



# 15 King Street

St James's SW1





The Entrance

15 King Street has undergone a contemporary redesign to deliver 10,100 sq ft of Grade A office space.



The offices are arranged over seven upper floors and available on a floor-by-floor basis, with typical floorplates of approximately 1,500 sq ft.



A sleek new design implemented by Barr Gazetas Architects provides a blend of modern finishes that complement the original Portland Stone façade

The Space

The floors offer bright, contemporary and spacious office accommodation.





Typical floor

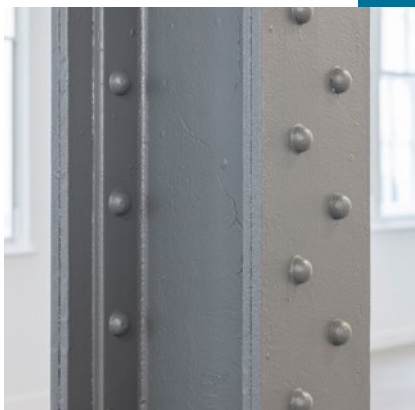
Setting a high standard:  
comprehensively refurbished  
with sophisticated finishes.





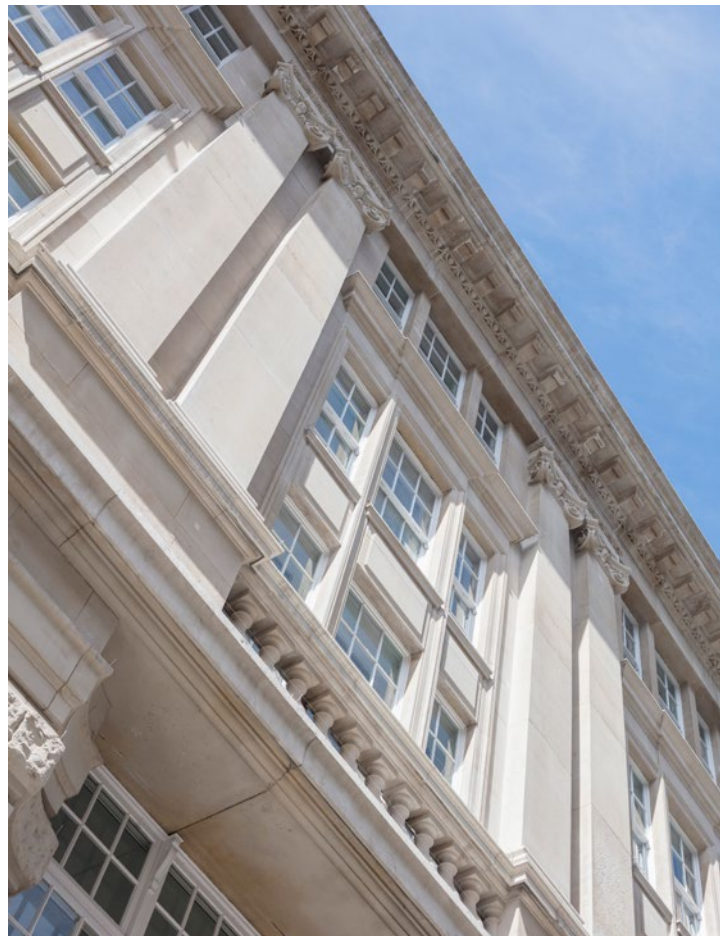


7th floor



The building benefits from the following specification:

- Comprehensively refurbished
- Generous floor to ceiling height
- Corner position with excellent natural light
- Refurbished entrance hall with concierge
- Passenger lift
- Demised WCs
- Plaster ceiling with LED lighting
- VRF comfort cooling with heat pump
- Full access raised floors
- Basement cycle racks and showers
- EPC Rating: C
- BREEM Very Good





- Above** Avenue, St James's Street
- Left** Chutney Mary, St James's Street
- Below** Onda, Bury Street
- Right** Aquavit, St James's Market

St James's

## A world class destination.

St James's has seen a recent transformation with modern amenities and occupiers now complementing the traditional stalwarts.





St James's Market

## London's prime lifestyle district.

The recent completion of St James's Market highlights The Crown Estate's commitment to maintaining the area's reputation, whilst also bringing a host of new amenities.



