

NinetyOne JermynSt.

1,864 sq ft of elegantly curated CAT A+ office space in the heart of the famous St James's, SW1.

1,864 sq ft of elegant office space in the heart of London's famous, fashionable Jermyn Street



This characterful building is situated on Jermyn Street, just a short distance from St James's Square. Both Green Park Station (serving the Victoria and Jubilee lines) and Piccadilly Station (serving the Piccadilly and Waterloo lines) are within a few minutes walking distance.



NinetyOneJermynSt.



Tailored to your every requirement

The first floor has been fully refurbished and is ready for immediate use, featuring 18 desks, an eight person boardroom, a four person meeting room, a waiting area, breakout spaces and a kitchen. The space also includes private WCs and a shower. The building offers a passenger lift and a newly renovated reception lobby.



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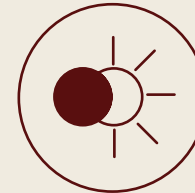


Exceptionally detailed

91 Jermyn Street benefits from the following amenities:



New Landlord
CAT A + Fitout



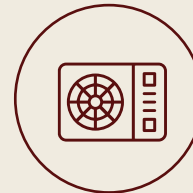
Excellent natural
light at the front
and rear



Modern specification
with period charm



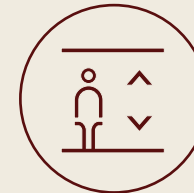
Full access
raised floors



Air-conditioning



LED lighting



Passenger lift



Demised WC's



Demised shower



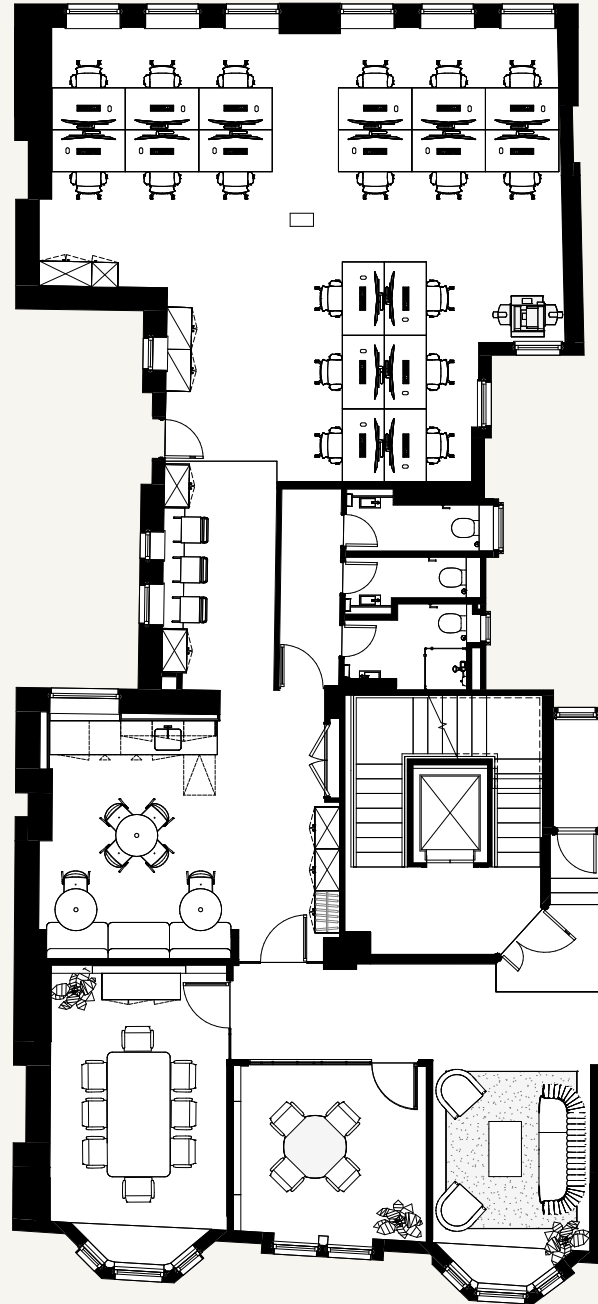
Fibre-enabled

01

First Floor

1,864 sq ft
173 sq m

NinetyOneJermynSt.



