

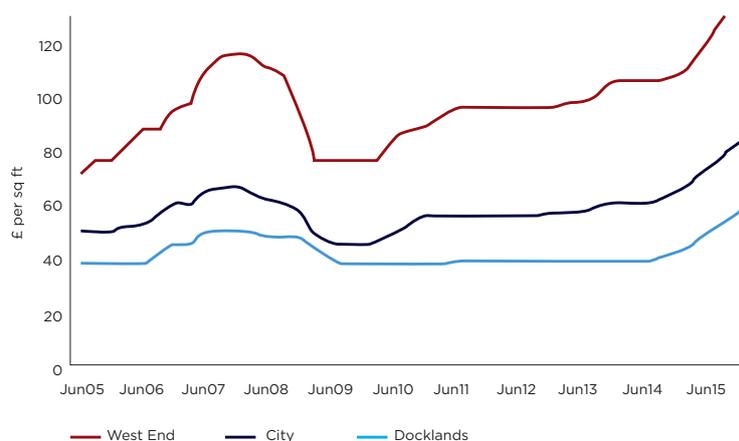
## RECORD RENTAL LEVELS ACHIEVED IN ST JAMES'S

Rental growth over the past six months has been strongest in St James's, where new record rents have been achieved in excess of £150 per sq ft. However, the transactions reported at 8 St James's Square are not representative of the market as a whole in St James's and more realistic rents being achieved for Grade A accommodation range from £95 - £115 per sq ft.

A number of buildings have been launched in St James's with quoting rents well in excess of £100 per sq ft and it is likely that several transaction will be agreed at this level during the second half of 2015.

Prime rents in St James's have risen by 2% over the past three months.

Central London prime headline rents 2005 - 2015 Q2



## ST JAMES'S TRANSACTIONS Q1- Q2 2015

Address	Floor	sq ft	rent	lease	rent free
8 St James's Square	6th	2,949	£186	15 years	-
	5th	7,836	£150	11 years	-
16 Babmaes Street	6th	4,000	£105	10 years	18 months
	3rd	8,000	£90	10 years	18 months
	2nd	8,000	£90	10 years	18 months
36 - 40 Jermyn Street	4th	2,059	£95	10 years 5th yr break	6 months
108 Piccadilly	4th	1,407	£90	7 years 3rd yr break	4 months

## CURRENT OFFICE AVAILABILITY

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

5 - 10,000 SQ FT - 70,100 SQ FT

10 - 50,000 SQ FT - 140,100 SQ FT

50,000+ SQ FT - 103,172 SQ FT

CHUTNEY  
MARY

CHUTNEY MARY  
RELOCATES TO  
ST JAMES'S

Established in 1990 in London's fashionable Chelsea, Chutney Mary is the original contemporary Indian restaurant, responsible for re-defining quintessential Indian cuisine.

Bookings are being taken from the 1st June.

## 2015 PIPELINE STOCK

Address	Developer	Sq ft	Comments
55 St James's St	Lothbury	23,098	P.C Q3 2015
48-49 Pall Mall	Qatar National Bank	44,000	P.C Q4 2015
2 St James's St	Berry Brothers	9,840	P.C Q2 2015
St James's Market	Crown Estate	204,548	P.C Q1 2016
8 - 10 Waterloo Place	Cornerstone	28,766	PC Q4 2016
25 - 27 Bury Street	Crown Estate	10,334	P.C Q4 2015
5 St James's Square	Jon Hunt	16,000	P.C Q4 2015

## NEW DEVELOPMENTS...



### 3 ST JAMES'S SQUARE, SW1

33,000 sq ft of Grade A office space arranged over 18 separate units in this recently refurbished office building situated on St James's Square. Average floor plates are approximately 2,250 - 3,000 sq ft with terraces on the 5th, 6th, 7th and 8th floors. The building has been extensively refurbished with new VRV fan-coil air conditioning, a stunning new entrance hall with Birch bark timber features, 3 x 10 person passenger lifts, 25 bike racks and lockers and showers on each floor. Available on a new lease for terms to be agreed at a guiding rent of £135 psf.

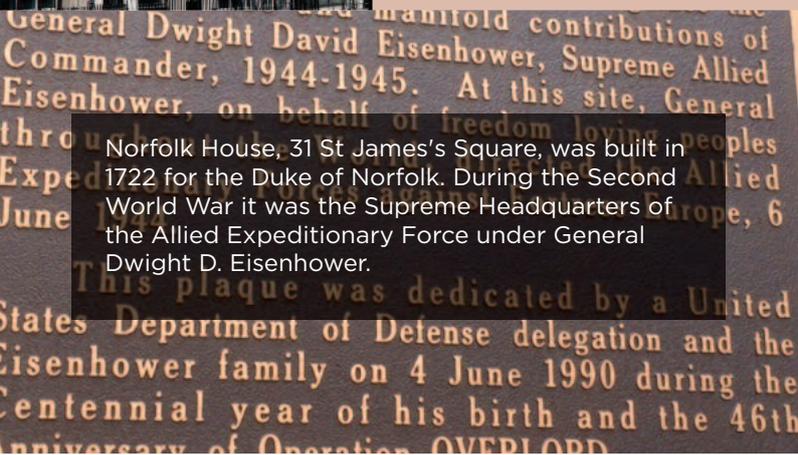
### 48 PALL MALL, SW1

This development will offer 31,000 sq. ft. of modern, open plan offices designed with meticulous attention to detail. 48 Pall Mall will provide a new contemporary building on one of London's most famous streets in the acclaimed district of St James's.



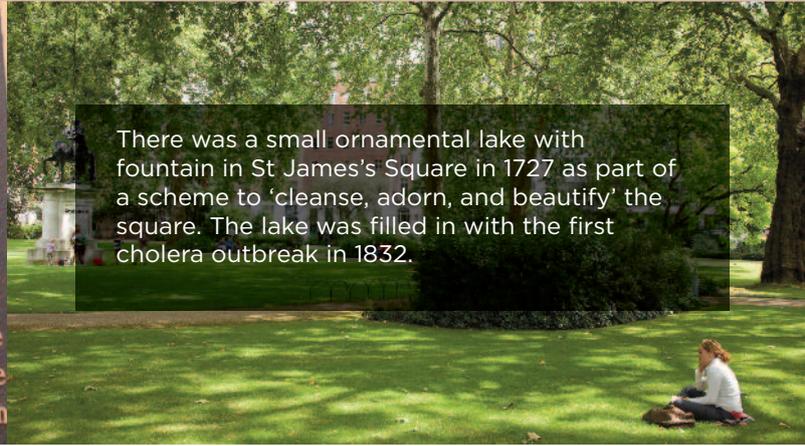
### 2 ST JAMES'S STREET, SW1

A newly built Grade A office building comprising 9,840 sq ft arranged over ground and six upper floors. The building will be completed by September 2015 and rental aspirations will be well in excess of £100 per sq ft. Access is provided off St James's Street via a dedicated private entrance, whilst the building also fronts Pall Mall.



Norfolk House, 31 St James's Square, was built in 1722 for the Duke of Norfolk. During the Second World War it was the Supreme Headquarters of the Allied Expeditionary Force under General Dwight D. Eisenhower.

There was a small ornamental lake with fountain in St James's Square in 1727 as part of a scheme to 'cleanse, adorn, and beautify' the square. The lake was filled in with the first cholera outbreak in 1832.



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