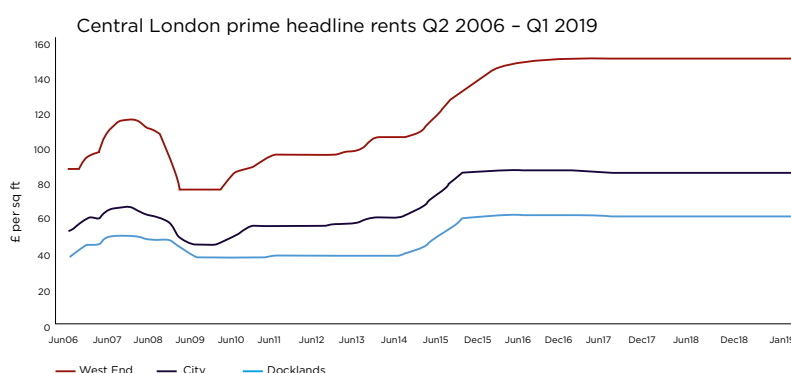


## LANDLORDS NOW OFFERING FITTED SPACE

Despite office supply in the West End being at an historic low, there continues to be downwards pressure on tenant incentives. Over the past 6 months, more landlords have been offering space with the benefit of a fit-out, as part of the incentive package to make the office move as easy as possible. Deals are being closed with very little rent free in exchange for fitted space, as can be seen at GPE's 54 Jermyn Street, whilst the Crown Estate are willing to offer this option at Princes House.



## M&H FULLY LET 15 KING STREET ON BEHALF OF THE CROWN ESTATE

We were instructed by the Crown Estate to advise on the redevelopment and letting of the above building and successfully let all seven floors. The building attracted a variety of tenants including a shipping company, a leisure group and a number of financial occupiers. The total floor area was 10,100 sq ft and the building was finished to a Grade A standard with new air conditioning, passenger lift, reception, showers and WC's. The Crown Estate offered each floor fully data cabled, to assist the ingoing tenants.

## CURRENT OFFICE AVAILABILITY

0 - 5,000 SQ FT	-	77,824 SQ FT
5 - 10,000 SQ FT	-	56,979 SQ FT
10 - 50,000 SQ FT	-	265,833 SQ FT
50,000+ SQ FT	-	246,077 SQ FT

## NEW TO ST JAMES'S - NORRIS'S

Norris's opens in St James's Market, a chic Italian restaurant and bar, offering cocktails, nibbles, small plates, pizzas and live music. ONLY open for 6 months on a 'pop-up' basis - so don't delay!

COCKTAIL MENU

NORRIS'S

NORRIS'S

WINE LIST



# 2018 PIPELINE STOCK

ADDRESS	DEVELOPER	SQ FT	COMMENTS
The Marq	Crown Estate	35,000	P.C. Q1 2019
1 Jermyn Street	Criterion Capital	120,000	P.C. Q3 2019
24 St James's Square	Cheevers Howard	18,000	P.C. Q2 2019



## NEW LETTING 91 JERMYN STREET, SW1

On behalf of UK Land, M&H have let the 3rd floor of the above building, comprising 1,568 sq ft to Aretex Capital Partners. The space is fully refurbished to provide air conditioning, raised floors, new entrance hall and passenger lift and fibre. 1st & 2nd floors remain available:  
[www.91jermynstreet.co.uk](http://www.91jermynstreet.co.uk)



## NEW LETTING AT 50 PALL MALL, SW1

On behalf of Zenith Property Development, M&H have let the 1st floor of 50 Pall Mall, SW1, comprising 3,905 sq ft to Tupras. The space benefitted from air conditioning, a large entrance hall with commissionaire, raised floors, LED lighting and two passenger lifts. A new lease was agreed for a term of 10 years subject to a tenant break option after 5 years of occupation. The quoting rent was £85.00 psf.

## ST JAMES'S TRANSACTIONS

# Q3 2018

# Q1 2019



Address	Floor	sq ft	Rent (psf)	Lease	Date
54 Jermyn Street	2nd	3,560	£87.50	Lease to 2028, 3rd year break	Nov 2018
130 Jermyn Street	5th	6,402	£77.50	Lease to 2027, break in 2022	Oct 2018
6 Duke Street	1st	4,745	£75.00	10 years + 5 year break	Dec 2018
33 Jermyn Street	4th	3,436	£82.37	Lease Assignment to 2024	Nov 2018

## SNIPPETS FROM ST JAMES'S

### The Favourite

With film critics tipping Olivia Colman for an Oscar for her role in 'The Favourite', interest in the life of Queen Anne has increased. Queen Anne was born in St James's Palace in 1665 and reigned between 1702-1714. She gifted the land West of St James's Palace to her favourite royal, Sarah Duchess of Marlborough. Sarah appointed Sir Christopher Wren to design a suitable property and he built Marlborough House, now occupied by the Commonwealth Secretariat, clients of M&H.



## CAN WE HELP YOU?

Please let us know if we can help you on your office, gallery or shop

Call us on 020 7522 8500

RENT REVIEW / LETTING / LEASE RENEWAL / SALE / OFFICE ACQUISITIONS

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