Reception

x18 Desks 1400mm

8p Boardroom

4p Meeting Room

Teapoint/Breakout

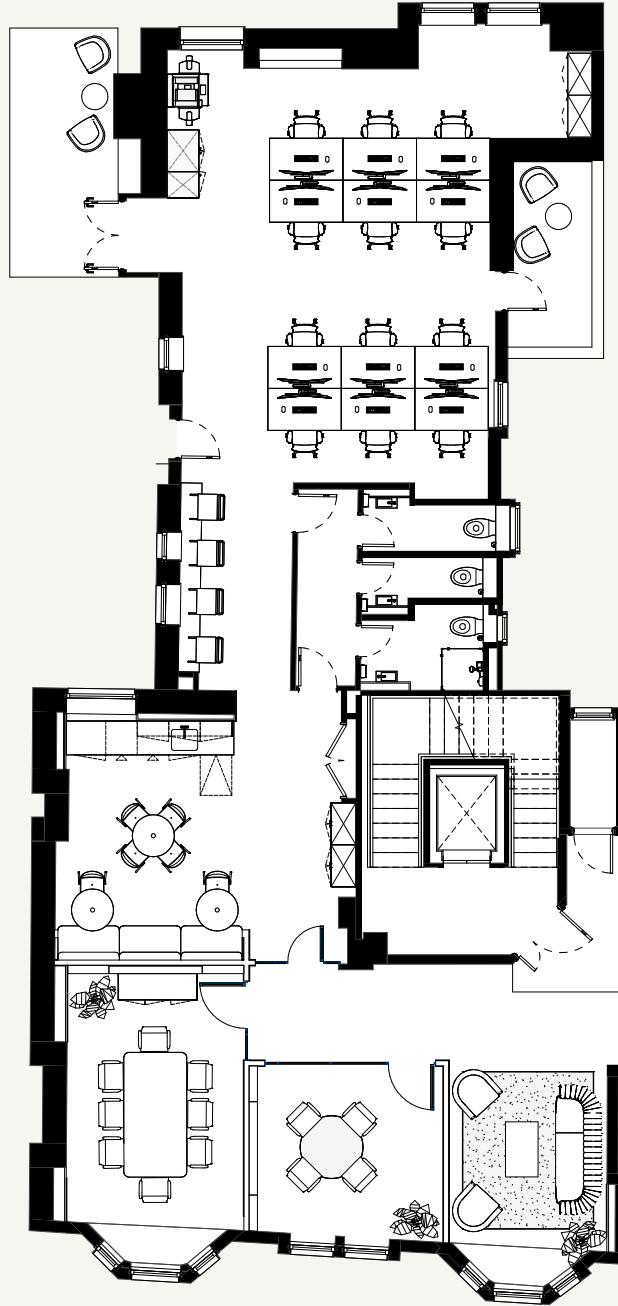
Comms Room

03

Third Floor

1,689 sq ft
157sq m

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Coming Soon

The third floor will be finished to the same high level specification and ready to occupy in Q4 2025.

Reception

x12 Desks 1400mm

8p Boardroom

4p Meeting Room

Teapoint/Breakout

Comms Room

x2 Balconies



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Prime position

1	45 Jermyn Street
2	Maison Francois
3	Royal Automobile Club
4	Christies
5	Bentley's Oyster Bar & Grill
6	Hagen Espresso Bar
7	Redemption Roasters
8	Chestnut Bakery
9	Burlington Arcade
10	White's
11	The Art's Club
12	Boodle's
13	Dovetale
14	The Ritz
15	The Stafford
16	Fortnum and Mason
17	Tramp
18	Wild Honey
19	Riveria
20	Chutney Mary
21	67 Pall Mall
22	The National Gallery
23	Fallow

