24

ST JAMES'S SQUARE

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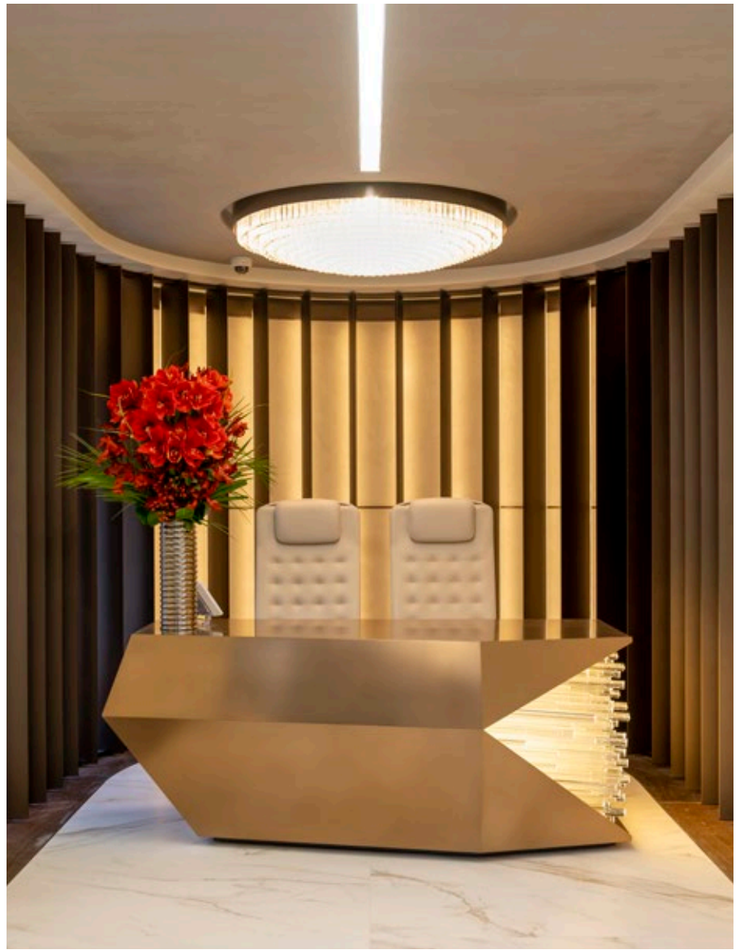
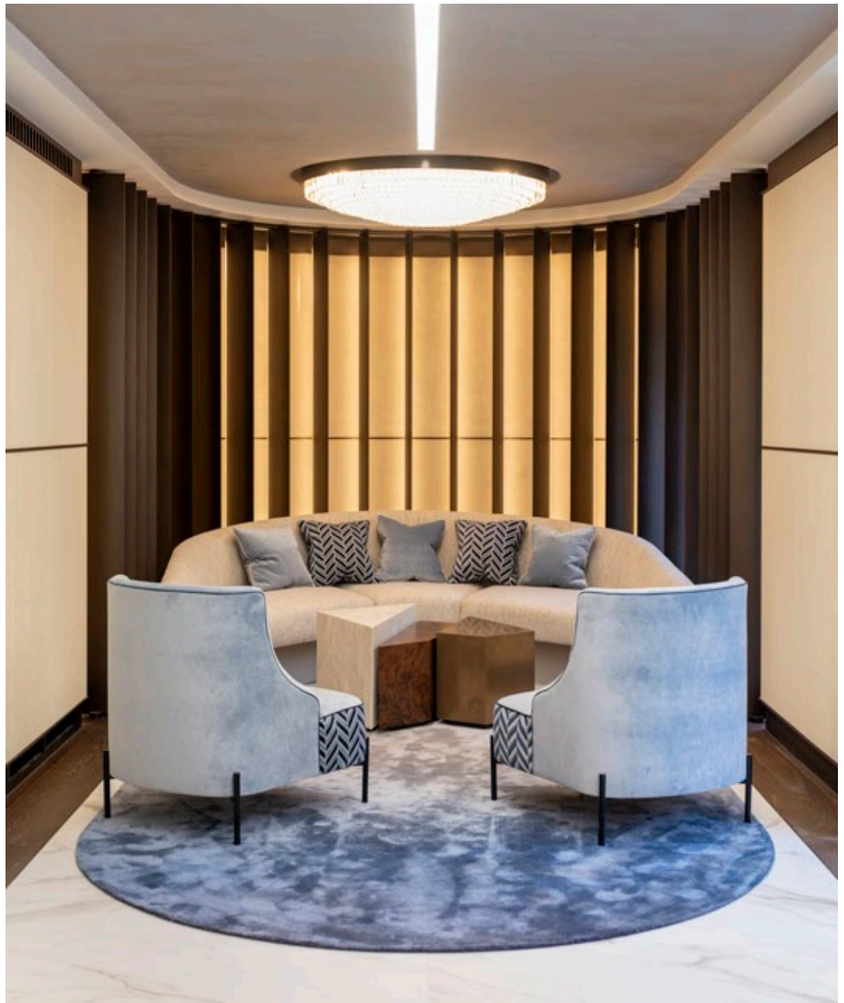
A LANDMARK REDEVELOPMENT
OF THIS UNIQUE HEADQUARTERS
OFFICE BUILDING ON LONDON'S MOST
PRESTIGIOUS GARDEN SQUARE