# Superb amenities, high profile neighbours and excellent connections.

## Local Occupiers

WARBURG PINCUS

HSBC

The Economist

Apax PARTNERS

FERREXPO

ROLEX

bp

JO Hambro

RioTinto

McKinsey&Company

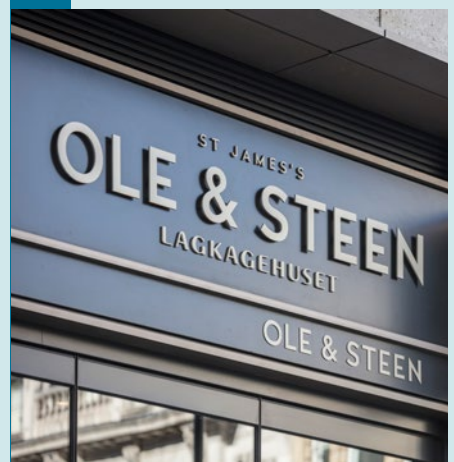
KKR

TEMASEK

## Connections



All journey times taken from the building. Source: TfL



## Restaurants

- |   |                  |    |               |
|---|------------------|----|---------------|
| 1 | 45 Jermyn Street | 7  | Matsuri       |
| 2 | Boulestin        | 8  | Quaglino's    |
| 3 | Café Murano      | 9  | Sake No Hana  |
| 4 | Chutney Mary     | 10 | Wiltons       |
| 5 | Avenue           | 11 | Aquavit       |
| 6 | Franco's         | 12 | Ole and Steen |

## Galleries & Retail

- |   |                   |    |                   |
|---|-------------------|----|-------------------|
| 1 | Alfred Dunhill    | 7  | JM Weston         |
| 2 | Aquascutum        | 8  | The Weiss Gallery |
| 3 | Beretta           | 9  | Turnbull & Asser  |
| 4 | Christie's        | 10 | Jigsaw            |
| 5 | Davidoff          | 11 | Smeg              |
| 6 | Fortnum and Mason | 12 | ASSOS             |





Typical floor

The Space

Flexible space,  
filled with  
natural light.





#### The Accommodation

The available accommodation is arranged over seven upper floors.

Floor	Sq Ft NIA	Sq M NIA
7th	1,170	108.7
6th	1,282	119.1
5th	1,521	141.3
4th	1,561	145.0
3rd	1,553	144.3
2nd	1,496	139.0
1st	1,517	140.9
<b>Total</b>	<b>10,100</b>	<b>938.3</b>

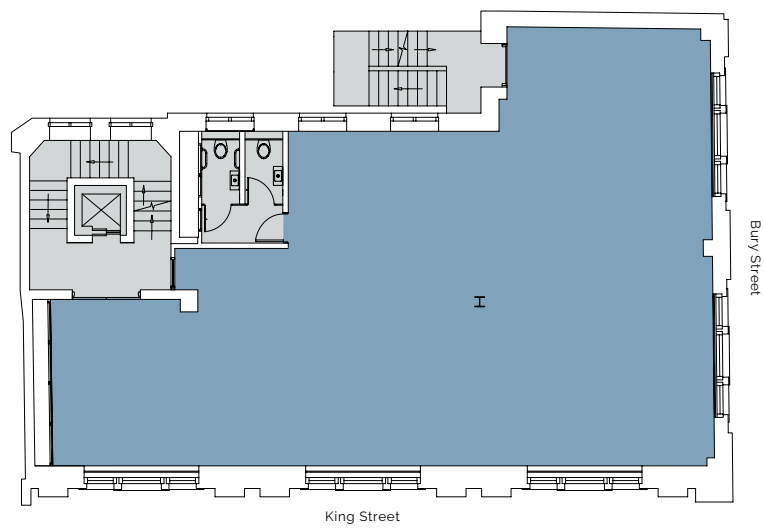
IPMS breakdown available upon request.



