



8,848 — 20,462 sq ft available

Little St James's

78 St James's Street

78
St James's Street

A building
for our time

Situated within the world's most renowned business community, 78 St James's Street combines modern efficiency and scale with outstanding amenities and character to provide workspace for our time.



78
St James's Street

Workspace

With only two floors remaining, this is the final opportunity to join this prestigious community. Little 78 SJS provides high-quality, customizable space with its own self-contained entrance.

Indicative office fit out





Workspace

The ground and lower ground floors offer a rare find, with an opportunity to add vertical connectivity and a light-filled atrium.

78
St James's Street



Indicative office fit out

78 St James's Street



The Gallery Reception



Heritage Arrival



Main Entrance Reception

Arrivals

78 St James's Street has two entrances. The main entrance provides access through contemporary reception with the heritage entrance on St James's Street offering a dramatic entrance into the grand domed Gallery Reception.

78 St James's Street



The Morning Room Bar



The Morning Room Lounge



The Pavillion Terrace



The Pavillion

Morning Room and Pavilion

In a 19th-century setting, the Morning Room is a modern business lounge where occupants can relax or hold informal meetings, enjoying fresh coffee from a dedicated barista. The Pavilion, a rooftop retreat with panoramic views of Green Park and Westminster, offers indoor/outdoor space perfect for entertaining.



Locker Room



End of trip facilities



Consultation Room

End of Trip & Wellness

The basement features outstanding end-of-trip amenities with hotel style changing, showers and lockers as well as secure cycle storage with lift access.

Designed to have a positive impact on those working in the building, the Wellness Suite provides a flexible gym space as well as treatment area for treatments and consultations.

