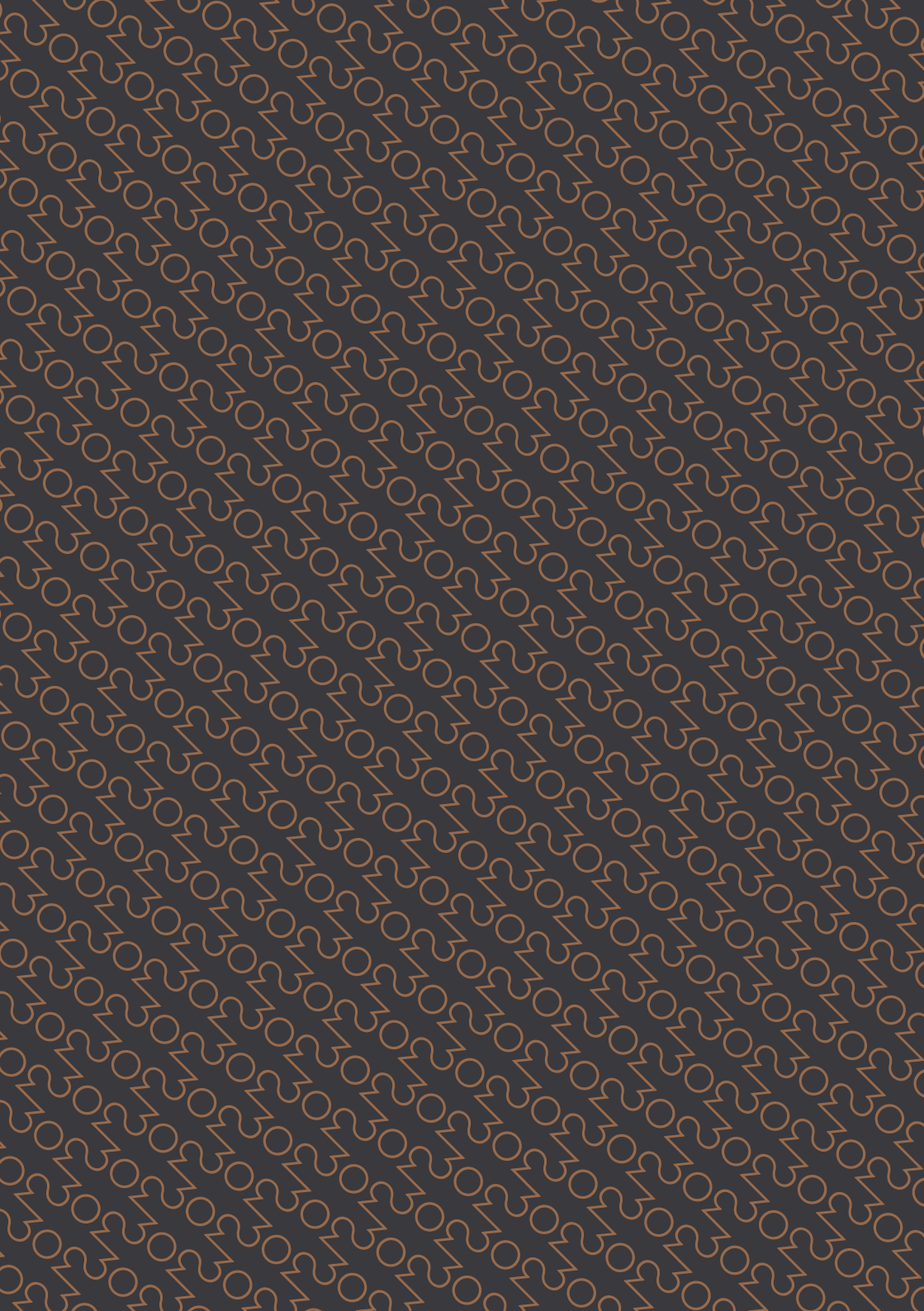


30

ST JAMES'S
SQUARE



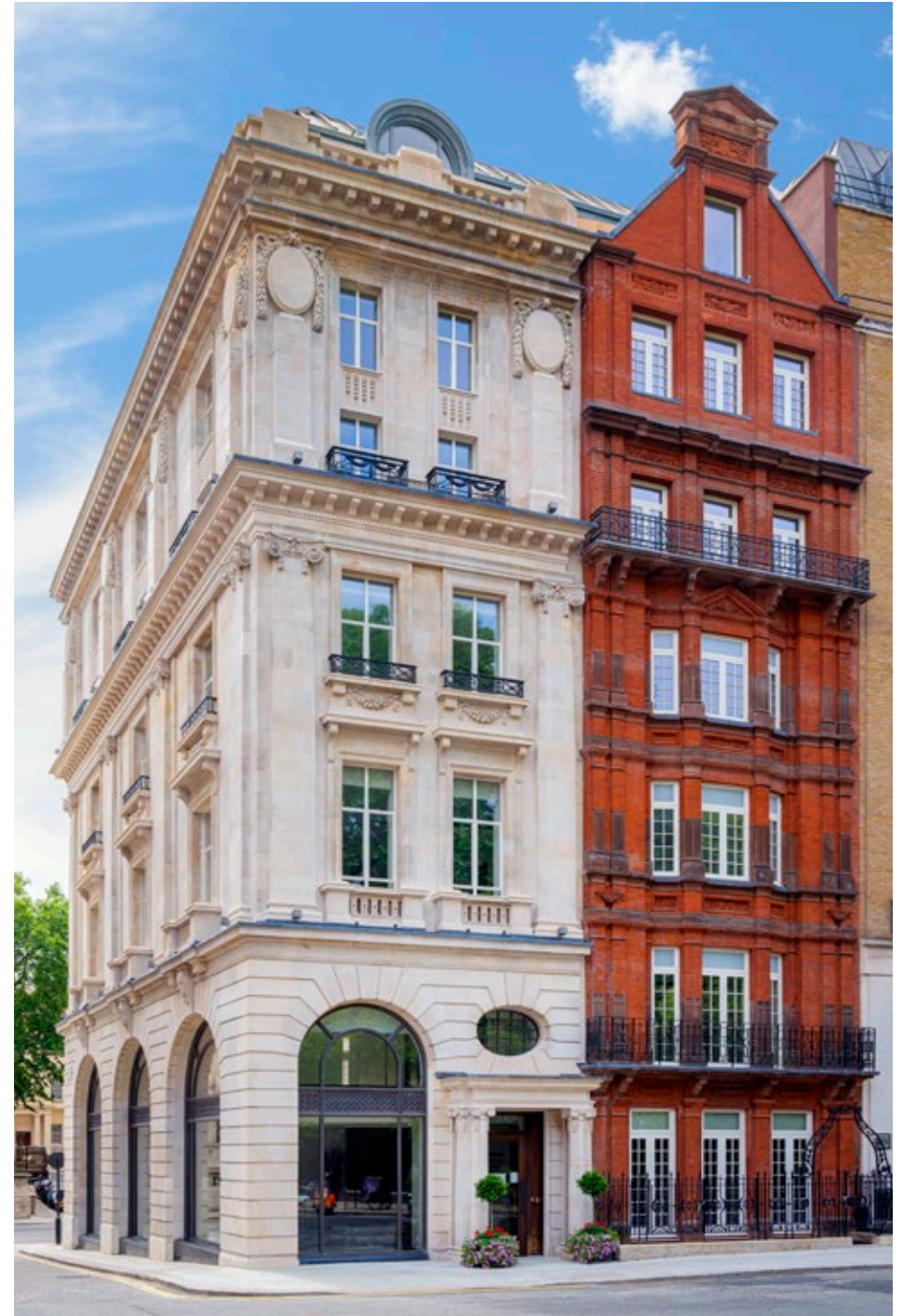
30

S T J A M E S ' S
S Q U A R E

30 ST JAMES'S SQUARE IS A BRAND NEW BOUTIQUE OFFICE DEVELOPMENT DESIGNED BY THE WORLD RENOWNED ERIC PARRY ARCHITECTS.

THE BUILDING PROVIDES THE HIGHEST STANDARDS OF CONTEMPORARY OFFICE DESIGN SET BEHIND A PERIOD FAÇADE.

