

MANAGED OFFICES BY
THE CROWN ESTATE


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

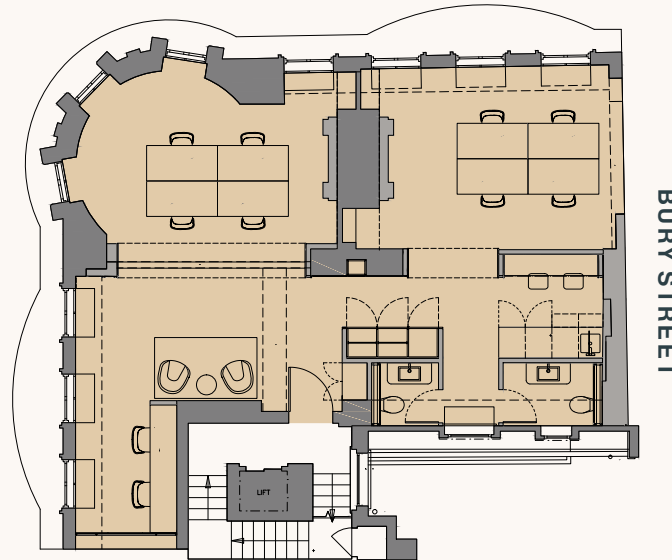
-  Your own front door entirely self-contained office floor
-  Lease flexibility 1-3 year terms
-  One simple all inclusive cost
-  Ready to occupy
-  Contracts from 12 months
-  Fully fitted & furnished units

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 SqM)

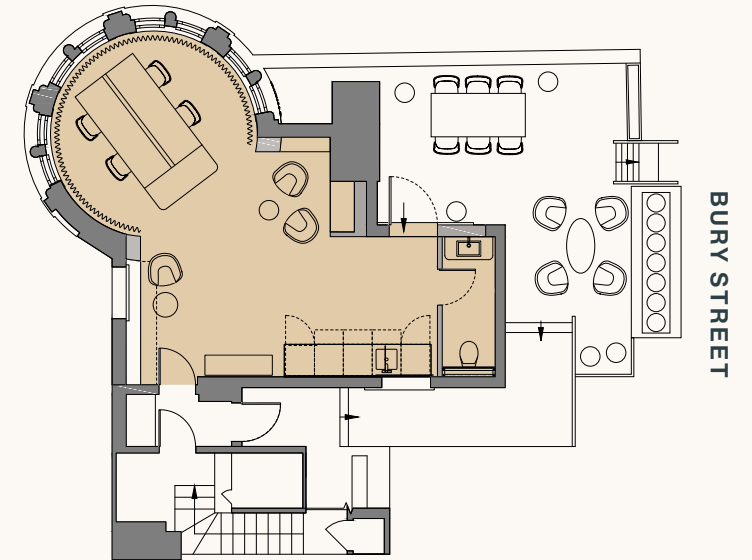
x8 Open Plan Desks

x2 Hot Desks

x1 Teapoint

x1 Soft Seating Area

x2 WC



Not to scale. For indicative purposes only. ↻

SIXTH FLOOR - OPEN PLAN LAYOUT

414 Sq Ft (38.4 Sq M)

Potential For:

Option 1	Option 2	Option 3
x4 Desks	x6 Person Meeting Room	x1 Private Exec Desk
x1 Soft Seating	x1 Tea Point	x1 Tea Point
x1 Teapoint	x1 WC	x1 WC
x1 WC		

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

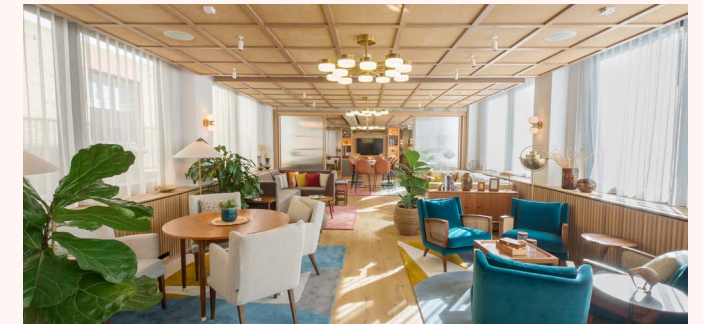
Weekly newsletter: Keep up to date with news, events and special offers from and around the portfolio






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**
02 MINS
-  **PICCADILLY CIRCUS**
06 MINS
-  **CHARING CROSS**
12 MINS

All travel times from the building. Source TfL.

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GROW
With
Us