24 ST JAMES'S SQUARE OFFERS 15,024 SQ FT OF GRADE A CONTEMPORARY OFFICE SPACE OVERLOOKING THE VERY CENTRE OF ST JAMES'S SQUARE

The building has recently undergone a major redevelopment. Retaining its traditional façade and exclusive balconies, the building benefits from a dual aspect over the square and Pall Mall.

RECEPTION



Combining contemporary design and innovative technology with traditional architecture, 24 St James's Square sets new standards in terms of the superior craftsmanship and attention to detail involved in the restoration of this landmark building.

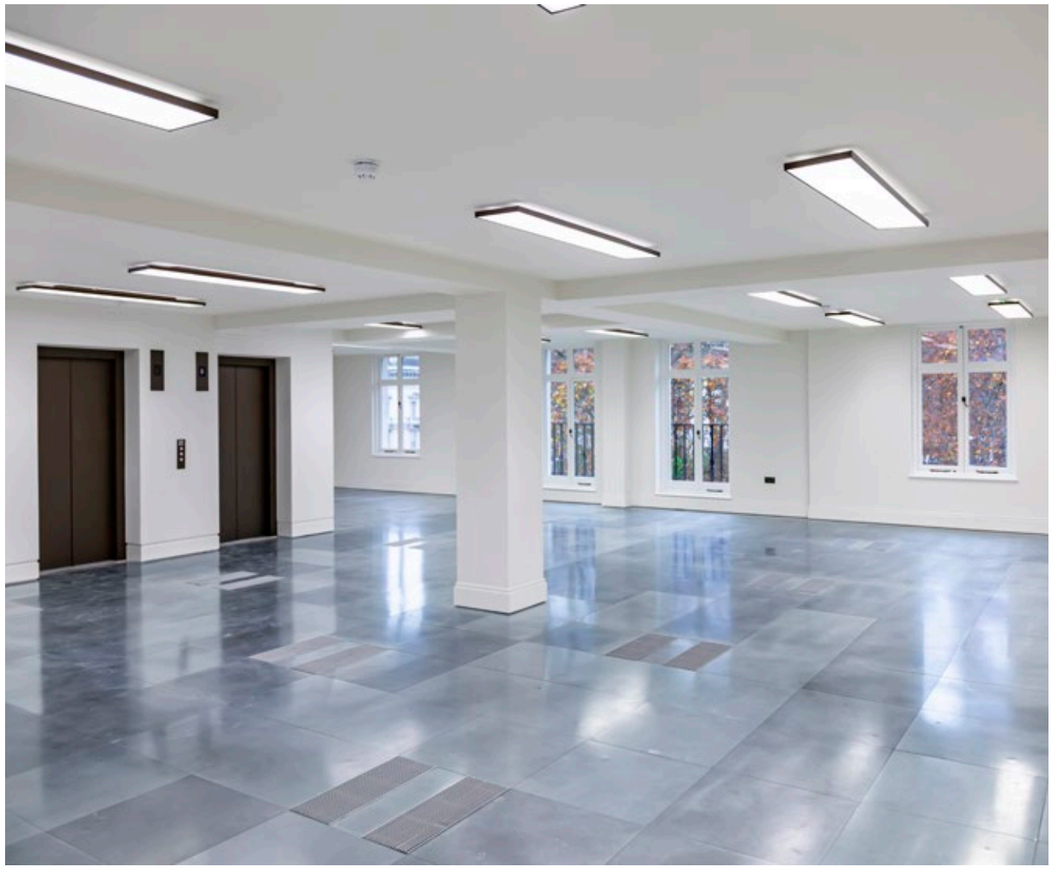
Originally designed in 1902 by the renowned architect F.E. Williams, the façade benefits from pilastered and channelled Portland Stone detailing.