Schedule of Areas

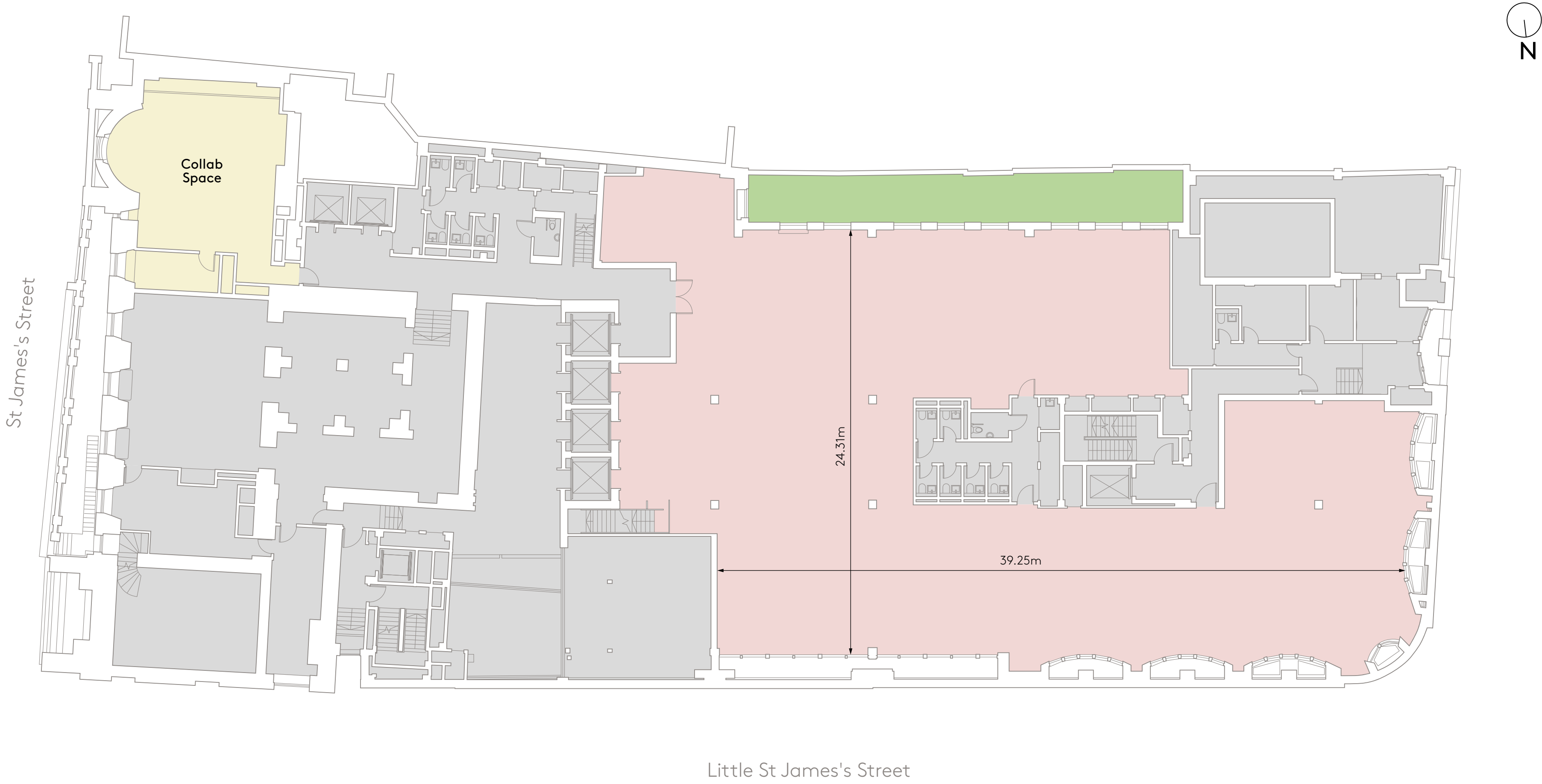
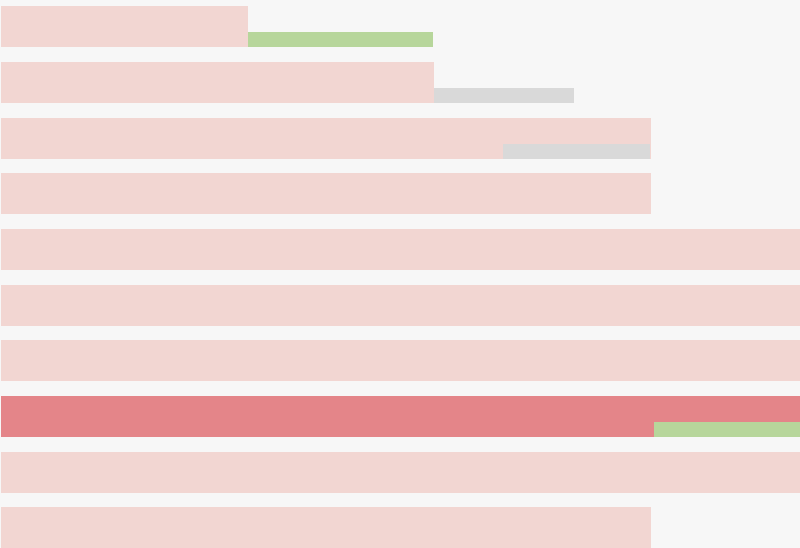
Floor	Workspace (sq ft)	
		The Pavilion
Fifth	King Street	Let
Fourth	LaSalle Investment Management	Let
Third	PAI Partners	Let
Second	Schonfeld	Let
First	Schonfeld	Let
Upper Ground	GP Bullhound	Let
Ground	8,848	Workspace
Lower Ground	11,614	Workspace
Total	20,462	Car Park, Cycle Storage & Changing Rooms

