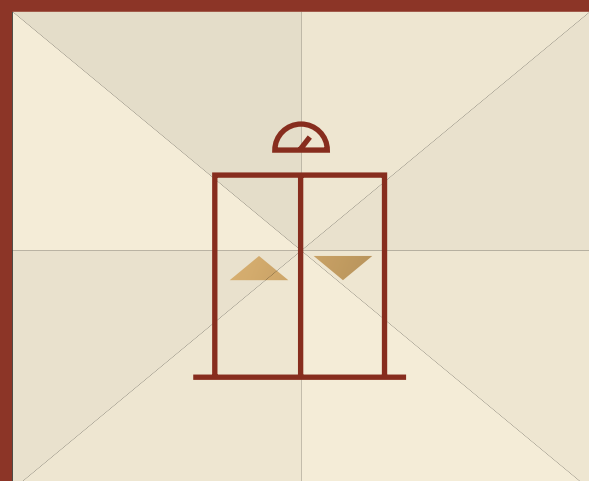
3
SHOWERS



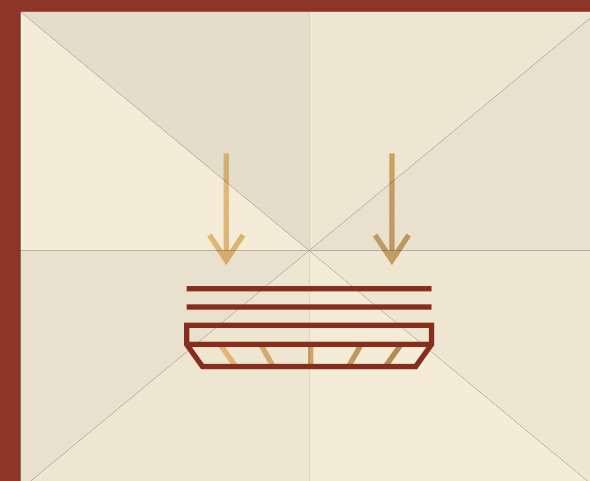
54
LOCKERS



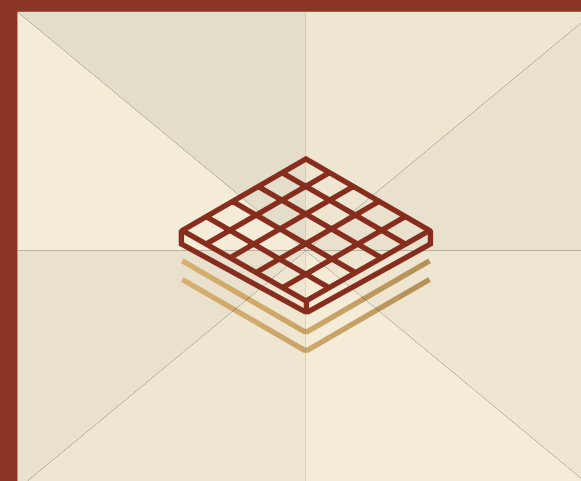
12
BICYCLE SPACES



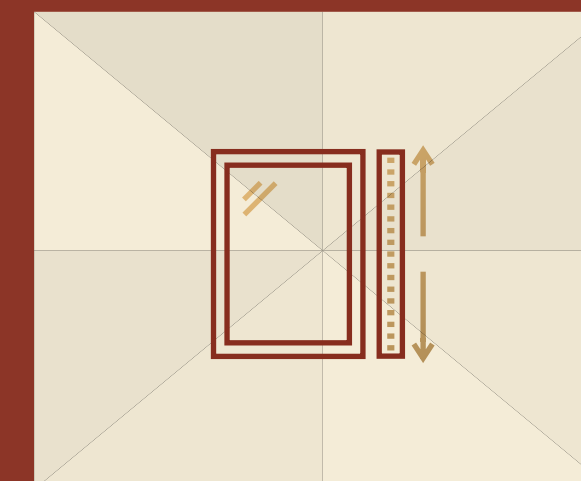
TWO 13 PERSON
PASSENGER LIFTS



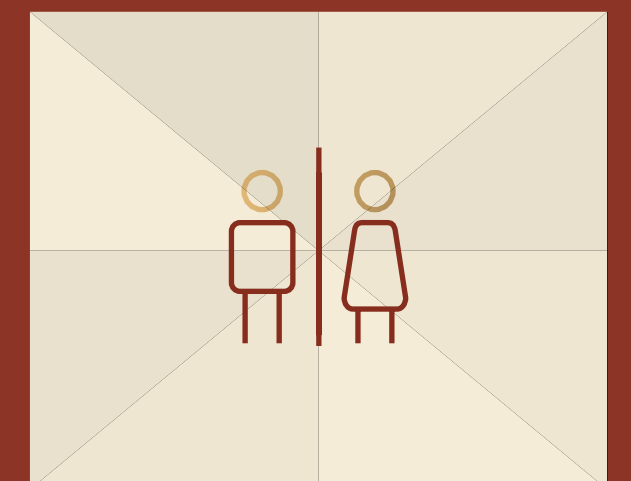
METAL TILE
SUSPENDED CEILING



METAL TILE
RAISED FLOOR



2.65 TYPICAL
FLOOR TO CEILING HEIGHT



DEMISED
WCS

**REFRESH
& RECHARGE**

*Superior end-of-trip facilities
designed for your comfort.*

Changing rooms & lockers



Bicycle storage & lockers

Showers



55 St James's Street features premium end-of-trip facilities, including elegant showers, spacious changing areas, secure lockers, and state-of-the-art bicycle storage – all designed with exceptional quality and comfort in mind, so you can start your day right.