The new reception from St James's Square includes luxury marble, bronze, leather and walnut finishes which, combined with service-led concierge staff, creates an impressive entrance for occupiers and visitors to the building.

LIFT LOBBY

1ST FLOOR

2ND FLOOR



3RD FLOOR

8TH FLOOR

VIEW OF ST JAMES'S SQUARE FROM THE BUILDING

VIEW OF ST JAMES'S SQUARE
C.1752

HISTORIC ST JAMES'S SQUARE

The square has always attracted the most discerning occupiers. In the 1720's, there were seven Dukes and seven Earls in residence. Even to this day, the square is still home to some of the capital's finest houses and most internationally recognisable corporate and financial occupiers.

DAIMLER SHOWROOM C. 1912

KING GEORGE V

24 St James's Square was originally the London Showroom and Headquarters offices for the Daimler Motor Company. The building has seen many international heads of state through its prestigious doors, most notably George V in 1912, who spent many hours there refining the specification of his new Daimler automobile.

THE MALL
PICCADILLY CIRCUS
PALL MALL
REGENT STREET
PICCADILLY
BUCKINGHAM PALACE
THE RITZ
GREEN PARK
ST JAMES'S PARK
GREEN PARK
ST JAMES'S SQUARE

Cartier
BOODLES
1798
DAVID MORRIS

RITZ
RESTAURANT

SOTHEBY'S
Sotheby's