Ground Floor

Workspace
8,848 sq ft / 822 sq m

Terrace
520 sq ft / 48 sq m

- Key**
- Workspace
 - Amenity Spaces
 - Terrace / Balcony



Lower

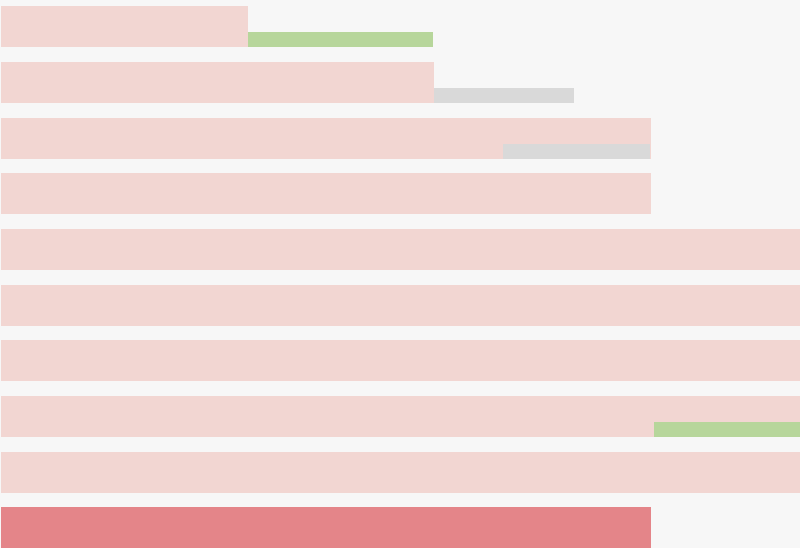
Ground Floor

Workspace

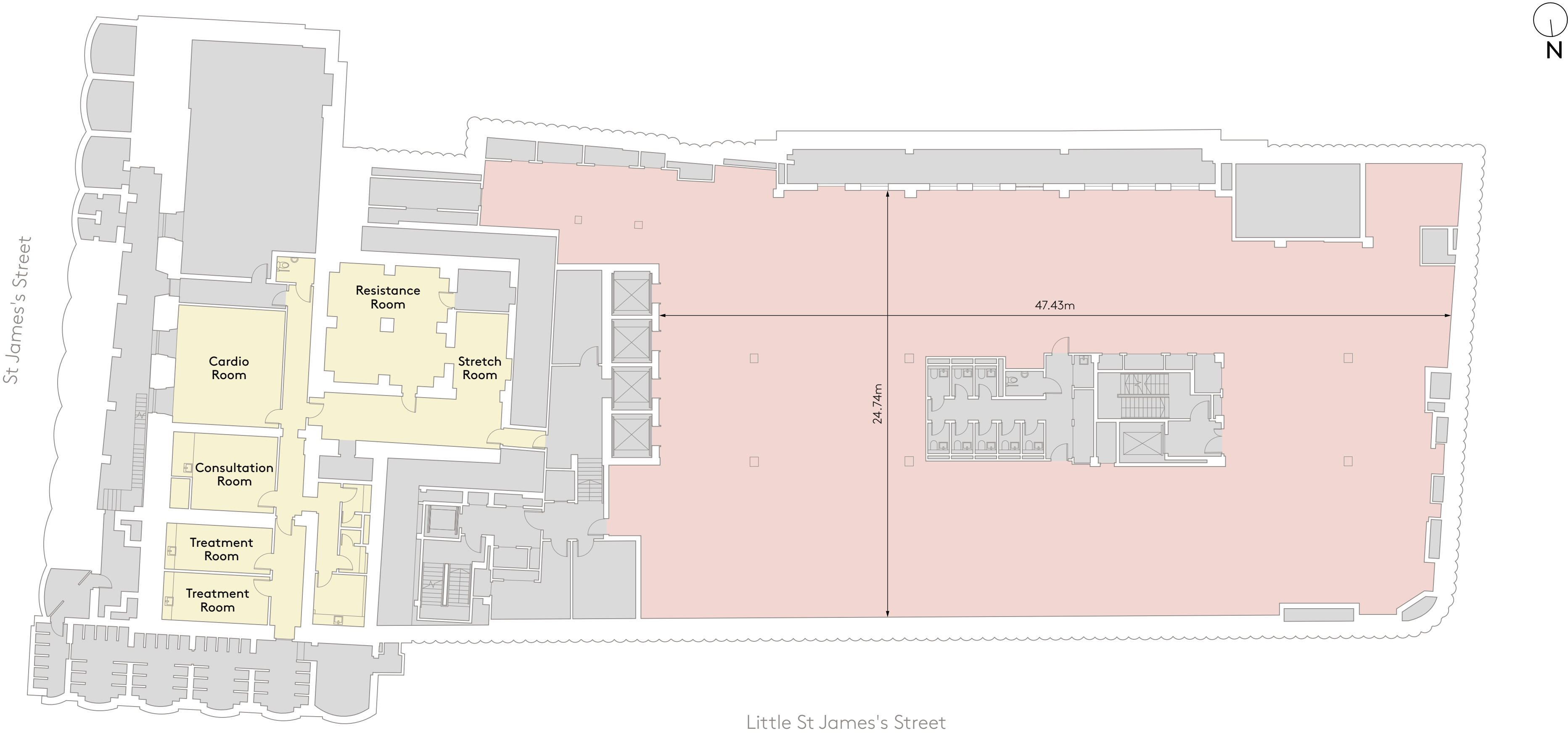
