

ST JAMES'S
LONDON

36 St James's Street

London SW1

**5th Floor
Refurbished
Office Suite
1,042 sq ft**



36 St James's Street

36 St James's Street is an attractive period building situated at the junction of Jermyn Street and St James's Street

With Green Park (Victoria, Jubilee & Piccadilly lines) and Piccadilly Circus (Bakerloo & Piccadilly lines) in close proximity, 36 St James's Street is very well-connected.

Fifth floor

1,042 sq ft / 97 sq m

Outgoings

Quoting rent £67.50 psf for lease to expire April 2020

Service charge £10.39 psf

Rates £36,480.00 per annum

Specifications

Comfort Cooling

Plaster Ceiling

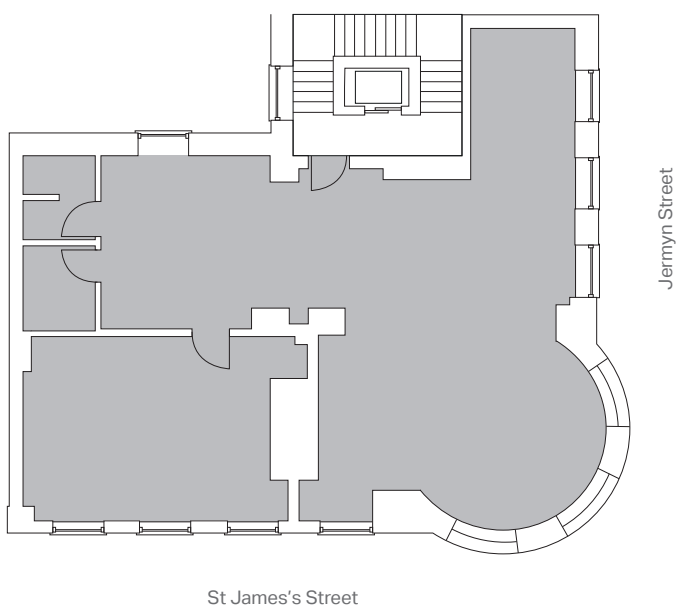
Corner building with good natural light

Demised WC and shower

Passenger Lift

Tea point

EPC on request



At the forefront of office accommodation. Since 1661.



St James's

St James's is a true original more than 300 years in the making, a one of a kind place to work and enjoy.

We know that your exceptional business needs an iconic home that provides inspiring places to dine, to shop, and to create, and that is what every location and every experience in St James's offers.

The restaurants here are the best, whether you are looking to pick up a morning coffee at Ole & Steen or entertain clients at Michelin-starred Aquavit. If you have a taste for the refined, the unusual and the bespoke, you can find it in the shops of St James's – from rare wines at the distinguished Berry Bros. & Rudd, to finely tuned cycling gear at Assos.

Located in the core West End, Green Park, Piccadilly Circus, Charing Cross and Victoria are all within easy reach. Alternatively take a walk to work through the beautifully landscaped parks and squares.

You'll soon discover there is simply nowhere else like St James's.

