

CHARACTER AND ELEGANCE

36 St James's Street has been comprehensively refurbished to provide a number of elegant, new boutique office floors suitable for those with discerning tastes.

The restored characterful entrance leads the way to three upper floors and the communal roof terrace.

WHAT WE OFFER



Your own front door entirely self-contained office floor



Lease flexibility 1-3 year terms



One simple all inclusive cost



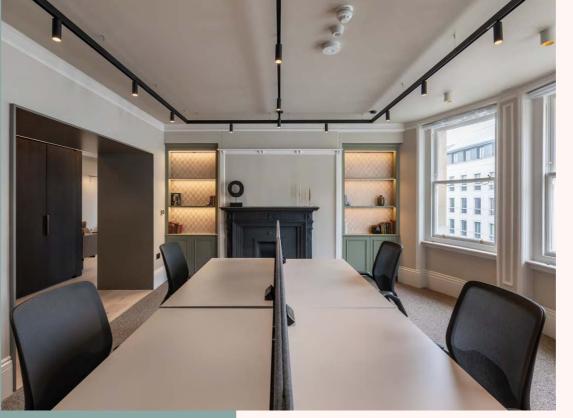
Ready to occupy



Contracts from 12 months



Fully fitted & furnished units







WHY CHOOSE MANAGED?



Planting maintenance, waste management, utilities and daily cleaning all included



Customers will be offered access to the complimentary wellbeing programme



CAT A specification throughout



Encased VRF heating / cooling system with individual controllers



Passenger lift



New LED lighting on each floor



Fibre ready 1000MB per floor



Bookable meeting rooms and events space



New ceiling with retained cornices



Designed to 1:10 occupancy density



Raised floors



Excellent natural light from three elevations



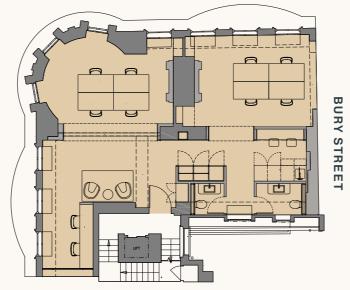
Natural ventilation through openable windows



Bespoke and sustainably sourced furniture

THE BUILDING **ACCOMMODATION**

FLOOR	SQ FT	SQ M
6 th	414	38.4
5 th	953	88.5
4 th	LET	LET
3 rd	LET	LET
2 nd	LET	LET
1 st	LET	LET
GROUND	LET	LET
TOTAL	1,367	126.9



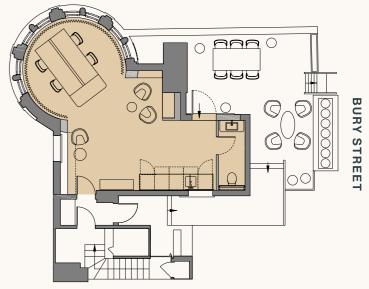
Not to scale. For indicative purposes only.



FIFTH FLOOR - OPEN PLAN LAYOUT

953 Sq Ft (88.5 Sq M)

x8 Open Plan Desks
x2 Hot Desks
x1 Teapoint
x1 Soft Seating Area
x2WC



Not to scale. For indicative purposes only.



SIXTH FLOOR - OPEN PLAN LAYOUT

414 Sq Ft (38.4 Sq M)

Potential For:

Option1	Option 2	Option 3
x4 Desks	x6 Person Meeting Room	x1 Private Exec Desk
x1Soft Seating	x1 Tea Point	x1 Tea Point
x1Teapoint	x1WC	x1WC
x1WC		

P/3 36 ST JAMES'S STREET

WHY THE CROWN ESTATE?

With a portfolio of over 10 million sq ft mixed use central London property portfolio, primarily around Regent Street and St James's, The Crown Estate is one of the largest property owners in Central London.

Its an evolving mix of destinations where people live, work, shop and visit. Through our developing strategy, and using our convening power, we want to play our part in creating a new chapter in London's history, guiding its regeneration into a sustainable and smart city, to retain its global status.

WELLBEING

The Crown Estate provides a complimentary Wellbeing service for its customers, which includes a timetable of classes and events in a range of locations.



Weekly classes: Hit & Core, Pilates and Bootcamp classes available each week booked online via the wellbeing hub



Live timetables: Studios at 13 Maddox Street, 6 Babmaes and 1 Heddon Street, along with outdoor space



Weekly newsletter: Keep up to date with news, events and special offers from and around the portfolio



FURTHER AMENITIES

All Customers of The Crown Estate can pay to use facilities across the London estate including:



12 Charles II Street: Meeting rooms for hire



6 Babmaes: Meeting rooms, work space and event space for hire



One Heddon Street: Meeting room and event space for hire



KEY STATION WALK TIMES

GREEN PARK



PICCADILLY CIRCUS

06 MINS

CHARING CROSS

12 MINS

All travel times from the building. Source TfL.

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