

— 11,614 sq ft of exclusive
and versatile workspace

78 —————
St James's Street





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St James's Street

————— London's most
desirable lower
ground floor

78 —
St James's Street

— Access
granted —

78
St James's Street

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— Membership



to exclusivity —

78 St James's Street brings together a select group of occupiers at the centre of London's most exclusive neighbourhood. From its prestigious St James's location to its exceptional amenities and private atmosphere, every aspect of the building reflects the calibre of the businesses it attracts. A single floor remains available, offering a unique opportunity to become part of this distinguished community at a rarely available price point.



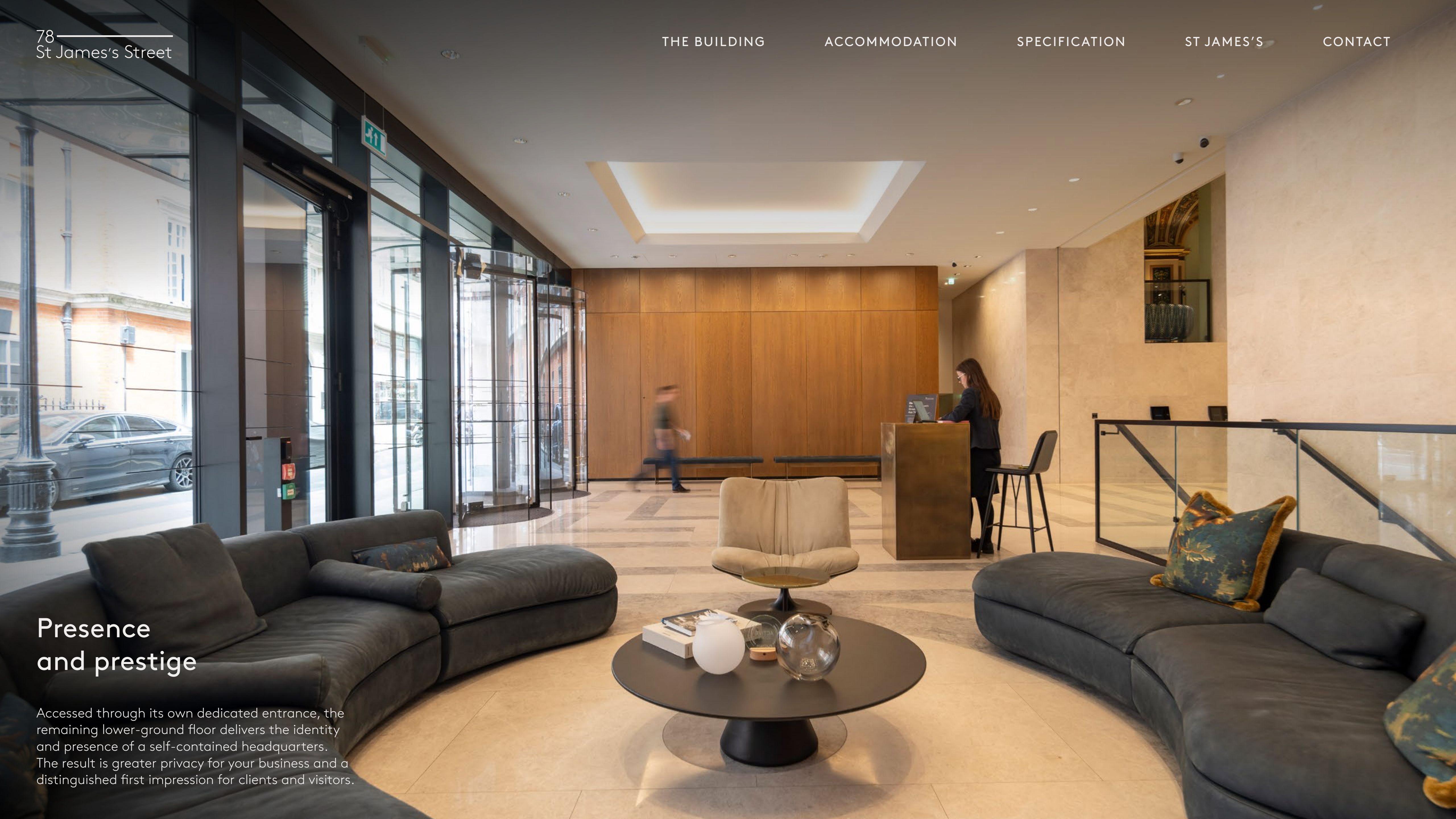
Heritage and performance

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



Presence and prestige

Accessed through its own dedicated entrance, the remaining lower-ground floor delivers the identity and presence of a self-contained headquarters. The result is greater privacy for your business and a distinguished first impression for clients and visitors.