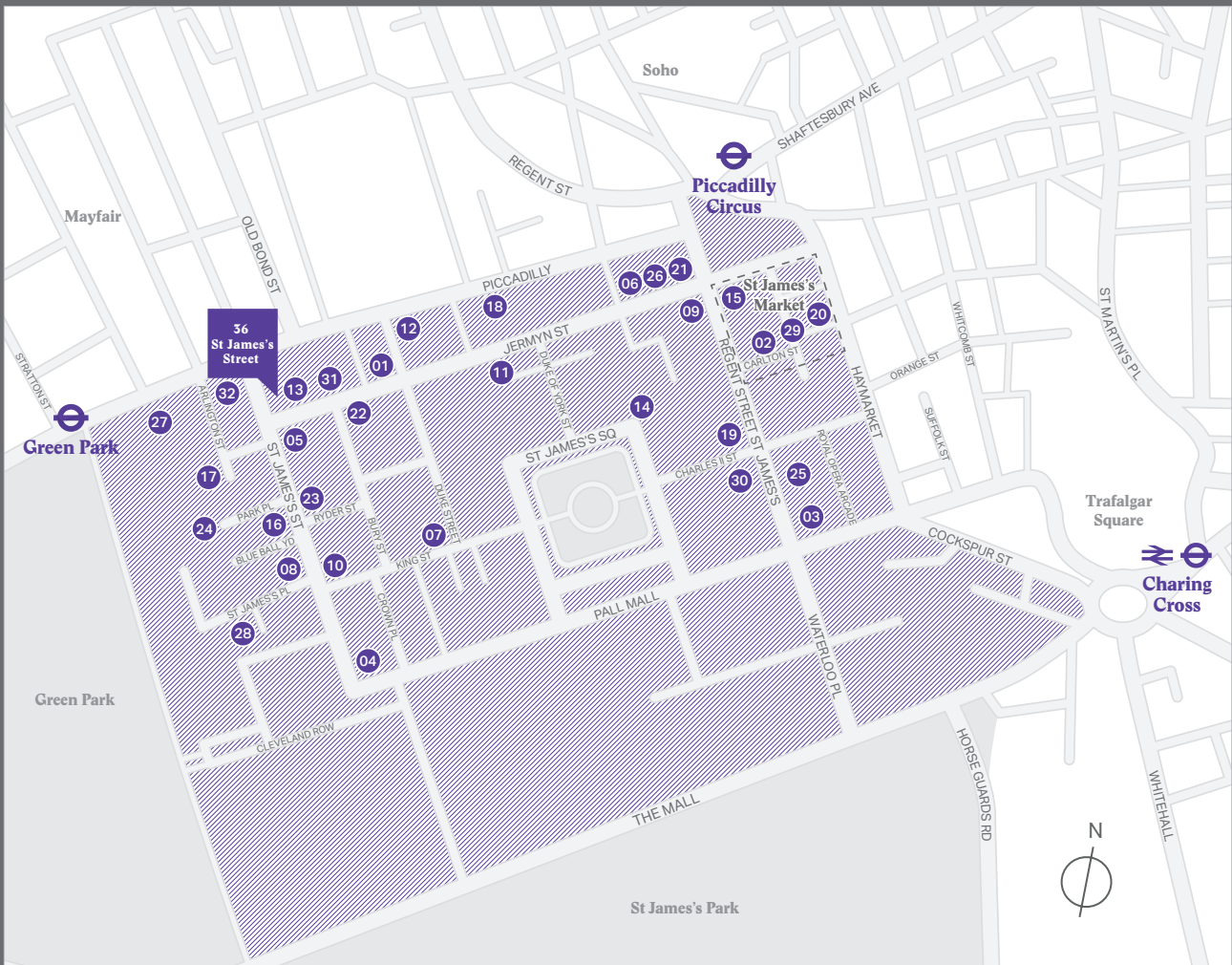
For us, tradition never stands still.

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For centuries, The Crown Estate has managed many of the UK's most precious property assets for the benefit of the nation. Today, as ever, we strive to create brilliant, world-class places and our customers are at the heart of what we do. We have already invested more than £500 million in the ongoing regeneration of St James's, where we are working to revitalise historic

buildings and public spaces and develop new restaurants, retail, residences and offices.

This is the biggest transformation in St James's 300 year history, securing its status as London's most exceptional place to work, live and visit.



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|-----------------------|---------------------------------------|---------------------|----------------------------|
| 01 Alfred Dunhill | 09 Cicchetti | 17 Le Caprice | 25 Sofitel London St James |
| 02 Aquavit | 10 Equinox | 18 Maison Assouline | 26 Sunspel |
| 03 The Balcon | 11 Floris | 19 Milos | 27 The Ritz |
| 04 Berry Bros. & Rudd | 12 Fortnum & Mason | 20 Ole & Steen | 28 Thirty Six |
| 05 Café Murano | 13 Franco's | 21 Osprey | 29 Urban Tea Rooms |
| 06 Cheaney | 14 The In & Out Naval & Military Club | 22 Quaglino's | 30 Villandry |
| 07 Christie's London | 15 Jigsaw - St James's Emporium | 23 Sake No Hana | 31 Wiltons |
| 08 Chutney Mary | 16 Justerini & Brooks | 24 Seven Park Place | 32 The Wolseley |

The Crown Estate

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