30 ST JAMES'S SQUARE RETAINS ITS RICH CHARACTER AND HERITAGE WHILST PROVIDING VERSATILE AND CONTEMPORARY OFFICE FLOORS FINISHED TO THE HIGHEST QUALITY.



THE MALL

PICCADILLY CIRCUS

30
ST JAMES'S SQUARE

PALL MALL

REGENT STREET

PICCADILLY

BUCKINGHAM PALACE

GREEN PARK

ST JAMES'S PARK

ST JAMES'S SQUARE

GREEN PARK



ST JAMES'S SQUARE

At the end of the 17th century, St James's Square was London's most westerly residential development. The square was an aristocratic address with

Embassies joining the original private residences. St James's Square has always attracted the most discerning occupiers, including leading members clubs.

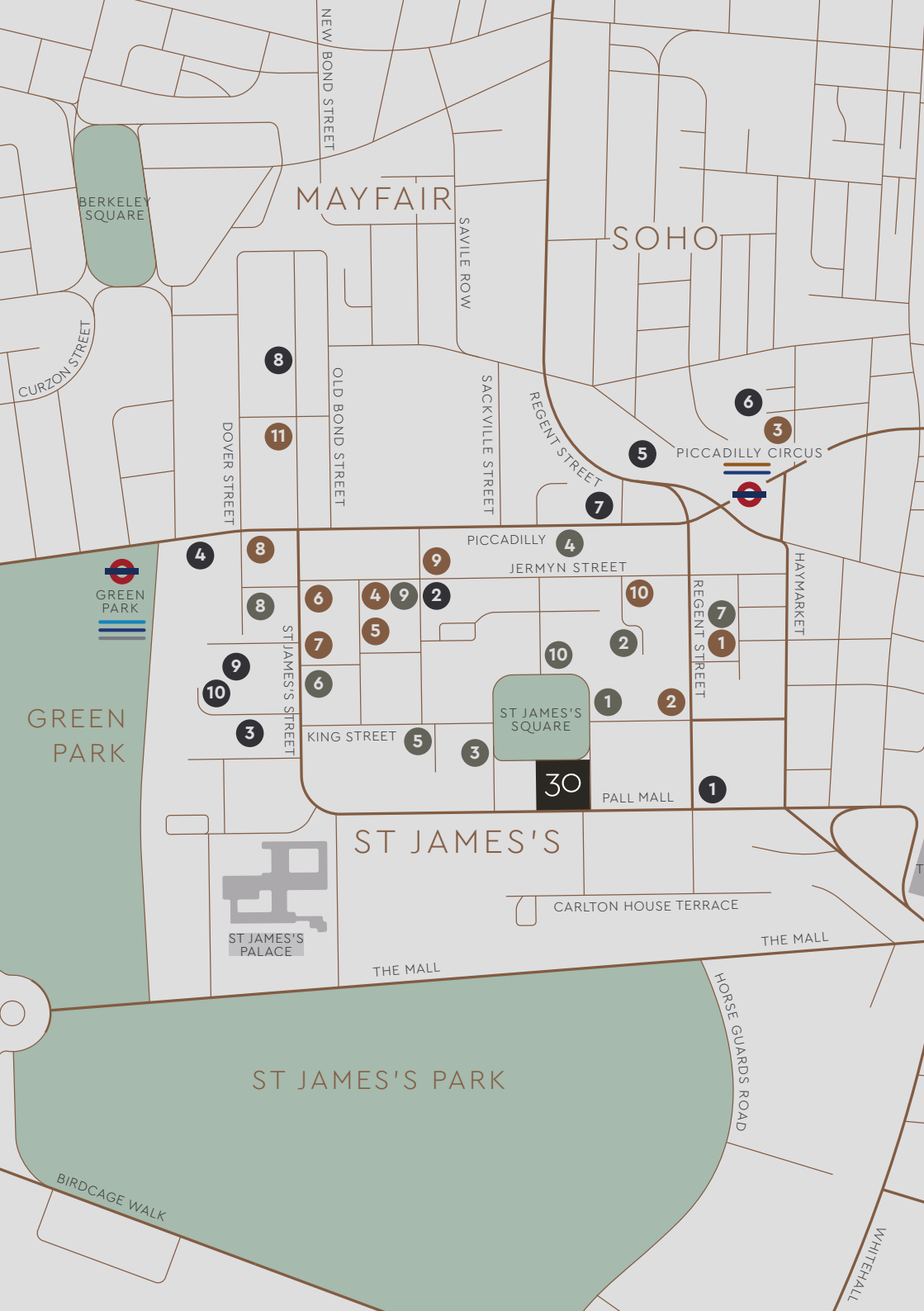
BUILDING HERITAGE

30 St James's Square forms the address of No.21 and No.22 Pall Mall.

No.21 Pall Mall completed in 1911. It was designed by Boehmer and Gibbs and was originally commissioned by Renault as a showroom.