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### Upper Floor Plan (1st-5th)

1,561 sq ft / 145.0 sq m NIA



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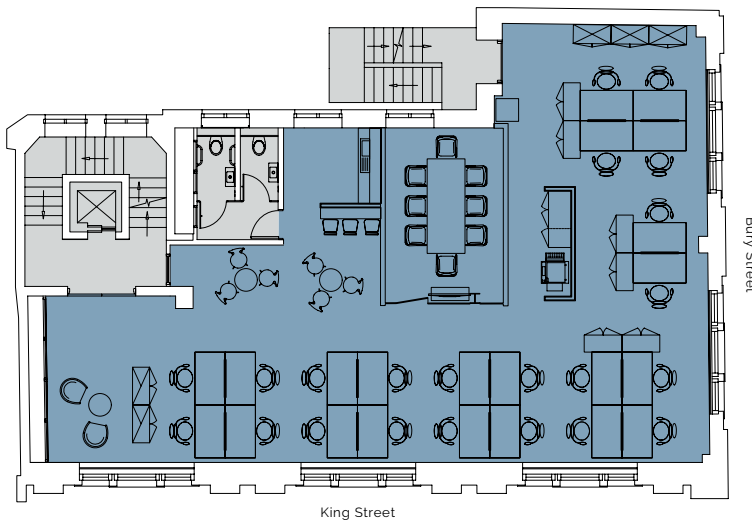
### Upper Floor Plan (6th & 7th)

1,282 sq ft / 119.1 sq m NIA



## 4th Floor Space Plans

1,561 Sq Ft / 145.0 Sq M NIA

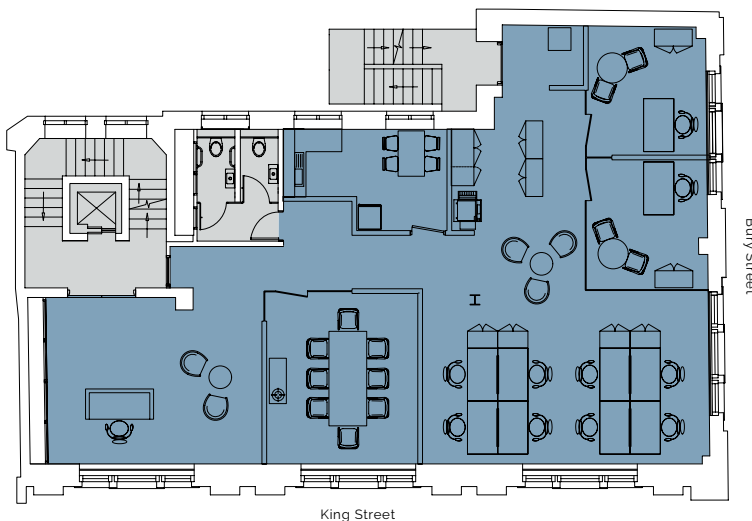


### Option 1

Open plan desks	22
8 person meeting room	1
Kitchenette	1
Breakout area	1

Total Occupancy 22

Occupancy Ratio 1:6.6 Sq M



### Option 2

Open plan desks	8
1 person office	2
Receptionist	1
8 person meeting room	1
Kitchenette	1

Total Occupancy 11

Occupancy Ratio 1:13.1 Sq M

## 6th Floor Space Plans

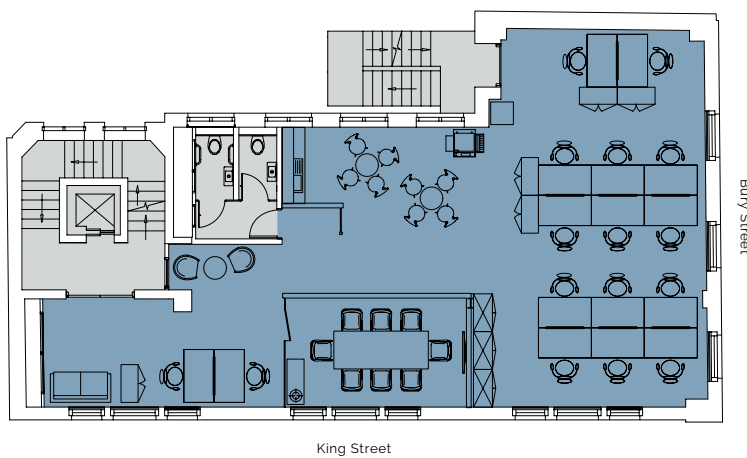
1,282 Sq Ft / 119.1 Sq M NIA



### Option 1

Open plan desks	10
1 person office	2
Receptionist	1
8 person meeting room	1
Kitchenette	1

**Total Occupancy** 13  
**Occupancy Ratio** 1:9.1 Sq M



### Option 2

Open plan desks	16
8 person meeting room	1
Kitchenette	1

**Total Occupancy** 16  
**Occupancy Ratio** 1:7.4 Sq M

## 1.0 Introduction

Located in St James's, 15 King Street is a refurbishment of an existing mixed use building to provide 10,100 sq ft of high quality CAT A office space.