Sotheby's
ARTS OF THE ISLAMIC WORLD
Sotheby's

DOVER
STREET
MARKET

160
The WOLSELEY

FORTNUM & MASON

63 FRANC

AMENITIES AND LOCAL OCCUPIERS

RESTAURANTS

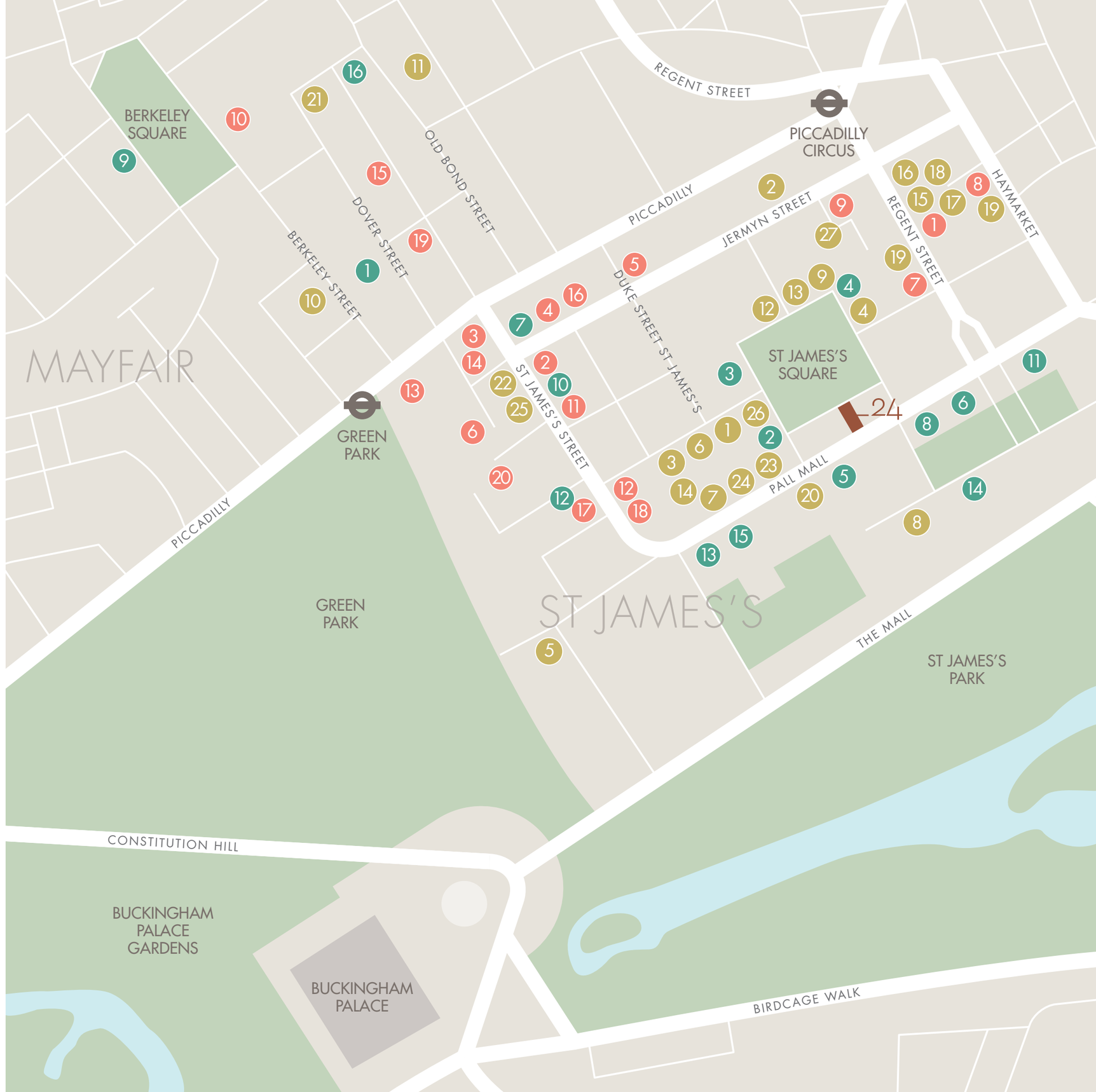
1 Aquavit
2 Café Murano
3 Caviar House & Prunier
4 Franco's
5 45
6 Le Caprice
7 Estiatorio Milos
8 Ole & Steen
9 Rowley's
10 Sexy Fish
11 Sake no Hana
12 Avenue
13 The Ritz
14 The Wolseley
15 Isabel
16 Wiltons
17 Chutney Mary
18 Boulestin
19 Gymkhana
20 The Game Bird

CLUBS

1 Arts Club
2 The Army & Navy Club
3 The East India Club
4 The In & Out Naval & Military Club
5 The Royal Automobile Club
6 The Travellers Club
7 White's
8 The Reform Club
9 Annabel's
10 Boodle's
11 IoD
12 Carlton Club
13 67 Pall Mall
14 Turf Club
15 Oxford & Cambridge Club
16 Oswald's

OCCUPIERS

1 Antofagasta
2 Apax Partners
3 Balyasny Asset Management
4 BP Global
5 Cheyne Capital Management
6 Clayton Dubilier Rice
7 Crux Asset Management
8 Edmond De Rothschild
9 Rio Tinto
10 Glencore
11 HSBC
12 EnTrust Global
13 SG Kleinwort Hambros
14 Temasek
15 J O Hambro
16 Carlyle Group
17 TowerBrook Capital
18 Formula One
19 Socar Trading
20 Permira
21 Perella Weinberg
22 Vision Capital
23 Eight Advisory
24 LXM Group
25 Putnam Investments
26 Rolex
27 Waverton Investment Management



