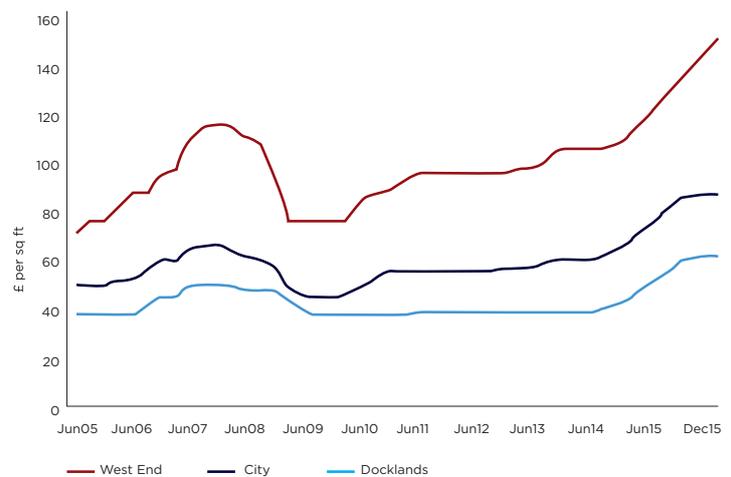


## RECORD DEALS CONTINUE TO BE SET IN ST JAMES'S

Over the past six months, rents have continued to increase in St James's with 7,116 sq ft on the 1st floor of 8 St James's Square letting at £147.50 per sq ft, whilst 4,000 sq ft on the 2nd floor has let at £157.00 per sq ft. At 3 St James's Square, several small suites have now been let including 1,850 sq ft on the 8th floor at a rent of £160.00 per sq ft.

There has been limited stock released to the market over this period, although at 1 St James's Market, a new development by the Crown Estate and Oxford Properties Group, 60,000 sq ft has been pre-let to the Carlyle Group.

Central London prime headline rents 2005 - 2015 Q4



## ST JAMES'S TRANSACTIONS Q2-Q4 2015

Address	Floor	sq ft	rent	lease
8 St James's Square	6th	2,959	£186	15 years
	5th	7,888	£150	11 years
	2nd	4,000	£157	10 years/5th year break
	1st	7,116	£147.50	10 years
3 St James's Square	8th	1,850	£160	10 years/5th year break
	7th	1,937	£150	10 years/5th year break
	6th	2,220	£140	10 years/5th year break
	3rd	2,251	£125	10 years/5th year break
55 St James's Street	5th	4,693	£120	10 years/5th year break
	4th	4,684	£120	10 years/5th year break
1 St James's Market	6th	17,412	} £117 on best	15 years
	5th	21,912		
	4th	24,190		

Recognised as one of the finest Mediterranean seafood restaurants in the world, Estiatorio Milos was founded by acclaimed chef Costas Spiliadis who has made it an unparalleled culinary destination in Montreal, New York, Athens, Las Vegas, Miami and now St James's, London.



Milos

### CURRENT OFFICE AVAILABILITY

0 - 5,000 SQ FT - 81,400 SQ FT

5 - 10,000 SQ FT - 98,256 SQ FT

10 - 50,000 SQ FT - 69,394 SQ FT

50,000+ SQ FT - 151,350 SQ FT

## 2016 PIPELINE STOCK

Address	Developer	Sq ft	Comments
St James's Market	Crown Estate / Oxford Properties Group	204,548	P.C Q1 2016
25 - 27 Bury Street	Crown Estate / Oxford Properties Group	10,334	P.C Q1 2016
48 - 49 Pall Mall	Qatar National Bank	44,000	P.C Q1 2016
8 - 10 Waterloo Place	Cornerstone	28,766	P.C Q1 2017
20 St James's Street	Lone Star	50,000	P.C Q4 2017

## M&H INSTRUCTIONS...



## QUADRANT HOUSE, 55 - 58 PALL MALL 10,550 SQ FT OFFICES TO LET

The Commonwealth Secretariat appointed Mellersh & Harding to act on their behalf in negotiating their head lease rent review with their Landlords. We are now advising the Secretariat on the disposal of 10,550 sq ft, which has been fully refurbished. In addition Mellersh & Harding have been given the mandate to manage the building on behalf of the Secretariat.

## NORFOLK HOUSE, 31 ST JAMES'S SQUARE, 10,920 SQ FT ACQUIRED FOR CLIENTS

Acting on behalf of Cordium Consulting Group, Mellersh & Harding have acquired the 1st Floor of Norfolk House, St James's Square, comprising 10,920 sq ft, on a short term lease, subject to a rolling redevelopment clause from June 2017. The quoting rent was £45.00 per sq ft.



## 73 ST JAMES'S STREET - MANAGEMENT INSTRUCTION

Mellersh & Harding have managed this residential block for a number of years, consisting of 28 flats, located at the southern end of St James's Street.

Our proactive approach has included the re-auditing of the service charge accounts in addition to organising a total redecoration of all external and common parts, plus the installation of a new passenger lift.

## 15 BURY STREET - MATSURI LEASE RENEWAL

Acting for the Central Japan Railway Company, Mellersh & Harding successfully negotiated a surrender and re-grant of the occupational lease, securing Matsuri's future in St James's. As part of the settlement, a rent free period was agreed to help fund future refurbishment costs.



COMING SOON TO  
ST JAMES'S!

# COMME des GARÇONS\*

The iconic concept store Comme des Garçons is opening a new flag-ship on Haymarket.

Comme des Garçons have signed a 20 year lease with Amsprop to take the original Burberry building, which was constructed in 1911 by architect Walter Cave.

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