No.22 Pall Mall was completed in 1880 and commissioned by the Imperial Insurance Company to designs by architects and surveyors, Osborn and Russell. No.22 is one of their few surviving works and completed in an early 'Queen Anne' manner.





LOCAL AMENITIES

DINING

- 1 Aquavit
- 2 Estiatorio Milos
- 3 Shoyru Ramen
- 4 Quaglinos
- 5 Ginza Onodera
- 6 Café Murano
- 7 Sake No Hana
- 8 The Wolseley
- 9 45 Jermyn Street
- 10 Rowleys
- 11 Gymkhana

HOTELS

- 1 Sofitel
- 2 The Cavendish
- 3 Dukes
- 4 The Ritz
- 5 Café Royal
- 6 Ham Yard Hotel
- 7 The Dilly
- 8 Browns
- 9 St. James's Hotel and Club
- 10 The Stafford London

OCCUPIERS

- 1 BP
- 2 Rio Tinto
- 3 Cinven
- 4 Apax Partners
- 5 Warburg Pincus & Co
- 6 Exodus Point
- 7 Carlyle Group
- 8 Millennium Global Investments
- 9 Triton Investments Advisers LLP
- 10 Point 72

CONNECTIONS

A SHORT WALK



- Piccadilly Circus
7 mins
- Green Park
11 mins
- Charing Cross
12 mins
- Waterloo
24 mins