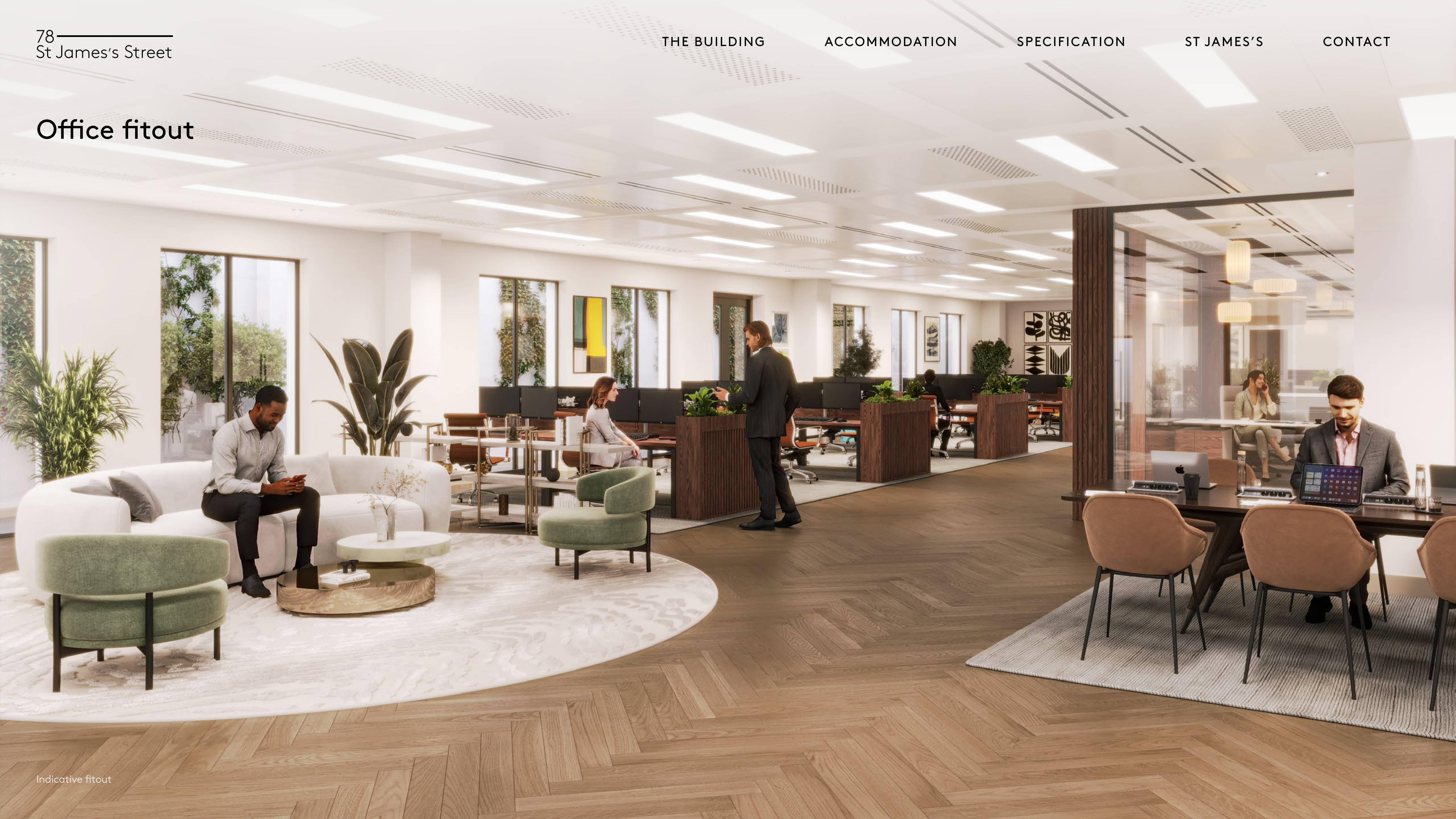


Designed

to adapt

The versatility of the floor allows it to be shaped around the specific requirements of its occupier. Whether configured as a contemporary office, a client-focused practice or a presentation-led environment, the space provides a highly adaptable foundation for a diverse range of businesses.