11,614sq ft/ 1,079 sq m

Key

Amenity Spaces

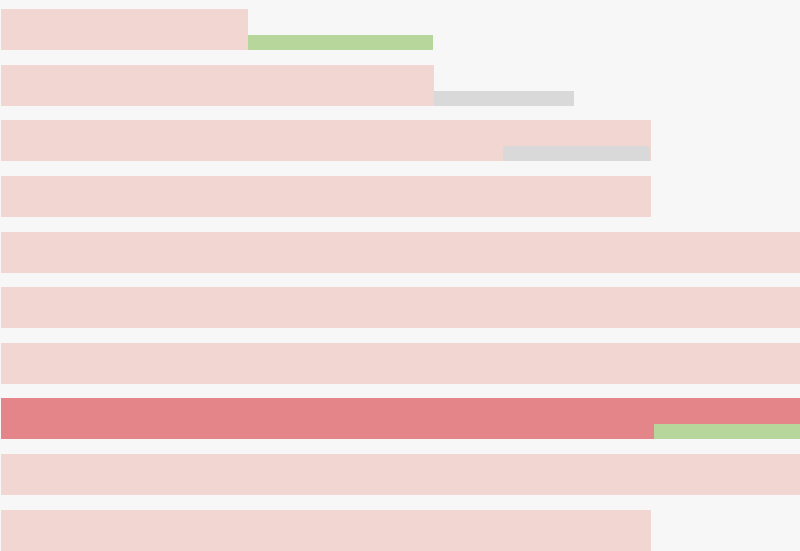


← Lower Ground



Ground Floor

- Space Plan
- 166 desks
 - 1 reception desk
 - 2 breakout areas
 - 13 booths
 - 12 meeting rooms