SCHEDULE OF AREAS

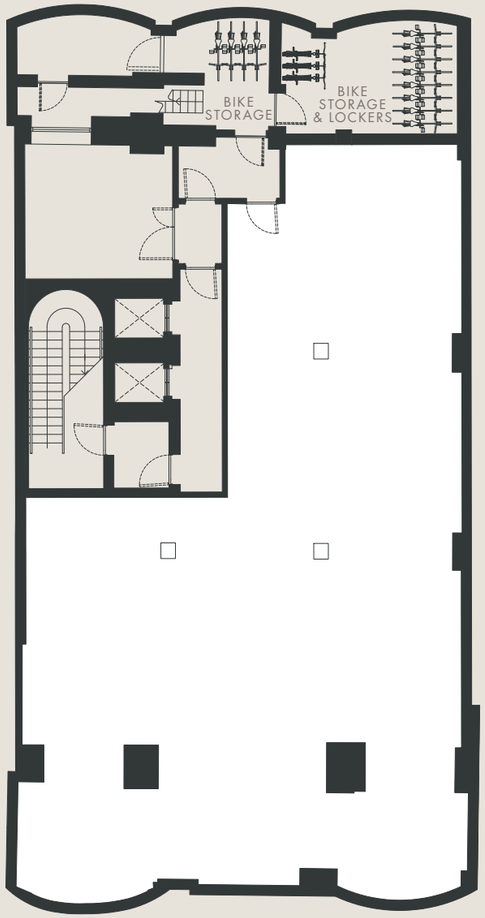
	MAIN FLOOR		BALCONY	
FLOOR	SQ FT	SQ M	SQ FT	SQ M
EIGHTH	598	56	—	—
SEVENTH	1,478	137	59	6
SIXTH	1,738	162	—	—
FIFTH	1,762	164	100	9
FOURTH	2,047	190	—	—
THIRD	2,044	190	27	3
SECOND	LET			
FIRST	2,024	188	—	—
RECEPTION	657	61	—	—
GROUND	1,242	115	—	—
LOWER GROUND	2,091	194	—	—
TOTAL	**15,024**	**1,396**	**186**	**17**

NET INTERNAL AREAS

FLOOR PLANS

LOWER GROUND
2,091 SQ FT / 194 SQ M

ST JAMES'S SQUARE



PALL MALL

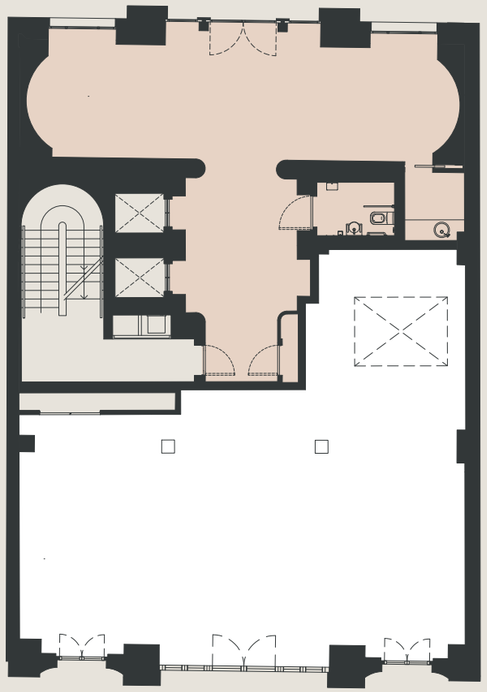
Plans not to scale. For indicative purposes only.

GROUND

1,242 SQ FT / 115 SQ M

RECEPTION
657 SQ FT / 61 SQ M

ST JAMES'S SQUARE



PALL MALL

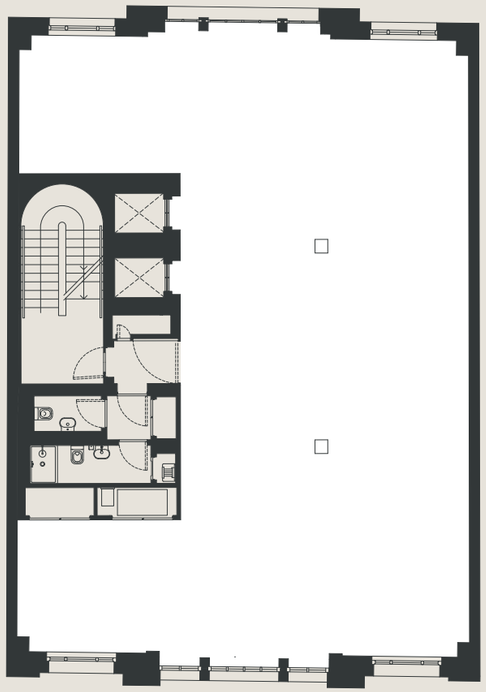
Reception

Plans not to scale. For indicative purposes only.