*An opportunity for a
carefully crafted fit-out
for business to thrive.*

Indicative Fitted Office CGI





*Newly refurbished, open
plan workspace boasting
excellent natural light.*

SPACE TO
MAKE YOUR OWN

*A dynamic and efficient
working environment.*

FLOOR	SQ FT	SQ M
Fifth	4,694	436
Fourth	4,684	435
TOTAL	9,378	871

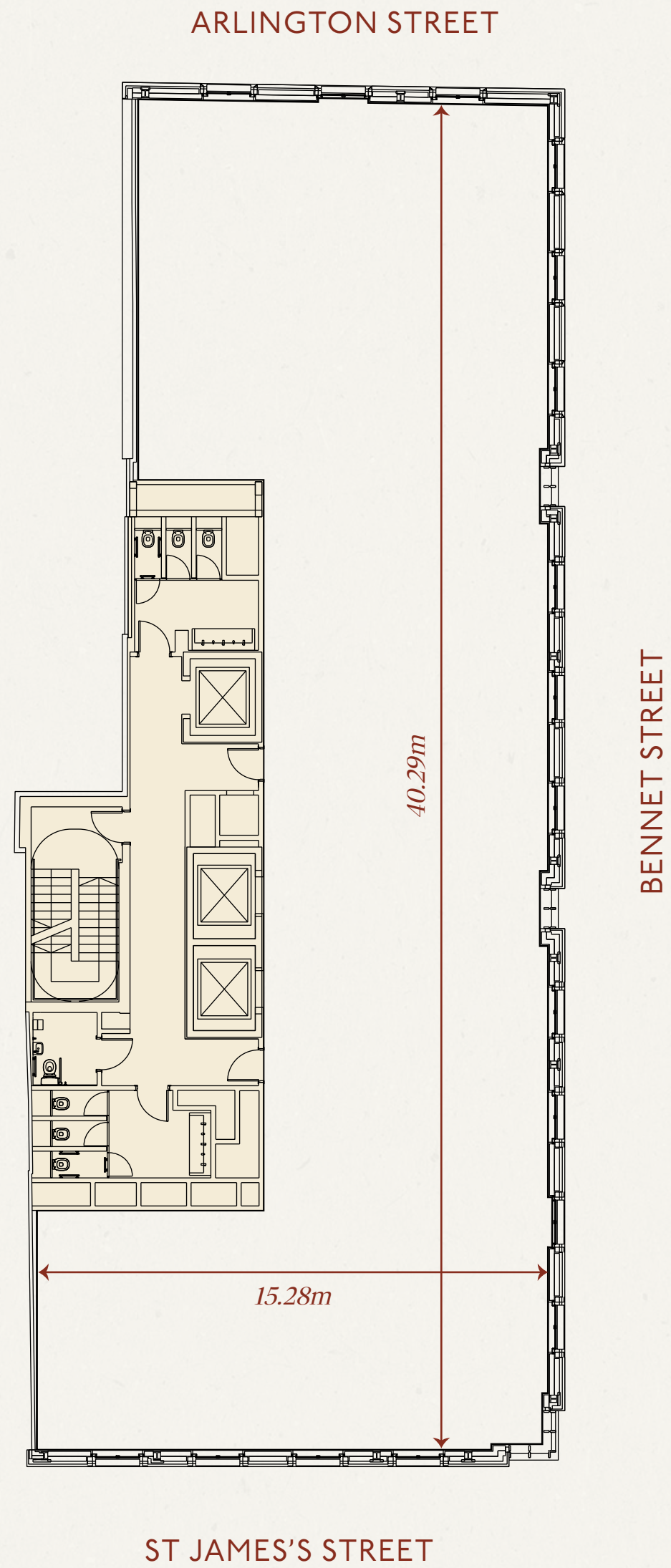
Indicative space plan

WORKSTATIONS	42
12 PERSON BOARDROOM	01
10 PERSON MEETING ROOM	01
QUIET ROOMS	02
PRIVATE OFFICES	03
TEAPOINT / KITCHENETTES	02
BREAKOUT AREA	01
RECEPTION	01