← Ground Floor →



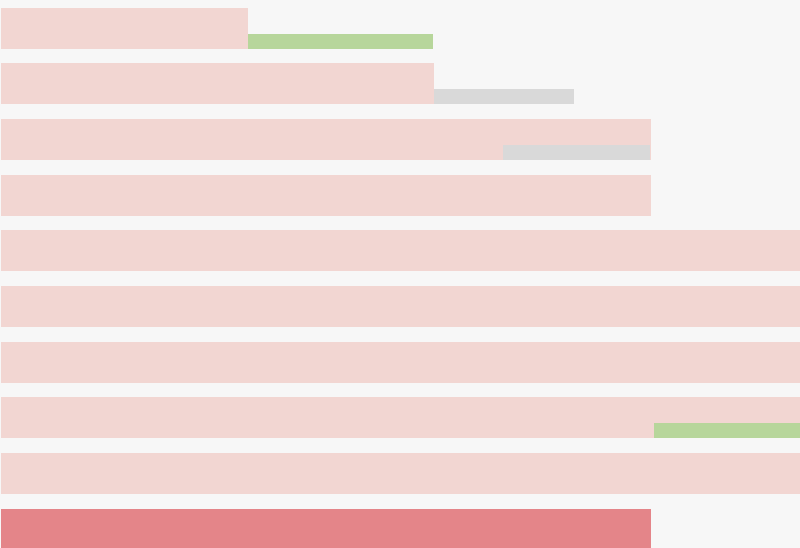
Key

- Workspace
- Amenity Spaces
- Terrace/Balcony

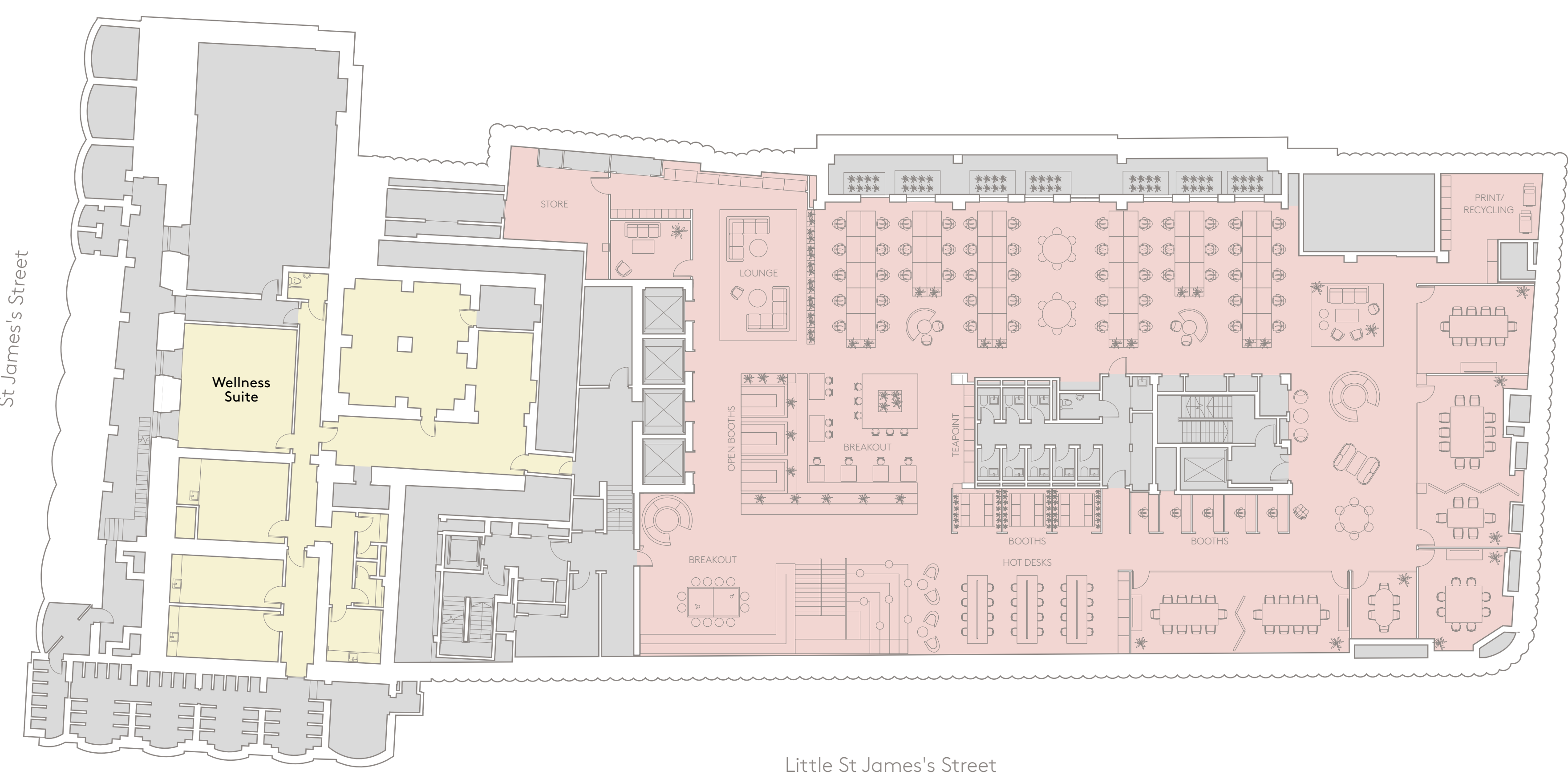
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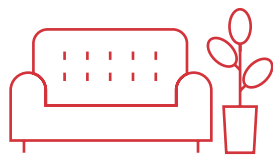


Key

Amenity Spaces

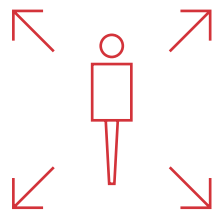
Specification

78 St James's Street provides the best modern business environment with spaces for working, entertaining, collaborating and relaxing.