FIRST

2,024 SQ FT / 188 SQ M

ST JAMES'S SQUARE



PALL MALL

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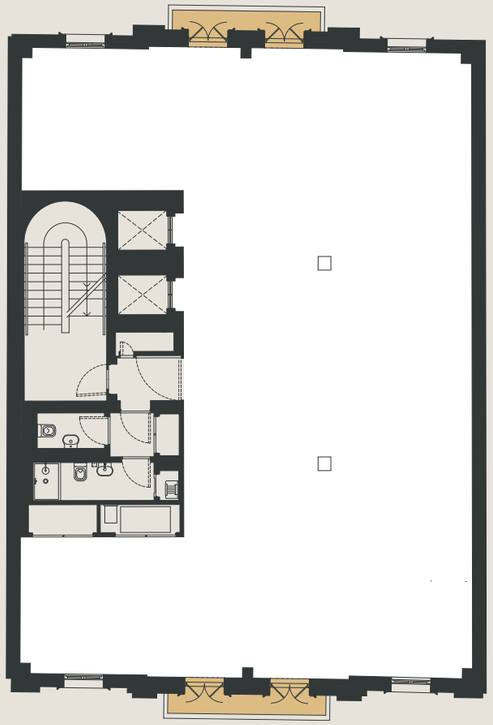
1ST FLOOR

THIRD
2,044 SQ FT / 190 SQ M

BALCONY
27 SQ FT / 3 SQ M

ST JAMES'S SQUARE



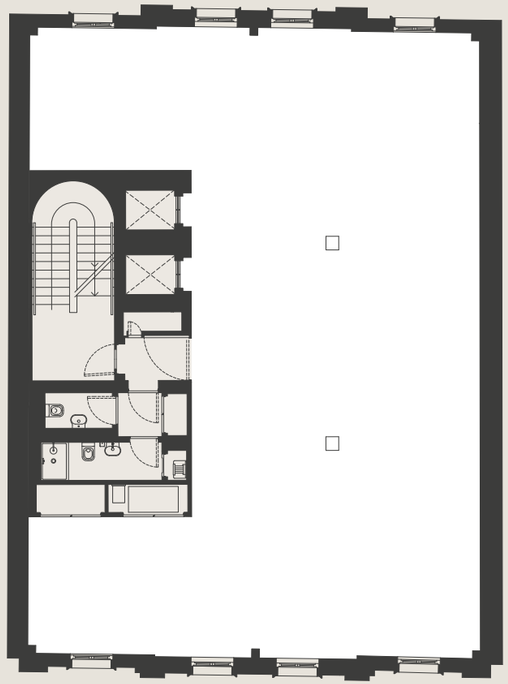
PALL MALL

Balcony

Plans not to scale. For indicative purposes only.

FOURTH
2,047 SQ FT / 190 SQ M

ST JAMES'S SQUARE



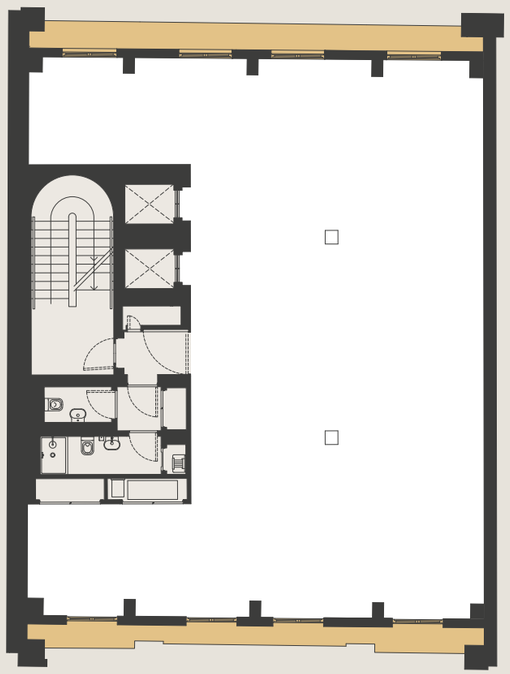
PALL MALL

Plans not to scale. For indicative purposes only.