Fourth Floor

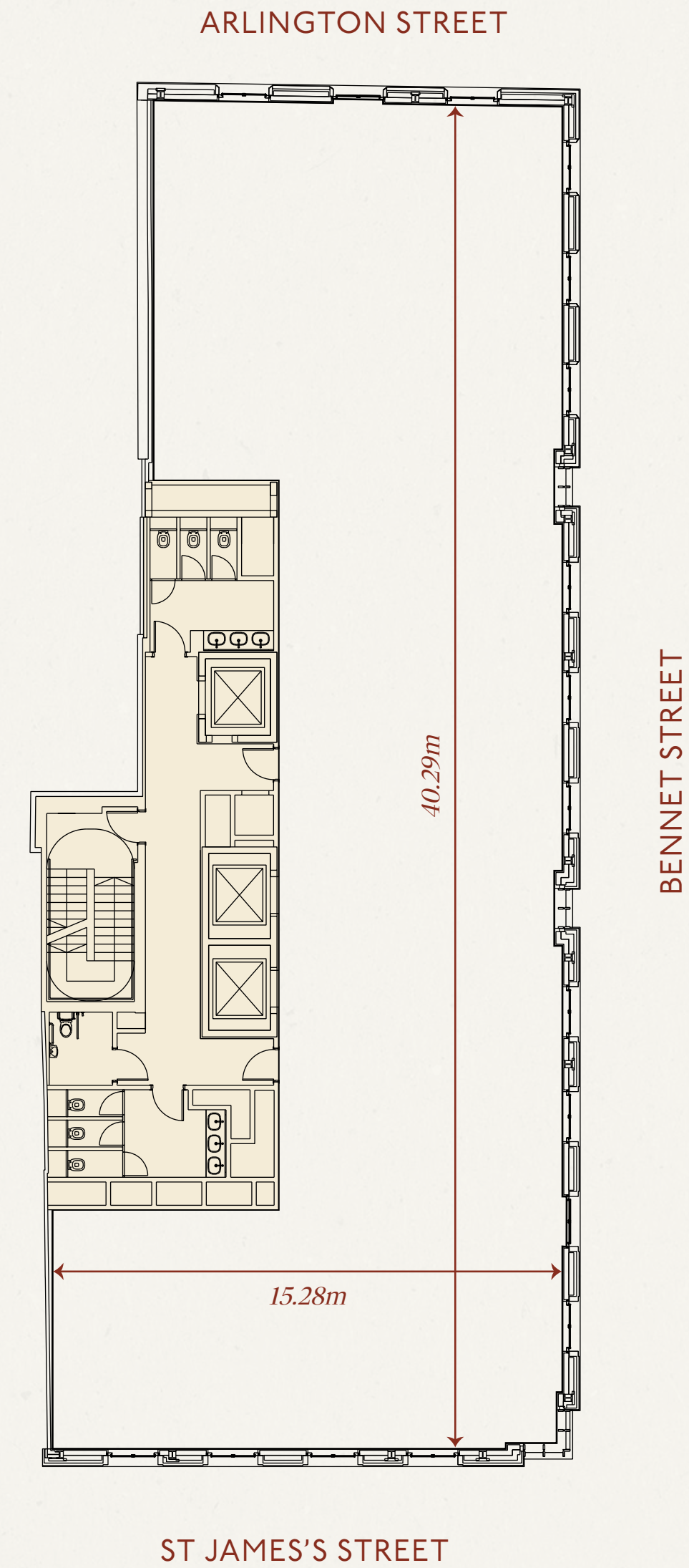
4,684 Sq Ft / 435 Sq M



Floorplans not to scale
For indicative purposes only

Fifth Floor

4,694 Sq Ft / 436 Sq M



A woman in a white blazer is talking to a man in a suit. They are standing in front of a building entrance. The building has a large circular emblem with the number '100' and a nameplate that reads 'JAMES WOLSELEY'.

A premier
St James's Location
to wine, dine & relax

**ST JAMES'S
SOPHISTICATION**

A highly sought-after location balancing high-end amenities and serene green spaces.

With Green Park on your doorstep, and an abundance of bars, cafés and restaurants such as The Wolseley, Café Murano and Franco's in the immediate vicinity – St James's offers occupiers a desirable work-life balance.



HERITAGE AND REFINEMENT



St James's Park

Green spaces bring calm and balance to St James's, from the leafy Green Park and St James's Park to the elegant gardens of St James's Square, offering a peaceful retreat just moments away.



45 Jermyn St

The neighbourhood sets the tone for refined dining and social spots, with Jermyn Street's charming cafés and bars and St James's Market's modern restaurants and global flavours.



The Ritz

