

ST JAMES'S BULLETIN

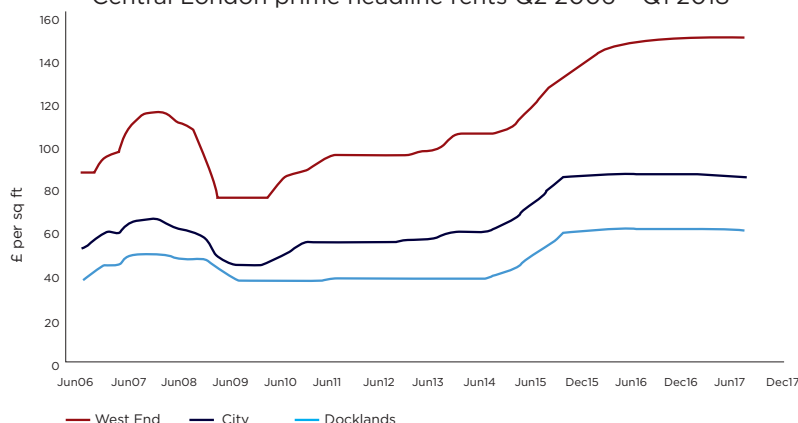
Q1 2018

WEST END PERFORMS WELL

Against a background of uncertainty, the West End office market performed relatively well during 2017 with a record take-up of 4.2 Million sq ft. With a distinct lack of new stock coming to the market during Q4, rents have held up well, although rent free periods have moved out further. The serviced office sector accounted for 22% of take-up.

In St James's, rents have been relatively stable over the last quarter and transactions are being agreed for grade A stock in the £90 - £100 per sq ft range.

Central London prime headline rents Q2 2006 - Q1 2018



91 JERMYN STREET, SW1

On Behalf of UK Land, Mellersh & Harding have been instructed to let 3 floors of refurbished office space within the above building comprising 5,487 sq ft. The building has undergone an extensive re-design to provide contemporary offices which will appeal to a broad range of occupiers.

1,568 - 5,487 sq ft To Let

www.91jermynstreet.co.uk

CURRENT OFFICE AVAILABILITY

0 - 5,000 SQ FT - 132,650 SQ FT

5 - 10,000 SQ FT - 96,458 SQ FT

10 - 50,000 SQ FT - 73,400 SQ FT

50,000+ SQ FT - 53,000 SQ FT

NEW TO ST JAMES'S - SCULLY

The former Head Chef of Nopi breaks out on his own with his first solo venture at 4 St James Market. Scully's informal fine dining restaurant will boast seasonal British ingredients and in-house dried spices and herbs.



2018 PIPELINE STOCK

Address	Developer	Sq ft	Comments
Cassini House, 51 St James's Street	BMO Real Estate	19,117	P.C. Q2 2018
20 St James's Street	WELPUT	53,000	P.C. Q2 2018
17 Waterloo Place	The Crown Estate	10,000	P.C. Q1 2018
60 St James's Street	Private	9,500	P.C. Q3 2018



130 JERMYN STREET, SW1

On behalf of Cordium, M&H have acquired 6,448 sq ft on the 6th floor from Blackstone on a lease for a term of 10 years from January 2018. The quoting rent was £82.50 psf.

66 ST JAMES STREET, SW1

On behalf of Chartwell Group, M&H advised on the disposal of 1,630 sq ft on the first floor. Their existing lease was assigned to Arlington Advisors on a lease for a term expiring November 2020.



ST JAMES'S TRANSACTIONS Q3 2017 Q1 2018

Address	Floor	sq ft	Rent (psf)	Lease	Date
1 St James's Market	2nd	12,684	£92.00	10 years / 5th year break	Nov 2017
16 St James's Street	1st	7,148	£100.00	10 years / 5th year break	Sept 2017
8 St James's Square	2nd	6,271	£110.00	10 years / 5th year break	Oct 2017
8 Waterloo Place	2nd	5,309	£102.50	10 years / 5th year break	Nov 2017
6 Duke Street	2nd	4,574	£93.00	10 years	Sept 2017

SNIPPETS FROM ST JAMES'S

The Scotch Egg was invented in St James's

In 1738 Fortnum & Mason Invented the Scotch Egg for travellers heading west, F&M set itself the task to capitalise on creating food that was easily portable for long distance journeys. Mr Fortnum and his staff developed the idea of wrapping a hard-boiled egg in sausage meat and coating it in fried breadcrumbs, the world's first Scotch Egg. Tasty, filling and portable, it proved to be just as popular then as it is today.



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