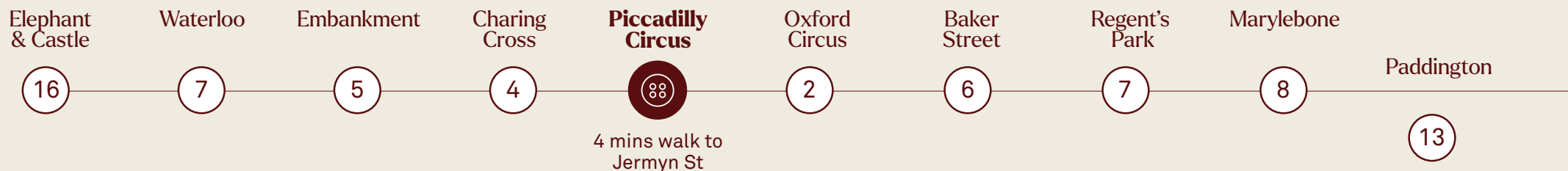


This characterful building is situated on Jermyn Street, just a short distance from St James's Square. Both Green Park Station (serving the Victoria and Jubilee lines) and Piccadilly Station (serving the Piccadilly and Waterloo lines) are within easy walking distance.

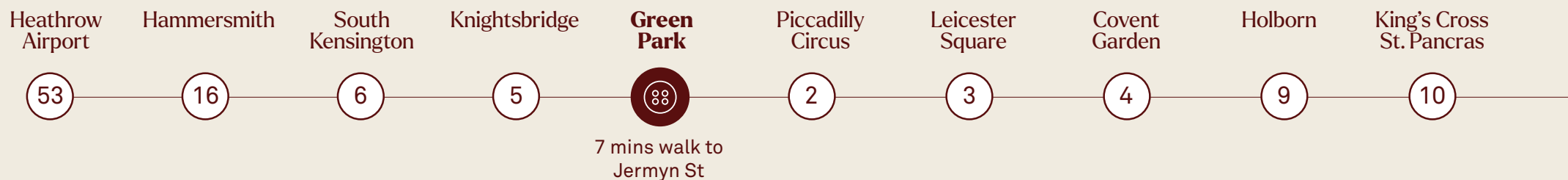
 **Piccadilly Circus**
4 min walk

 **Charing Cross**
15 min walk

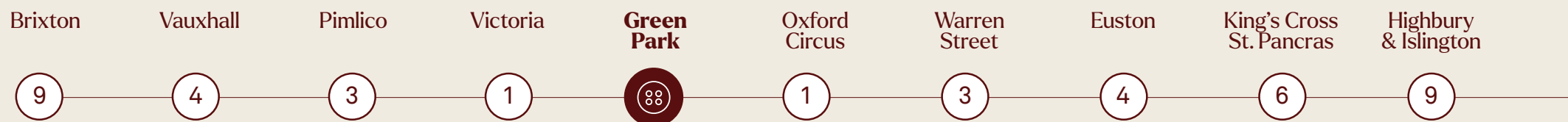
Bakerloo Line



Piccadilly Line



Victoria Line



Times shown in minutes between stations. Taken from Google Maps.



NinetyOneJermynSt.



◀ 45 Jermyn Street

A destination restaurant in the heart of St. James's. The exquisite dining room and bar brings back the golden age of glamour and service for a contemporary London. Open daily for breakfast, lunch and dinner.



▲ Tramp

Iconic private members' club and restaurant, located at 45 Jermyn St, recently re-opened following a £12m makeover. Hangout for the "exceptional, glamorous and famous", where Rolling Stones and royalty, Beatles and Bonds dine, drink and dance together.

◀ Church's

Founded in 1873, a leader in the men's handmade luxury footwear industry with collections designed to appeal to a clientele who appreciate high-quality shoes with modern style and elegance.





◀ Fortnum & Mason

Founded as a grocery store in 1707 by William Fortnum and Hugh Mason, Fortnum's reputation was built on supplying high quality food.



▲ The Ritz

Needs no introduction. This iconic hotel is home of The Palm Court, host of the famous "Tea at the Ritz". Opulently decorated cream-coloured Louis XVI setting, with panelled mirrors in gilt-bronze frames.



▲ St James's Square

An oasis of tranquillity in the heart of Central London Much treasured, green space, surrounded by imposing architecture, the gardens have evolved over the centuries and includes the vision of the renowned Victorian landscape artist John Nash.



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