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ST JAMES'S BULLETIN

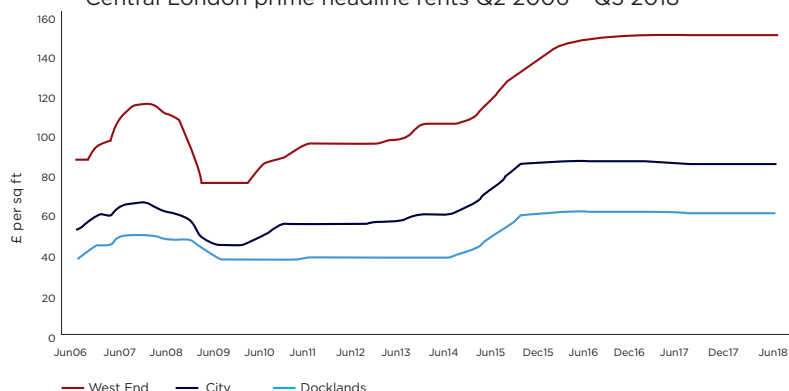
Q3 2018

ST JAMES'S DOESN'T DISAPPOINT

St James's continues to outperform the market for exceptional space. The top three floors at the Smithson Plaza (formerly the Economist Tower) which has been extensively refurbished and has exceptional 360° views over central London are rumoured to be under offer at a rent in excess of £150 per sq. ft.

Despite the uncertainties created by Brexit, the current availability of offices in St James's is down by approximately 50% on this time last year. Rents have remained fairly static although market incentives have increased.

Central London prime headline rents Q2 2006 - Q3 2018



M&H ADD ANOTHER ST JAMES'S PROPERTY TO THE MANAGEMENT PORTFOLIO

Having acted on the purchase of Ames House, 6-7 Duke of York Street, St James's, Mellersh & Harding are now instructed to manage this prime mixed-use office and residential investment on behalf of the owners. As experts in St James's, the new instruction is another welcome addition to our existing SW1 management instructions.

Do let us know if we can help you managing your property.

CURRENT OFFICE AVAILABILITY

0 - 5,000 SQ FT - 108,884 SQ FT

5 - 10,000 SQ FT - 54,084 SQ FT

10 - 50,000 SQ FT - 69,109 SQ FT

50,000+ SQ FT - 0 SQ FT

NEW TO ST JAMES'S - SAN CARLO

The San Carlo restaurant group opens in St James's, with a fresh self-named restaurant to take you straight to the Mediterranean. San Carlo based on Regent Street focuses on Italian flavours with quality ingredients.

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



90 JERMYN STREET, SW1

On behalf of Floris, M & H have been instructed to dispose of 3 floors of office space within the above building comprising approximately 1,500 sq. ft.

REFURBISHMENT PROJECT AT CASTLEMAINE HOUSE

Following our instruction to manage this block of luxury apartments a two phased program of refurbishment has been approved and implemented. Phase 1, encompassing a full refurbishment of the lower levels and the head concierge's apartment will complete this month. Phase 2 will be implemented early next year and will give the whole building a lift with a redesign of the common areas and reception.



ST JAMES'S TRANSACTIONS Q3 2017 Q1 2018 →←

Address	Floor	sq ft	Rent (psf)	Lease	Date
48 Pall Mall	1st	4,171	£88.00	10 years + 5 year break	May 2018
2-4 King Street	1st	2,291	£90.00	10 years + 5 year break	May 2018
8 Waterloo Place	1st	5,242	£104.00	10 years + 5 year break	July 2018
33 Jermyn Street	1st	4,537	£77.50	Lease to March 2024	June 2018

SNIPPETS FROM ST JAMES'S

The Vanishing Lake

In 1916 St James's Park lake was drained and replaced by temporary Ministry of Shipping buildings, not inappropriately where water used to run, which were built to aid and support our troops in the First World War. Once the war ended there was no longer need for these war buildings and so the lake was then refilled in 1922 restoring the beauty of what is now is one of the most popular parks of London.



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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