FROM GREEN PARK



- Oxford Circus
2 mins



- Victoria
5 mins



- Euston
8 mins



- King's Cross St Pancras
International for Eurostar
11 mins

FROM PICCADILLY CIRCUS



- Holborn
5 mins



- King's Cross St Pancras
International for Eurostar
15 mins



- Heathrow Airport
53 mins

*Times as per Google Maps, 2021

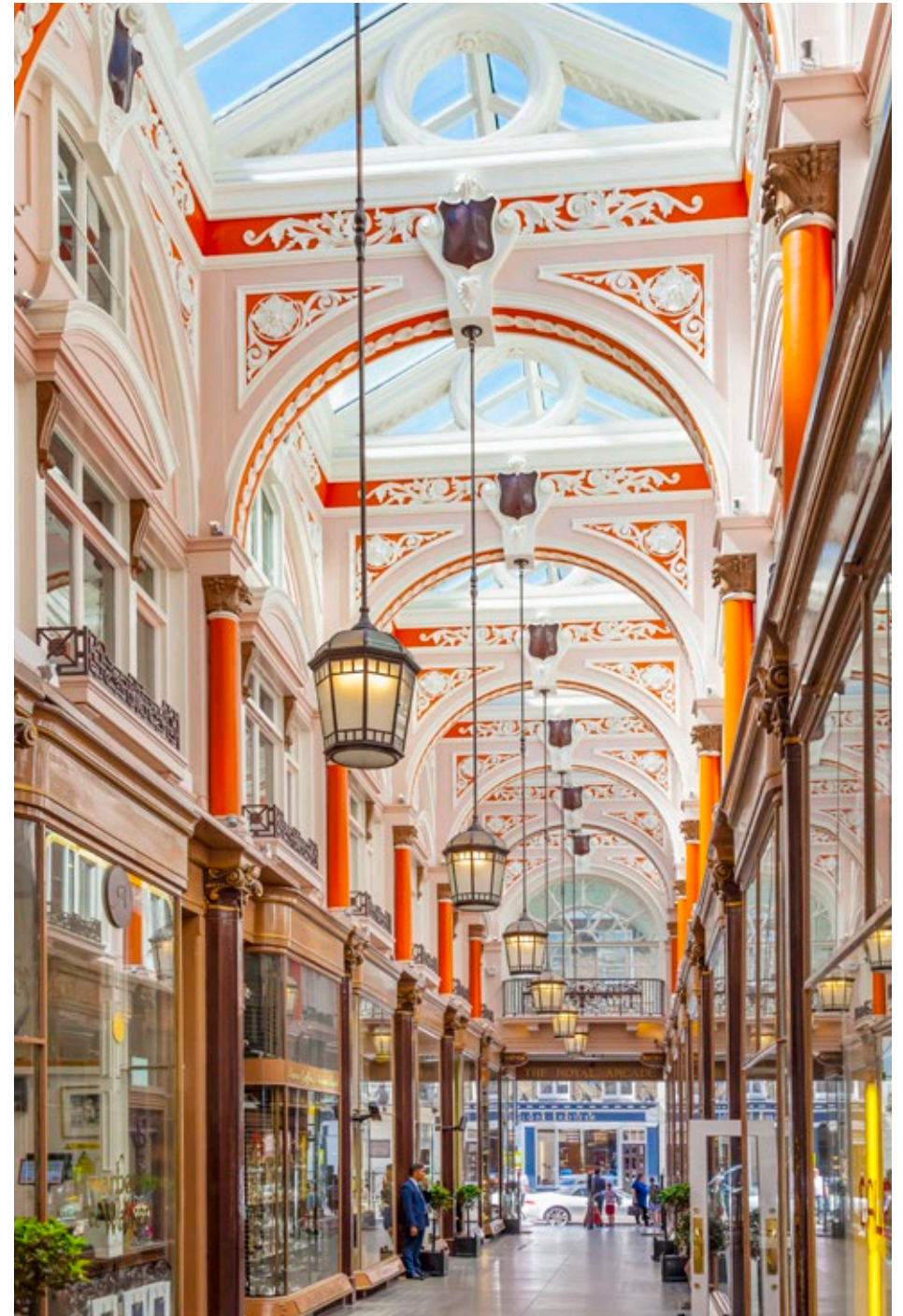
WITHIN A
10 MINUTE STROLL
OF THE BUILDING



67 PALL MALL



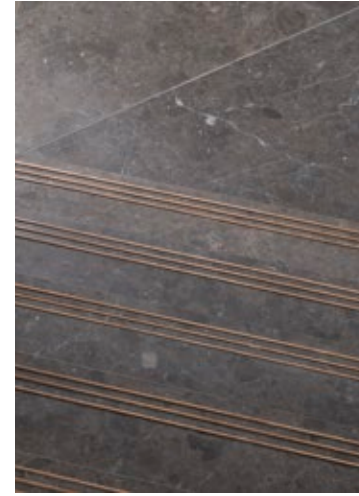
ANNABEL'S BAR



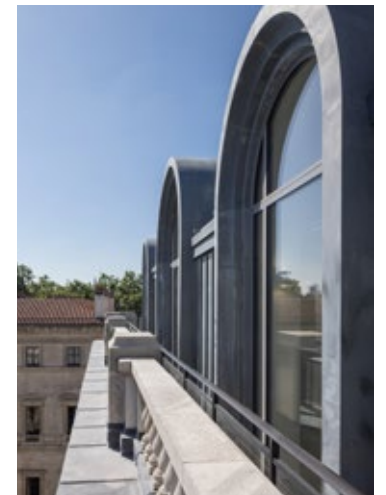
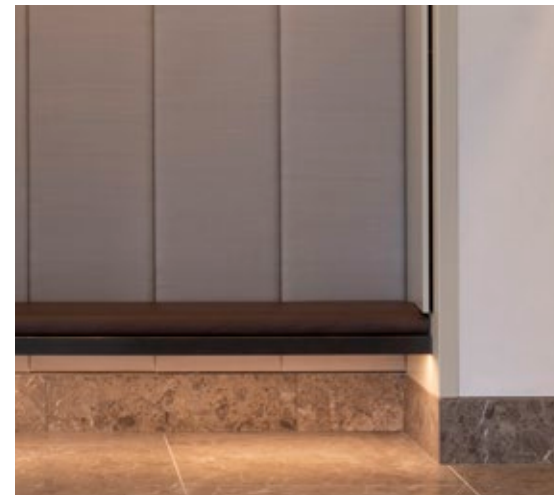
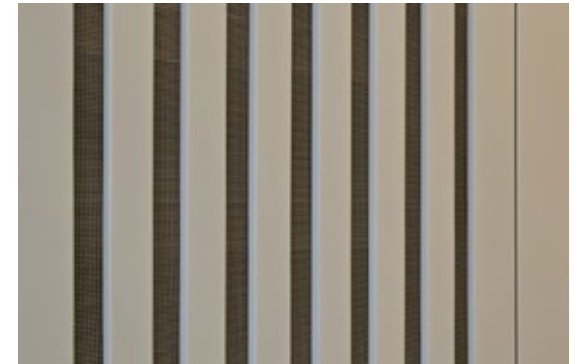
ROYAL ARCADE



