



The property comprises a Grade II listed Georgian townhouse in the centre of St. James's.

OFFICE

TO LET

363 TO 2,542 SQ FT

(33.72 TO 236.16 SQ M)

- Kitchenette
- Shower facilities
- Fantastic Natural Light
- Self contained
- Period features
- WC's on each floor

8 ST. JAMES PLACE, LONDON, SW1A 1NP

DESCRIPTION

The property comprises a Grade II listed Georgian townhouse constructed in approx. 1787. It is arranged across six storeys (4 above ground) and totals approximately 2,044 sq. ft NIA.

The building can be taken as self-contained or floor by floor, with a shared kitchen. Each floor benefits from excellent natural light, a passenger lift from 1st floor up, and a kitchenette in the basement.

LOCATION

Positioned in one of London's most prestigious and historic districts, 8 St James's Place offers a business address in the heart of the West End. Nestled just moments from St James's Street and Piccadilly, the property benefits from excellent connectivity, surrounded by world-renowned private members' clubs, luxury retailers, and fine dining establishments.

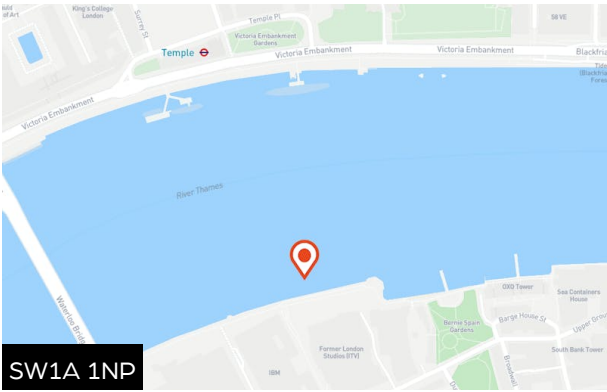
This refined and discreet location strikes the perfect balance between tradition and modern convenience. With Green Park and Piccadilly Underground Station's just a short walk away with direct access to the Jubilee, Piccadilly, Bakerloo and Victoria lines.

The property is minutes away from leafy green spaces—including nearby Green Park and St James's Park—and proximity to Mayfair, Pall Mall, and Westminster, make 8 St James's Place an ideal location for occupiers seeking both prestige and practicality.

ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------|-------|--------|--------------|
| Ground | 350 | 32.52 | Available |
| 1st | 446 | 41.43 | Available |
| 2nd | 464 | 43.11 | Available |
| 3rd | 421 | 39.11 | Available |
| 4th | 363 | 33.72 | Available |
| Total | 2,044 | 189.89 | |



VIEWING & FURTHER INFORMATION

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