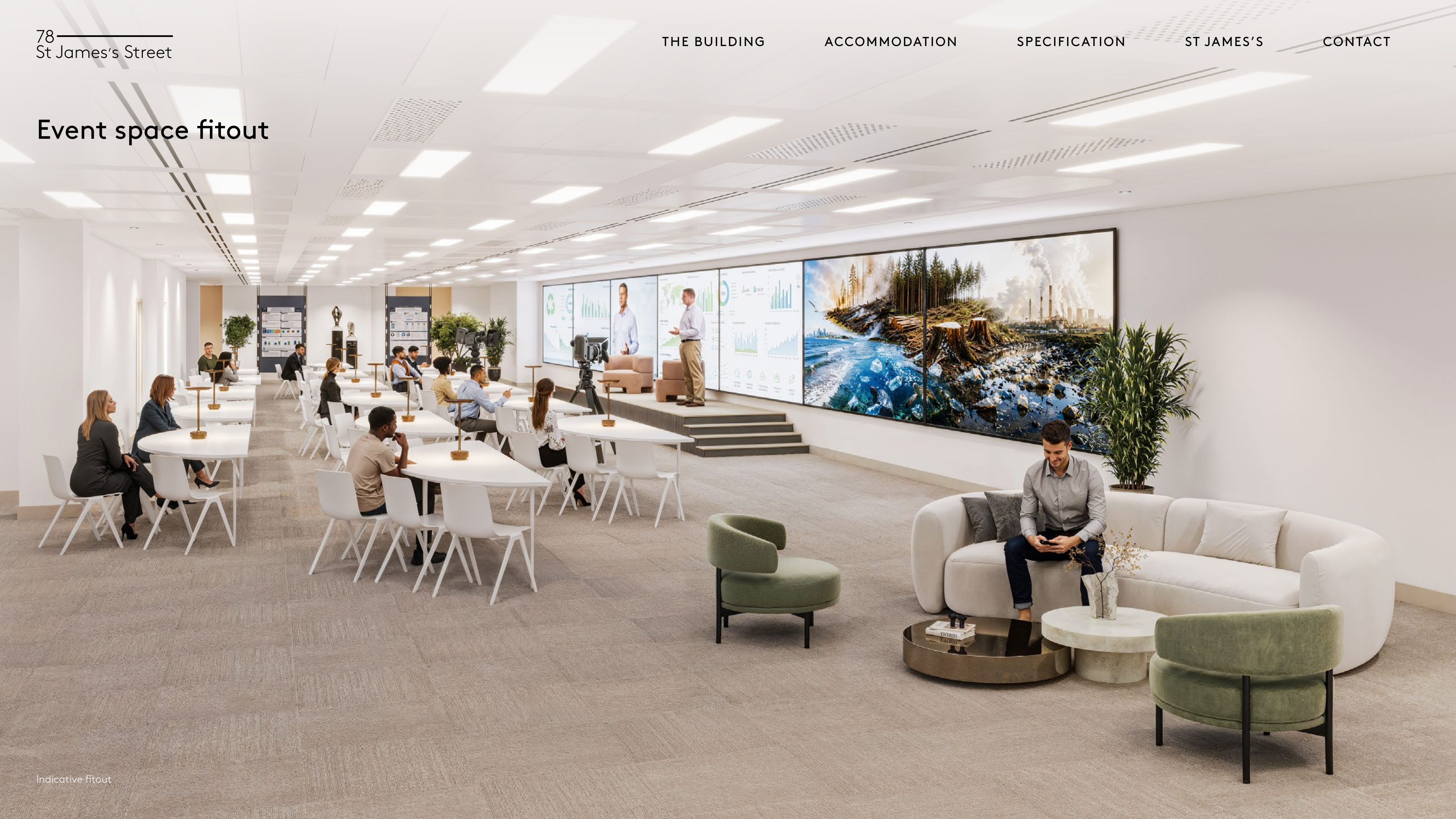
Office fitout



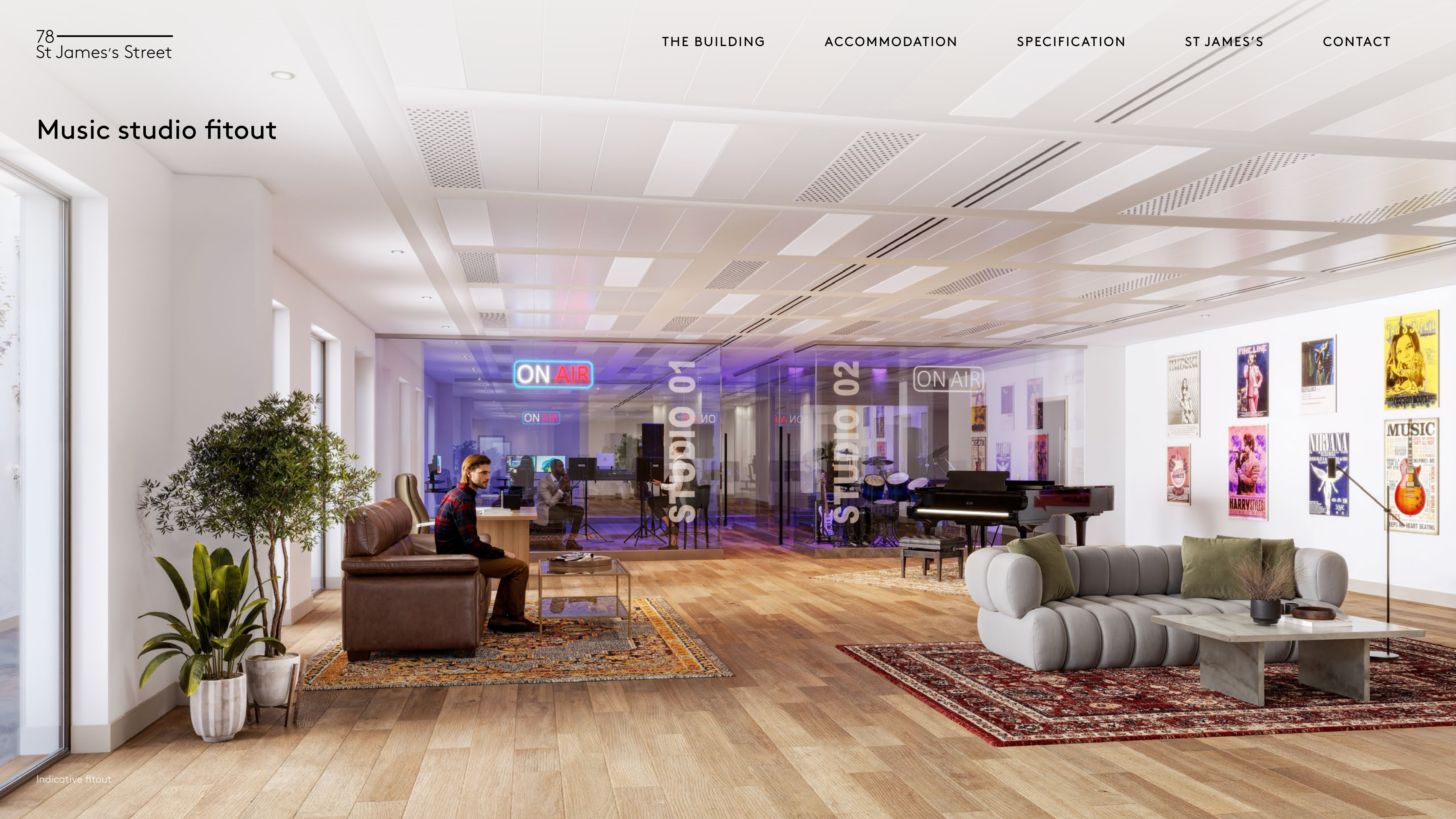
Clinic fitout



Event space fitout



Music studio fitout



— More
to gain —

Occupiers enjoy access to an exceptional range of amenities designed to support productivity, wellbeing and day-to-day convenience. Combining meeting facilities, outdoor space, wellness provision and end-of-trip amenities, the offering represents a level of amenity more commonly associated with significantly larger occupancies.