EXQUISITE RECEPTION, DESIGNED BY ERIC PARRY ARCHITECTS



METICULOUS ATTENTION TO DETAIL



SUMMARY SPECIFICATION



New build with a retained and extended façade



Unique sixth floor with 3.5m vaulted ceiling and private terrace

BREEAM

BREEAM 'Excellent'



Private meeting room on the Ground Floor



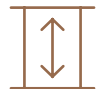
120mm fully accessible raised floors



LED lighting throughout



Smart enabled contactless entry to the building



2.8m floor to ceiling height generally



Occupancy density of 1:8 sq m



VRF air conditioning



1x10 person passenger lift



28x cycle spaces, 9x showers and 32x lockers



Towel service



Pre-installed fibre connectivity to each floor



Iconic St James's Square address





PRIVATE WRAPAROUND TERRACE
ON THE SIXTH FLOOR



CGI OF A POTENTIAL
SIXTH FLOOR FIT OUT

FOR ILLUSTRATIVE PURPOSES ONLY



CGI OF A POTENTIAL
FOURTH FLOOR FIT OUT

FOR ILLUSTRATIVE PURPOSES ONLY



NATURAL LIGHT SHINING THROUGH ALL
THREE SIDES OF SECOND FLOOR WHICH
BENEFITS FROM FULL HEIGHT GLAZING

SCHEDULE OF AREAS

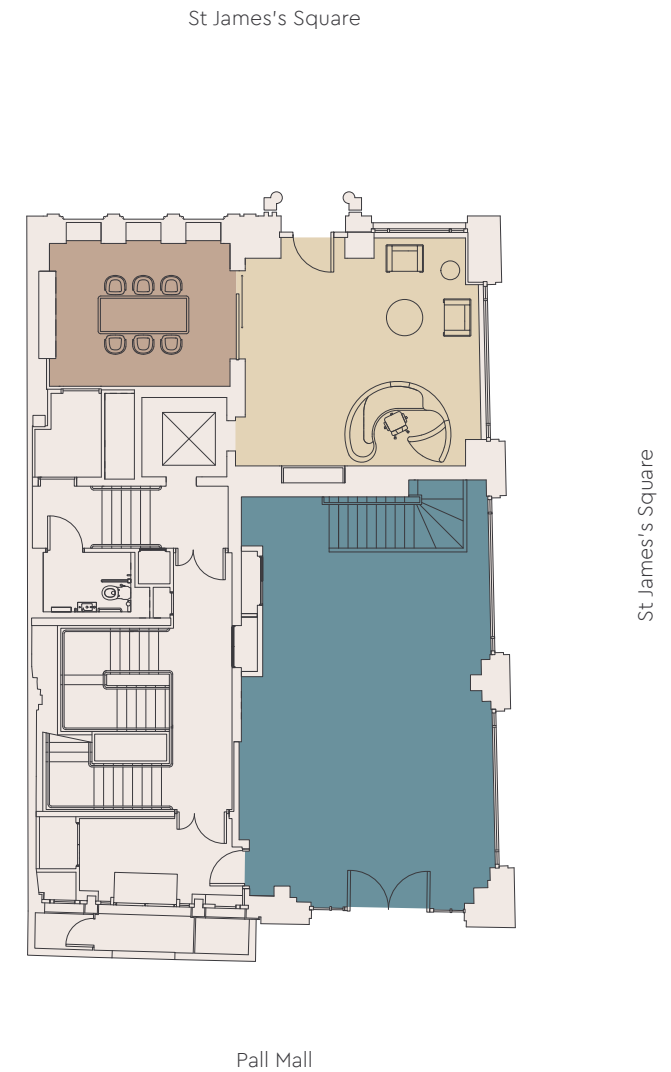
Net Internal

FLOOR	SQ FT	SQ M
Sixth	1,213	112.7
Fifth	1,595	148.2
Fourth	1,577	146.5
Third	1,595	148.2
Second	1,597	148.4
First	1,626	151.1
Reception / Meeting Room	632	58.7
SUB TOTAL	9,835	913.8
Ground	724	67.3
Lower Ground	855	79.5
TOTAL	11,414	1,060.6

Subject to final measurement.


GROUND FLOOR

724 sq ft (67.3 sq m)



- RECEPTION
- MEETING ROOM
- OFFICE / RETAIL SPACE

Not to scale.
Indicative only.



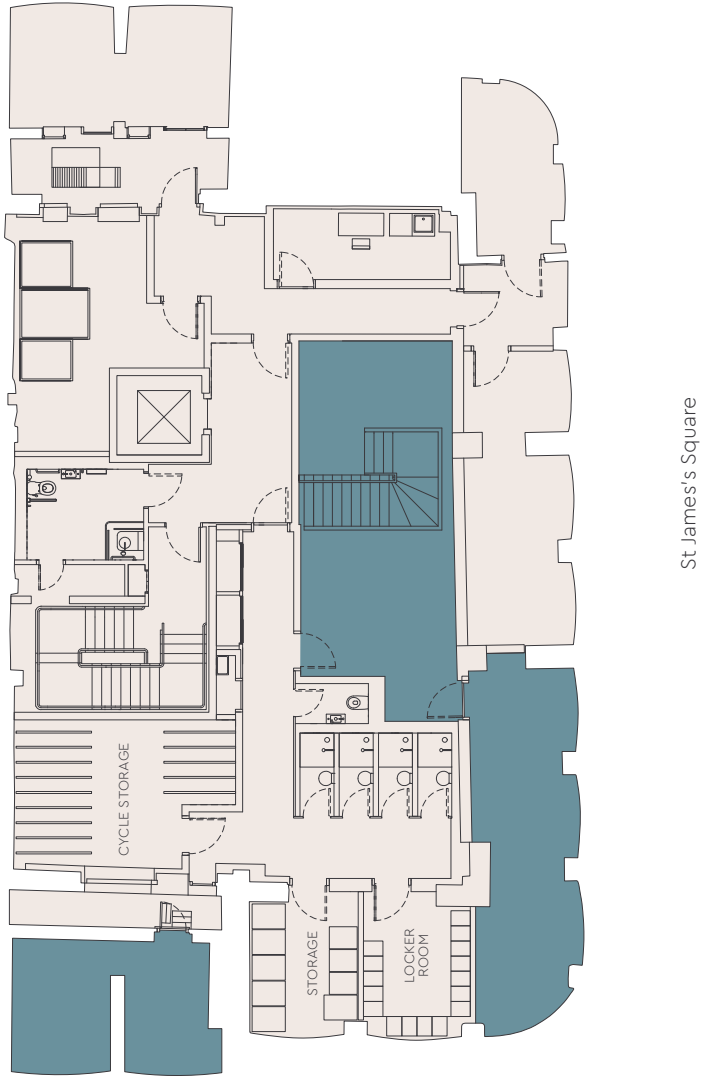
LOWER GROUND FLOOR

855 sq ft (79.5 sq m)

TYPICAL UPPER FLOOR (2ND TO 5TH)