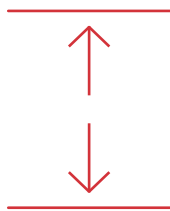
Arrival

- Choose either the main entrance or the heritage St James's Street entrance
- Alternatively, drive via a discreet car lift down to 7 secure parking bays with electric charging points



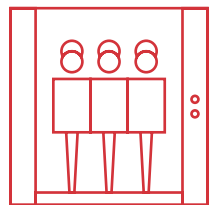
Workspace

- Two large Grade A office floors with flexible fit-out options
- Designed to 1 person per 8 sq m and capable of subdivision Hybrid VRF and four-pipe fan coil air conditioning system



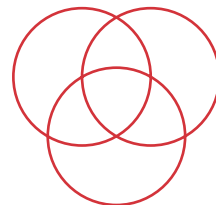
Volume and Light

- 2.8m floor to ceiling height
- Raised access floors and suspended ceilings
- Natural light from floor-to-ceiling windows and LED lighting on floors



Vertical Connectivity

- Six passenger lifts between two banks
- Two separate goods /firefighting lifts
- Car lift between basement and street level



Collaboration

- An array of spaces for collaboration:
- The Morning Room – a business lounge with a dedicated barista and a bar for evening events
 - The Collab space – a flexible multi-function room for events
 - The Pavilion – a space for events in the summer, with stunning view

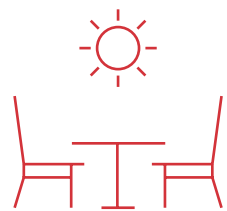


Digital Resilience

- Connected, resilient and fast
- WiredScore Platinum
- Multiple entry points for power and data
- 1,600 KVA backup generator for full base building load

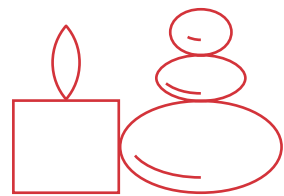
Wellness and Sustainability

The building's design promotes workplace wellness, sustainability and movement. In light of recent challenges, a range of further enhancements have been incorporated to mitigate the spread of potentially harmful microbes.



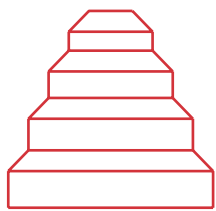
Outdoor Spaces

- 3,500 sq ft rooftop Pavilion and terrace for the benefit of all 78 St James's Street's occupiers
- Quick access to Green Park and St James's Park



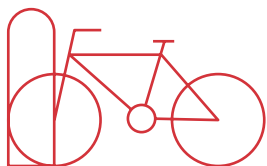
Wellness Suite

- Flexible treatment rooms
- GP room, suitable for consultations, medicals or immunisations
- Reenergise room, for contemplation or relaxation



Vertical Movement

- Two vertical staircases throughout the building
- Feature stairs from reception



Ride-In

- 150 secure bicycle racks and 20 folding bike storage lockers
- Enhanced shower and locker facilities
- Electrical charging points
- Bicycle maintenance station



Enhanced Workplace Hygiene

- Key touch points within the building formed of anti-microbial compounds
- Automatic flushes and taps
- Individual floor by floor air handling services, with enhanced filtration
- Floors capable of being operated using one-way systems



Sustainability

- BREEAM rated 'Excellent'
- Green roof and gardens



St James's

A well established business district that combines heritage and contemporary tastes to provide the very best London has to offer.

Surrounding green spaces, including Green Park and St James's Park, offer serene retreats ideal for exercising or enjoying the sunshine.

Indulge in culinary delights with everything from longstanding local institutions to the latest new openings, with Crown Passage offering casual dining options.



Amenities

St James's boasts a world-class retail scene, featuring iconic stores like Fortnum & Mason and Jermyn Street's charming shopfronts. You could immerse yourself in the arts at The Royal Academy and independent galleries such as White Cube – or you might enjoy starting the day refreshed after a session at Equinox St James's or Ten Health & Fitness. No matter how you choose to spend your time, 78 St James's Street offers a curated lifestyle of sophistication, culture, and leisure in the heart of London.