Morning Room and Pavilion

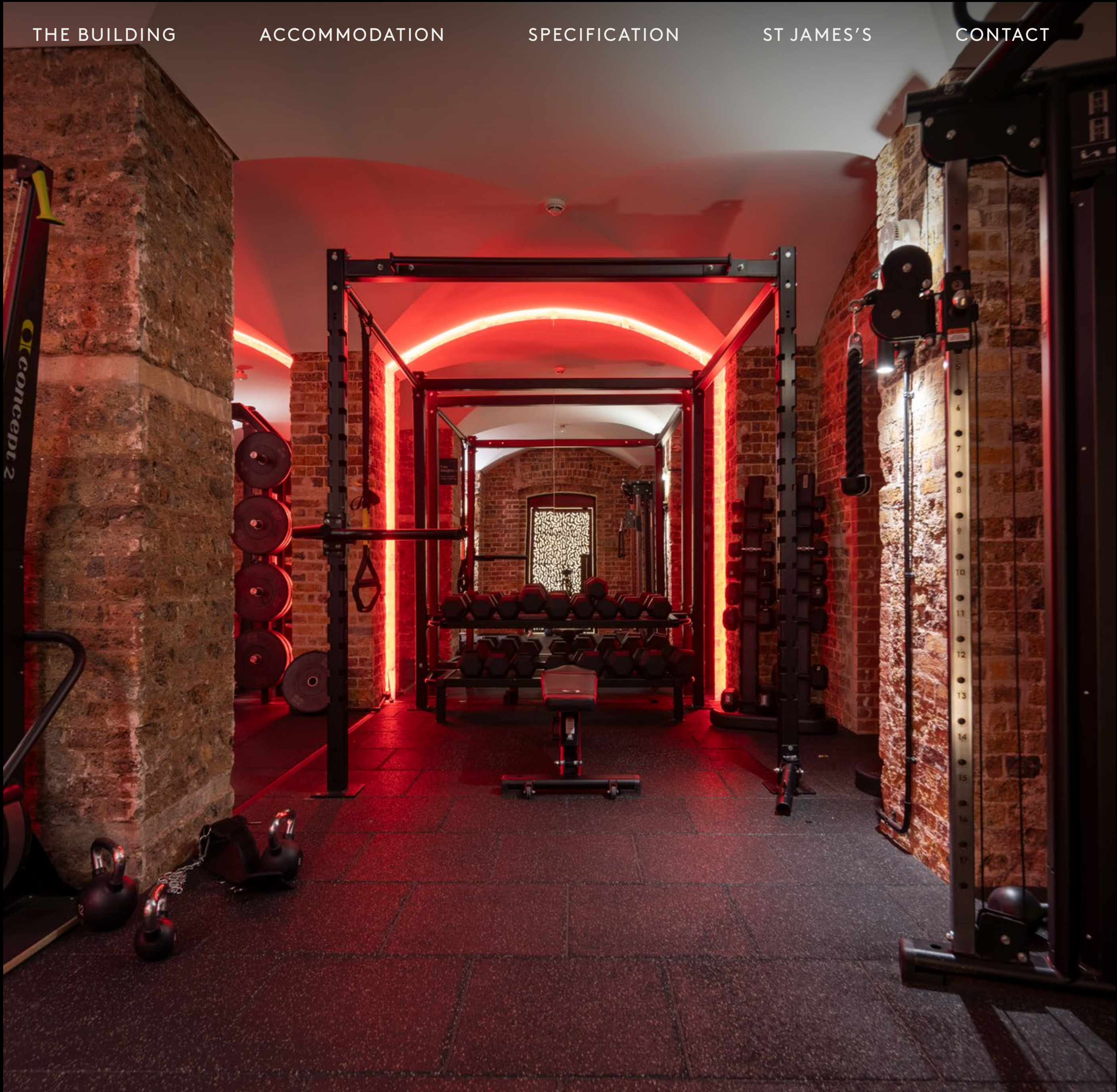
In a 19th-century setting, the Morning Room is a modern business lounge where occupants can relax or hold informal meetings, enjoying fresh coffee from a dedicated barista. The Pavilion, a rooftop retreat with panoramic views of Green Park and Westminster, offers indoor/outdoor space perfect for entertaining.





End of trip and 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	Let	Let
Lower Ground	11,614	Workspace
Total	11,614	Car Park, Cycle Storage & Changing Rooms