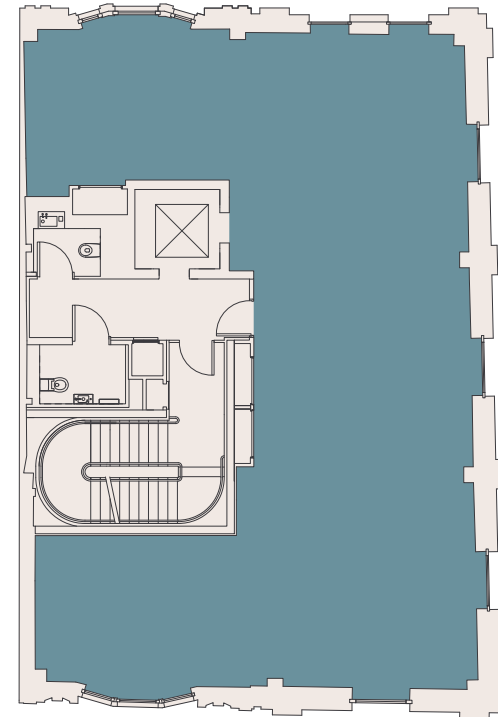
1,597 sq ft (148.4 sq m)

St James's Square



St James's Square

St James's Square



St James's Square

Pall Mall

OFFICE/RETAIL SPACE



OFFICE SPACE



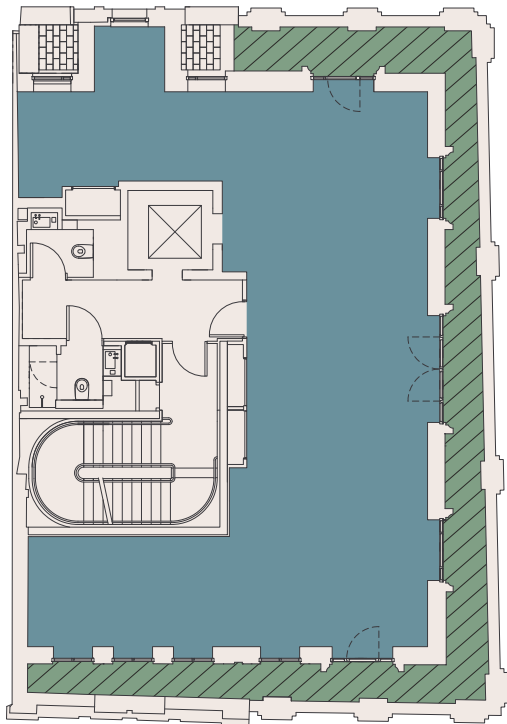
Not to scale.
Indicative only.



SIXTH FLOOR

1,213 sq ft (112.7 sq m) / Terrace: 274 sq ft (25.5 sq m)

St James's Square



St James's Square

Pall Mall



Not to scale.
Indicative only.

OFFICE SPACE 
TERRACE 

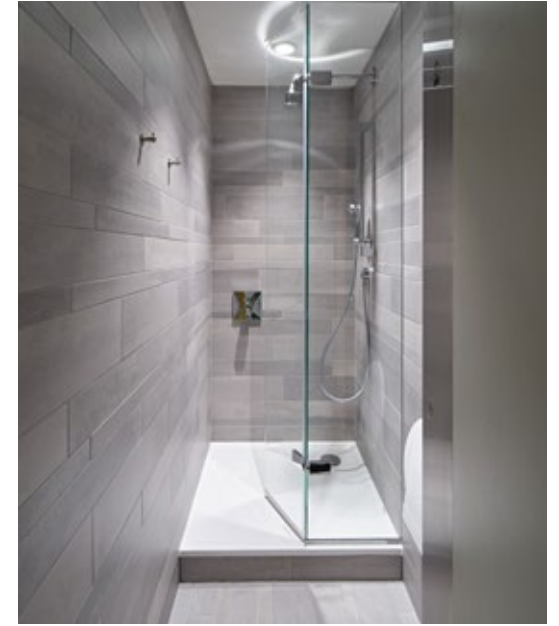
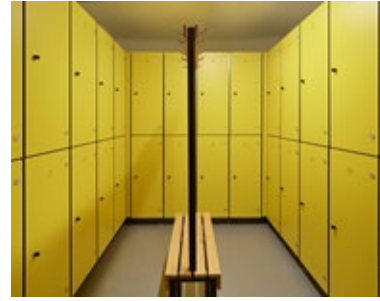


VAULTED CEILING ON 6TH FLOOR



BESPOKE RECEPTION SPACE WITH CONCIERGE

AMENITIES



BRAND NEW CYCLE, SHOWER AND LOCKER FACILITIES



PRIVATE MEETING ROOM

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