78 St James's Street



..... walking routes
to underground

50m

Connections

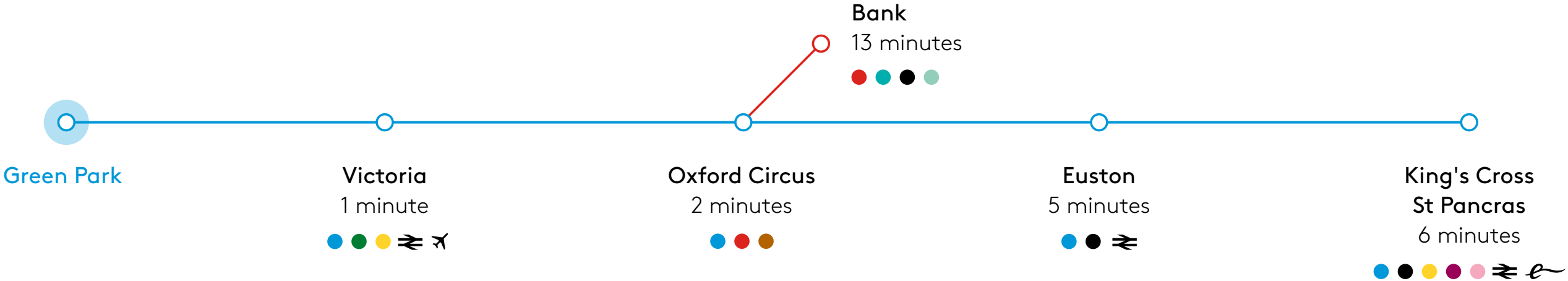
5 minute walk to Green Park station providing access to 3 underground lines and connections across London.

- Jubilee
- Victoria
- Piccadilly

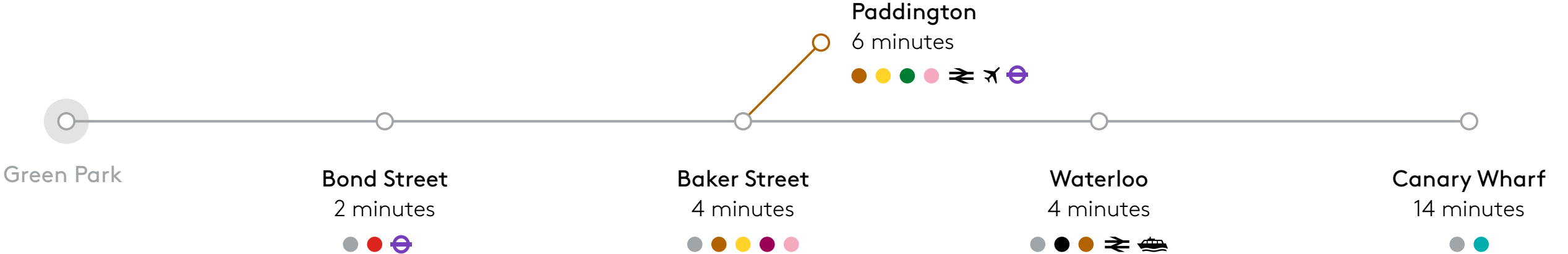
WALKING TIMES



VICTORIA LINE



JUBILEE LINE



PICCADILLY LINE



The Team



The development of 78 St James's Street has been undertaken by BGO on behalf of 78 St James's Street Unit Trust (the Lessor). BGO is a leading global real estate investment manager with approximately \$80 billion of assets under management. The London team of BGO is a leading manager and developer of real estate in Central London, having developed over 2.5 million sq ft since inception and with 1.2 million sq ft of commercial buildings currently under management.

SQUIRE & PARTNERS

Squire & Partners is an internationally renowned architecture practice founded over four decades ago. It has an award winning portfolio of work undertaken for some of the world's leading developers. The firm's approach responds to the unique heritage and context of each site, to create timeless architecture rooted in its location. Embracing traditional and emerging technologies in design and construction, the practice is renowned for delivering a rigorously detailed product of the highest quality.



Mace is an international consultancy and construction company, founded and built on exceptional people, a commitment to service excellence and a deep-rooted entrepreneurial spirit. With nearly three decades of history, the company has firmly established itself as one of the world's Tier-1 contractors with a turnover of £2.35 billion, operating in 21 sectors from five global hubs on some of the most prestigious and innovative projects.

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