Lower

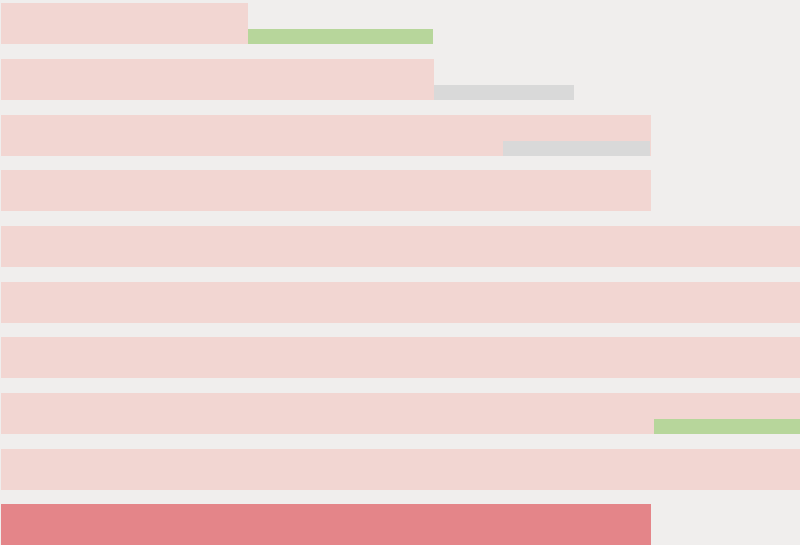
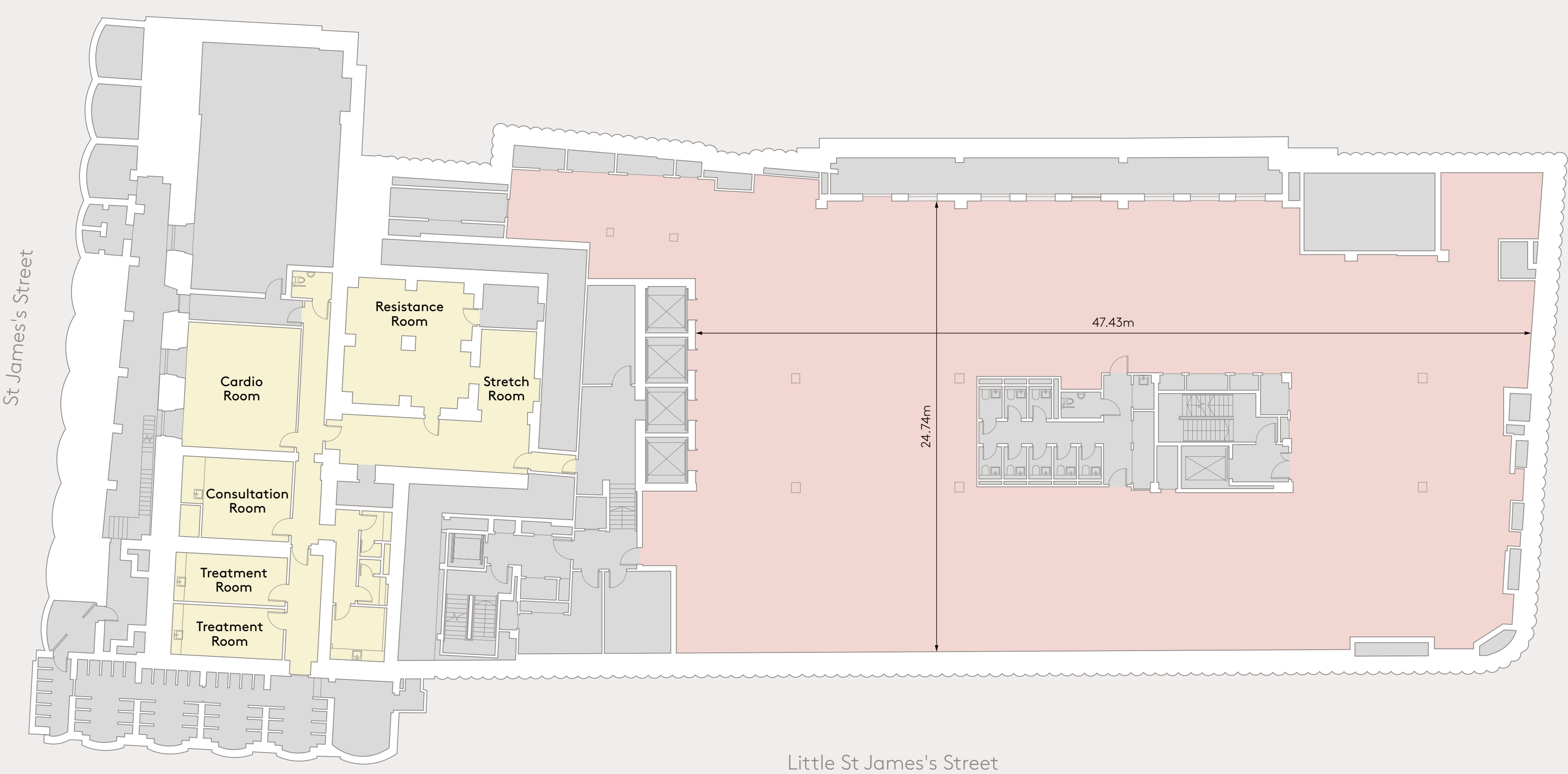
Ground Floor

Workspace

11,614sq ft/ 1,079 sq m

Key

Amenity Spaces

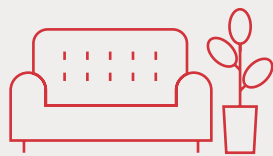


← Lower Ground

Key

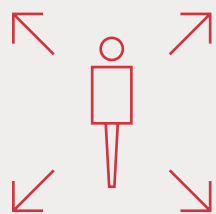
Amenity Spaces

Detail and distinction



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



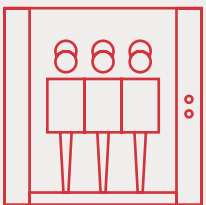
Workspace

- 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



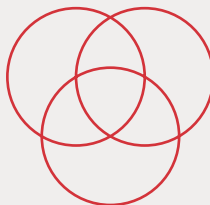
Volume and Light

- 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

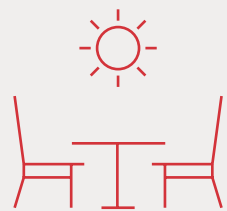


Digital Resilience

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

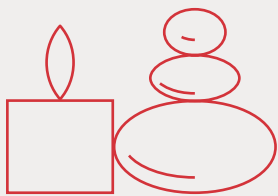
78 St James's Street provides the best modern business environment with spaces for working, entertaining, collaborating and relaxing.