Originally designed by Ernest George William Souster, it was built in 1922. It plays an important part of the St James's conservation area and the local art community. It comprises of ground and basement retail with seven floors of office space.

## 2.0 General Building Specification

### 2.1 General Building Standards

The building is designed to BREEAM Very Good and to the 2010 Building Regulations. The design and installation of the mechanical, electrical, fire protection and public health services and lift installations fully comply with all relevant standards, current building regulations and recognise established benchmarking in respect to good engineering practice such as BCO, CIBSE and British Standards.

### 2.2 Disabled Access

The project meets the relevant British Standards and Building Regulations approved documents with the full plans approved by The Crown Estate's appointed inspector.

### 2.3 BREEAM

BREEAM rating "Very Good".

### 2.4 EPC

The building has an EPC rating of C (73).

### 2.5 Occupancy Levels

Internal Climate	1 person/10 sq m
Lift Provision	1 person/10 sq m
WC Accommodation	1 person/10 sq m
Means of escape	1 person/10 sq m

## 3.0 Structure

### Loading capacities

Ground Floor Reception	3.0kN/sq m
Typical Office Floor	2.5kN/sq m
Allowance for light weight partitions	1.0kN/sq m
Roof top plant area	4.5kN/sq m
Accessible roof area	1.5kN/sq m

The floor loads above are based on the historic building use and where appropriate the code of practice in use at the time of construction.

## 4.0 External Envelope

### 4.1 Windows

The primary and secondary windows have been retained and refurbished, with the 7th floor dormer windows being overhauled.

## 4.2 External Walls

The original Portland stone façade on King Street and Bury Street have been retained and carefully cleaned, with the introduction of a contemporary glass door as part of the building entrance reconfiguration.

### 4.3 Roof

A green roof has been installed adjacent to the new acoustic roof plant enclosure and access ladder to the lift overrun.

## 5.0 Internal Areas

### 5.1 Office Space

#### Floors

- Metal clad raised access floor is installed to all office floors.
- The services floor void ranges between 60mm to 75mm.

#### Ceiling Finishes

The ceiling has been designed so that the front of each floor plate has been elevated along the front elevation, to accentuate the levels of natural light and maximise views over King Street.

The office ceilings utilise two styles:

- Accessible ceiling: The majority of the office floor plate provides a high quality architectural metal planked accessible ceiling with flush rectangular linear lighting.
- Plasterboard ceiling: The elevated front section of the floor plate creates a more open space for where tenants can work and is lit by bespoke linear surface mounted black ceiling lights.

#### Walls

All walls have been relined and painted to present a fresh feel to the office floor plates.

#### Doors

Black framed glass doors with mid-antique brass waxed handles welcome the tenant to each office floor plate, whilst spray painted matt black timber doors with bronze ironmongery are used for the WC doors.

### 5.2 WCs and Showers

#### Provision

- There are two unisex toilets on each office floor with an additional accessible toilet on the 2nd and 5th floors.
- 2 showers and 1 WC are offered in the basement area along with cycle storage facilities.

#### Walls

- A full height feature wall of patterned marble tiles adorn the back wall of each WC, with clean plasterboard walls on either side.

#### Floors

- A warm Portuguese limestone is used for the office floor WCs, whilst a neutral grey tile is used for the basement welfare facilities.

## Fixtures and Fittings

- Catalano wall mounted wash hand basins and pan with Vola dual flush sensors.
- Dolphin sensor taps with Vola soap dispensers.
- Metal shelf with Vola toilet roll holders.
- Dyson Airblade V hand dryer (basement).
- Allgood ironmongery.

### 5.3 Staircase and lift landings

- A new patterned contemporary carpet finish has been used to refresh the main stair core with contrasting non-slip stair nosings and black handrails.
- Minimal modern lighting has been introduced against the fresh light walls.
- A black framed window pane offers a glimpse into each office floor as you walk up/down the building.

### 5.4 Staircase and landings

#### Reception

The reception has been reconfigured to increase the floor area and the introduction of high quality materials that reflects the St James's location.