St James's is alive with creativity and culture, from the Royal Academy of Arts to independent galleries, and is home to iconic luxury hotels such as The Ritz that add a touch of refinement.

PERFECTLY PLACED

Surrounded by exclusive amenities.

RESTAURANTS

1. Cafe Murano
2. Chutney Mary
3. Claro London
4. Sael
5. Follow
6. Wiltons
7. 45 Jermyn Street
8. Cecconi's
9. The Wolseley
10. Franco's
11. Scully
12. Maison François

HOTELS

1. The Ritz
2. I Hotel Mayfair
3. The Stafford
4. Dukes London
5. The Cavendish
6. Sofitel

LOCAL OCCUPIERS

1. ExodusPoint
2. Schonfeld
3. Russell Reynolds
4. Korn Ferry

BARS / CAFÉS

1. Fortnum & Mason
2. Chestnut Bakery
3. Ole & Steen
4. Noxy Brothers
5. Hideaway Coffee House
6. Ralph's Coffee
7. Duke's Caffè
8. Blue Posts
9. Maison Assouline
10. The May Fair
11. The American Bar
12. The Goat Tavern

GALLERIES

1. Royal Academy of Arts
2. Portland Gallery
3. White Cube
4. Saatchi Yates
5. The Mayor Gallery
6. Grosvenor Gallery

5. Clayton Dubilier & Rice
6. Heidrick & Struggles
7. Blackstone
8. Cross Tree Real Estate

55



GREEN PARK

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Further Information

For further information or to arrange a viewing, please contact the sole letting agents:

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2026.

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