Wellness and sustainability



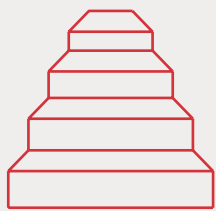
Outdoor Spaces

- 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



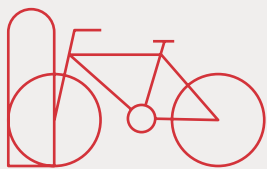
Wellness Suite

- 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

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.

— Connected to opportunity —

Few business locations combine access to green space and world-class hospitality as seamlessly as St James's. From morning walks through Green Park and St James's Park to client lunches and evening dining at some of London's most established restaurants, the neighbourhood enriches every part of the working day.

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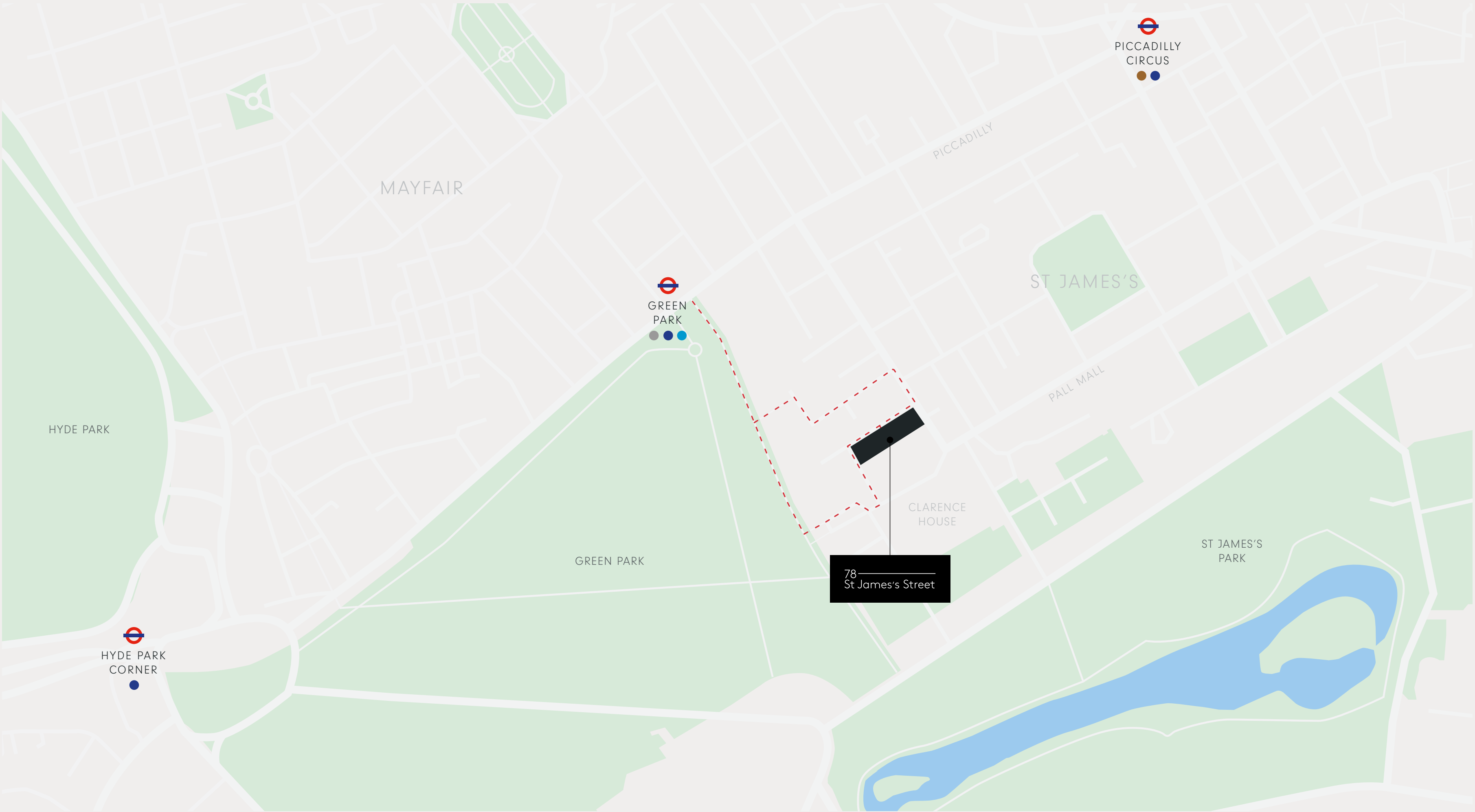
CONTACT



Culture and leisure

St James's boasts a world-class retail scene, and iconic stores like Fortnum & Mason. Immerse yourself in the arts at The Royal Academy and independent galleries such as White Cube – or start 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.