- A warm Portuguese limestone is used on the floor and the main reception walls to create a unified aesthetic.
- A new black contemporary glass door and the refreshed curved window increases the permeability and presence of the building entrance.
- Bronze building and tenant lettering with black metal portal entrances to the lift.
- A bespoke anodized bronze and black coloured reception desk with a Leadchair Executive Chair.

## 6.0 Mechanical And Electrical Installations

### 6.1 Design Criteria

#### External Design Criteria

Winter	-30C db / saturated
Summer	30oC db / 22oC wb

Variable refrigerant flow condensers capable of operating to an external dry bulb temperature of -10oC to 40oC (at reduced capacity)

#### Internal Design Conditions

##### Office:

Winter	21oC db / no RH control
Summer	24oC db / no RH control

##### Toilets:

Winter	20oC db / no RH control
Summer	No maximum control / no RH control

##### Reception:

Winter	19oC db / no RH control
Summer	24oC db / no RH control

##### Circulation:

Winter	20oC db / no RH control
Summer	No maximum control / no RH control

##### Main Staircase:

Winter	20oC db / no RH control
Summer	No maximum control / no RH control

#### Noise Criteria:

Office	NR38
Reception	NR40
Toilets	NR45
Staircases and Circulation Areas	NR45

#### Occupancy level:

1 person per 10 sq m NIA.

#### Office Fresh air:

14 litre/s per person supply.

#### Toilet ventilation rate:

10 air changes per hour extract.

#### Main entrance/reception:

Natural ventilation via main entrance door infiltration.

#### Lighting levels:

##### Office areas

400 lux average maintained illuminance at 0.75 m working plane and 0.7 uniformity based upon the following reflectance's:

Ceilings	70%
Walls	50%
Floors/upward horizontal surfaces	20%

##### Toilets and Showers

200 lux average maintained illuminance at floor level

##### Reception

300 lux average maintained illuminance at floor level

##### Lift lobbies

As CIBSE Lighting Guide and including the requirements of BS EN 81 relating to the illumination levels adjacent to the following items of lift equipment.

##### Lift Landing Doors

200 lux level of illumination on all other landings at the lift doors.

## 6.2 Mechanical Services

The office floor levels and reception area are provided with comfort cooling / heating by heat recovery variable refrigerant flow (VRF) heat pump fan coil units. With the exception of the 7th floor the fan coil units are horizontal slim chassis type units mounted in the ceiling. The 7th floor fan coil units are floor mounted vertical chassis units mounted within built enclosures. Each office floor is provided with a dedicated VRF heat pump condenser unit mounted at roof level. The reception is served via a dedicated split type heat pump unit.

Heating to the main stair, circulation areas and toilets is provided via local electric panel heaters.

Domestic hot water is generated via two number electric hot water calorifiers located within the basement plant room.

#### Ventilation

The office floor levels are provided with a fresh air supply and extract ventilation system. The supply and extract air handling unit is located at roof level within

the roof plant enclosure. This unit is provided with supply and extract fans and a heat recovery thermal wheel.

Supply and extract air from the AHU distributes vertically within a riser onto the office floors.

The reception area is provided with natural ventilation.

Each toilet area is provided with its own dedicated mechanical extract system via local extract fans.

## 6.3 Electrical Services

The building incoming electrical supply services the landlord's and tenant's Low Voltage (LV) switchgear to distribute to lighting, small power, mechanical plant, lift and all associated systems.

The incoming electrical supply service head is located at basement level within a services cupboard. The electrical supply is then split via a fuse board to serve the landlord, offices and retail units. Each office tenancy and landlord supply is provided with a Supply Authority meter located in the basement electrical cupboard. From the meters, the electrical system comprises distribution boards for each tenant located within the electrical riser at each floor level. Landlord distribution boards are provided on some floors and roof to feed the landlord services throughout the building.

Each distribution board is of the split load type and are provided with integral meters to monitor the consumption of lighting, small power and mechanical services.

#### Internal Lighting Control

Office area lighting is provided in line with the intent of CIBSE Lighting Guide 7. Luminaires are low glare and high efficiency and complete with high efficacy LED technology.

All luminaires throughout the development have LED light source.

The overall lighting arrangement through the property has been selected to meet the requirements for compliance with Part L of the Building Regulations.

Within the office areas the lighting is controlled via a fully addressable DALI lighting control system with daylight dimming to the perimeter of the floor.

The landlord areas are generally controlled via wall mounted PIRs.

