

Nº5

# ST JAMES'S SQUARE

LONDON, SW1

# WHERE HERITAGE AND PRESTIGE INSPIRE SUCCESS.

Prominently positioned on London's most prestigious garden square, 5 St James's Square is an exceptional historic townhouse offering contemporary office space.







01

- 01 Newly refurbished and remodelled reception
- 02 Perfectly located in a calm setting
- 03 Stunning offices with period elegance



02

THE FINEST  
FEATURES.



03



Views over  
St James's Square



3 pipe VRF fan coil  
air conditioning



Abundant  
natural light



Abundance of  
stunning period  
features



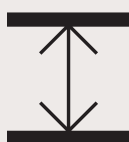
Grand reception with  
commissionaire



High quality wood  
floor throughout



3 showers



Excellent ceiling  
heights throughout



Capped off services



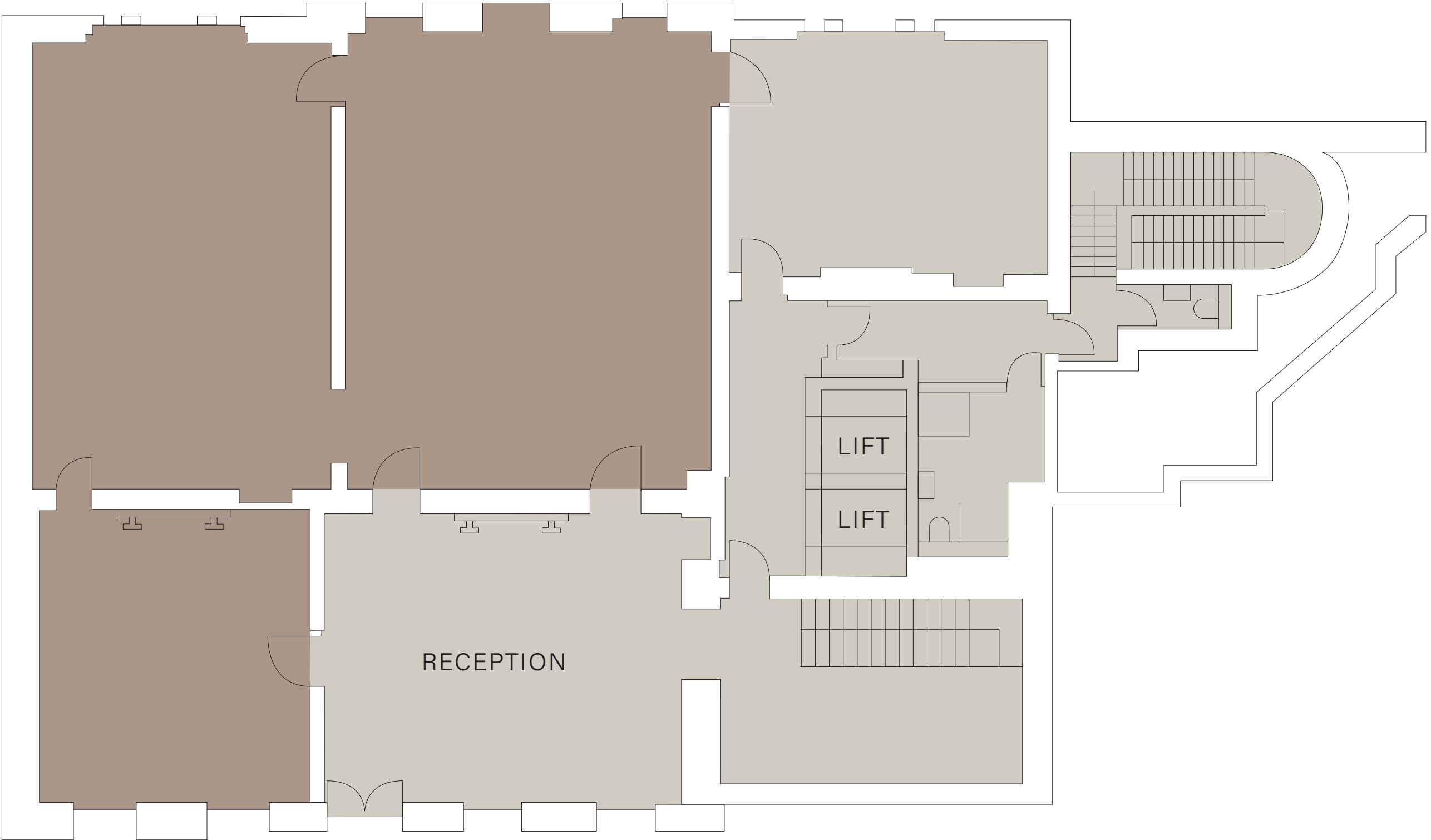


# SCHEDULE OF AREAS.

| FLOOR        | SQ FT        | SQ M         |
|--------------|--------------|--------------|
| Ground       | 1,686        | 156.6        |
| <b>Total</b> | <b>1,686</b> | <b>156.6</b> |



## GROUND FLOOR



ST JAMES'S SQUARE

Available space

Reception



01

- 01 St James's Square
- 02 Fortnum & Mason
- 03 Green Park Station
- 04 Harvie & Hudson
- 05 The Ritz



02



05

## AN EXCEPTIONAL ADDRESS IN LONDON'S MOST DISTINGUISHED OFFICE QUARTER.

St James's is renowned for being London's centre of refined luxury, home to private member's clubs, galleries, high-end restaurants and 5-star hotels. Highlights include Fortnum & Mason, The Ritz Hotel and Jermyn Street. The area is a haven of green space including Green Park and St James's Square.



03



04

**№5**



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# **ST JAMES'S SQUARE**

LONDON, SW1

Terms:

A new lease is available for a term by arrangement.

**Ashwell**  
LONDON

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