..... walking routes
to underground

50m



Transport and connections

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

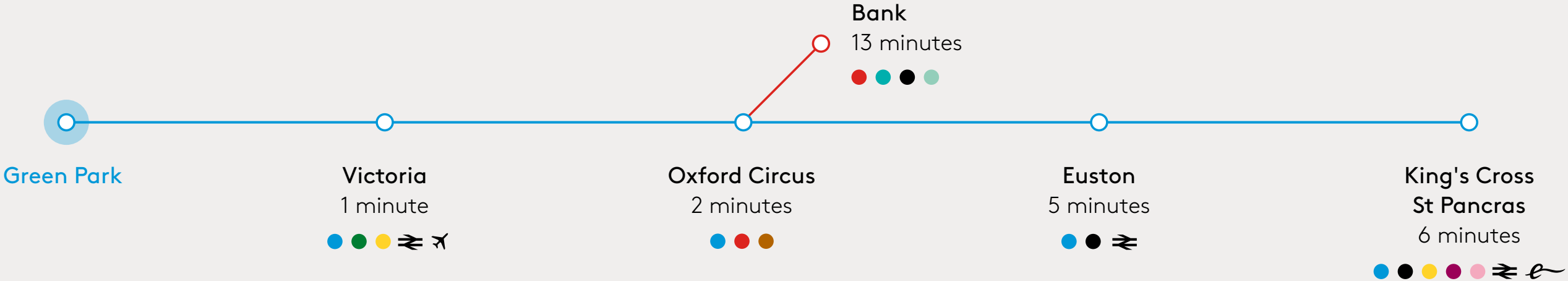
- Jubilee
- Victoria
- Piccadilly



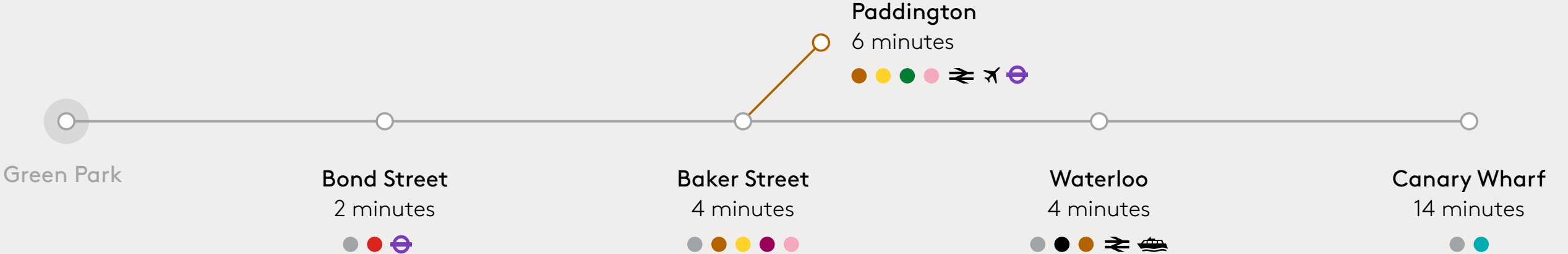
WALKING TIMES



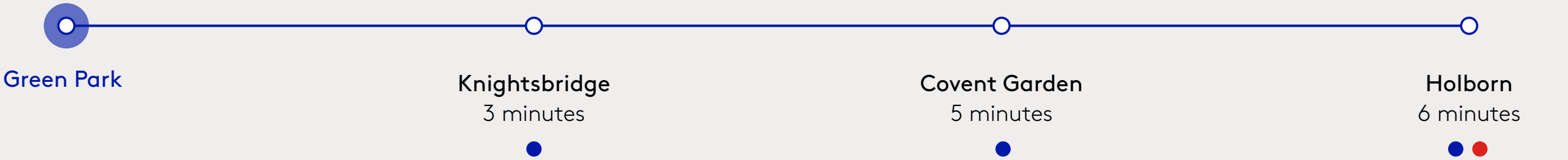
VICTORIA LINE



JUBILEE LINE



PICCADILLY LINE



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