#### Fire Service

The development has been provided with a new fire alarm installation, with automatic detection coverage to L2 category as defined in BS 5839.

The system is of the addressable analogue type.

#### Small Power

The offices are provided with 120 VA/sq m, this is for small power, lighting and mechanical services.

## 6.4 Lifts

The commercial offices are provided with one electric traction 4-person/ 450kg lift operating at 1.6 m/s.

The lift serves basement, ground and first to seventh floor levels.

The lift is provided with TFT indicators in the car and on landing.

## 6.5 Telecommunications

BT Telecomms infrastructure has been installed within the risers of the building. This is available for all occupiers to use and each floor is supplied with:

- 1 x 50 pair copper 1308 internal cable running from the landlord DP in the basement.
- 1 x 2 blown fibre tube from the new landlord fibre DP in the basement.

Occupiers will still have the ability to choose different providers for both telecoms and telephone lines.

## 6.6 Security

CCTV cameras are provided to monitor the building entrances, reception area and lifts. An audio video entry system is provided comprising external wall recessed panel incorporating high resolution camera at the main entrance and handsets provided at each tenancy and reception desk. An intruder alarm system is provided to all ground floor entrance doors with the keypad located in the reception area. An access control system is provided to the lifts, ground floor doors, main staircore doors and secondary stair doors.

## 6.7 Fire and Emergency Protection

The office areas operate on a simultaneous evacuation philosophy with the primary escape route being via the main access stair and secondary escape provided via the external escape stair.

The strategy is based on an occupancy density of 6 sq m/person, which will allow maximum flexibility for occupiers.

## 6.8 BMS / EMS

The building is provided with a TREND Building Management System (BMS) network capable of utilisation by a future tenant to provide time schedule and monitoring to the building plant/ equipment and systems. The BMS is controlled and monitored via a touchscreen controller located within the basement plant room.

The building is provided with an energy management system (EMS) which comprises a networked system of energy meters that reports the consumption of power and water using supply authority and sub-meters.

## 6.9 Teapoint

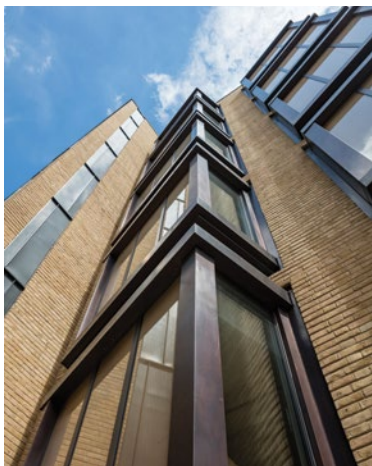
- Each floor plate has capped off drainage and services for future tenant fit out.
- The basement also has a teapoint for the building manager's use.

## 7.0 Basement

There is space in the basement for 11 cycles, comprised of 5 spaces for full sizes cycles and 6 foldable cycles, within secure lockers. An additional 15 secure lockers are also provided for tenant use, along with 2 showers and 1 WC.



**Above** 11 Charles II Street  
**Right** St James's Market  
**Below** 25 Bury Street



The Crown Estate

## Heritage and the future.



With a portfolio of over 4 million sq ft of commercial and residential accommodation, The Crown Estate is the largest property owner in St James's. The business is delivering a £500 million investment in its portfolio over 10 years, upgrading the accommodation within the historic buildings it owns to meet the requirements of 21st century occupiers.

## Development Team

### Architect

Barr Gazetas

### Main Contractor

Parkeray

### Quantity Surveyor

Tuffin Ferraby Taylor

### Structural Engineer

Price & Myers

### Services & Environmental Engineer

WPP Group

## Letting Agents

Levy Real Estate LLP

### Simon Tann

simon.tann@levyllp.co.uk

020 7747 0141

### James Elliott

james.elliott@levyllp.co.uk

020 7747 0143

Mellersh & Harding

### Julian Leech

jleech@mellersh.co.uk

020 7522 8525

### George Reynolds

greynolds@mellersh.co.uk

020 7522 8524

## A Development by

**THE CROWN  
ESTATE**



**ST JAMES'S  
LONDON**

### Hayley Turley

hayley.turley@thecrownestate.co.uk

020 7851 5347

### Ruth Kemp

ruth.kemp@thecrownestate.co.uk

020 7851 5319

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