FIFTH
1,762 SQ FT / 164 SQ M

BALCONY
100 SQ FT / 9 SQ M

ST JAMES'S SQUARE



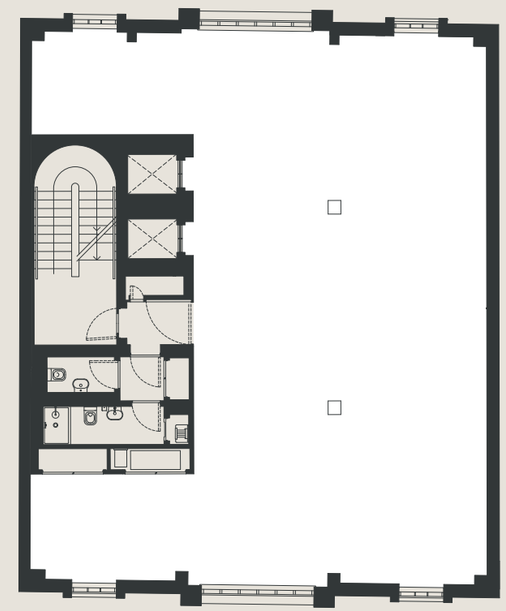
PALL MALL

Balcony

Plans not to scale. For indicative purposes only.

SIXTH
1,738 SQ FT / 162 SQ M

ST JAMES'S SQUARE



PALL MALL

Plans not to scale. For indicative purposes only.

7TH FLOOR

SEVENTH
1,478 SQ FT / 137 SQ M

BALCONY
59 SQ FT / 6 SQ M

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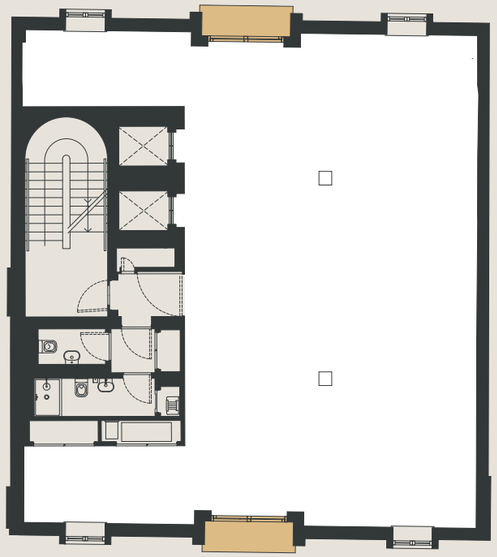


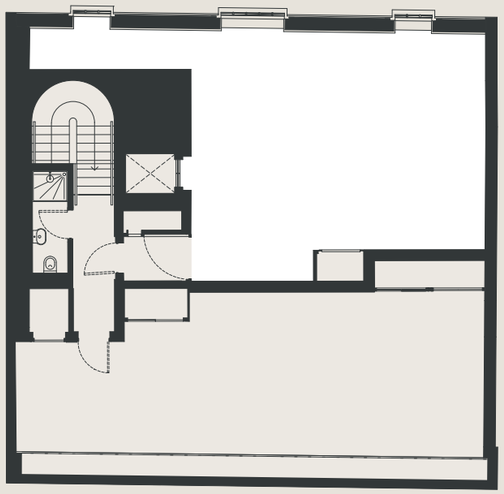
PALL MALL

Balcony

Plans not to scale. For indicative purposes only.

EIGHTH
598 SQ FT / 56 SQ M

ST JAMES'S SQUARE



PALL MALL

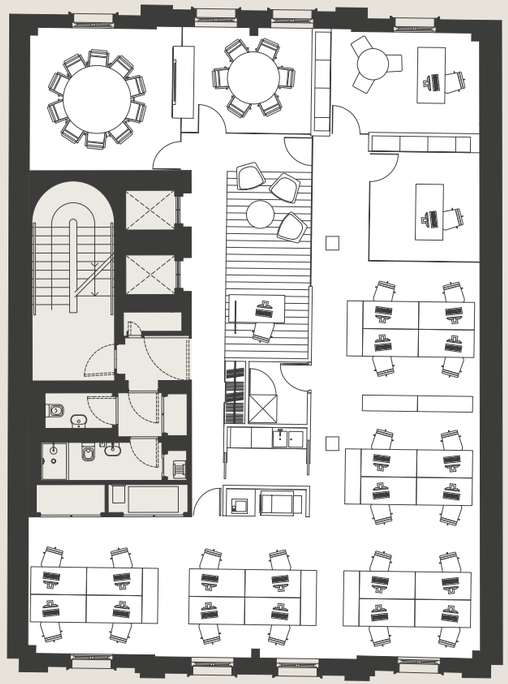
Plans not to scale. For indicative purposes only.

1ST FLOOR INDICATIVE LAYOUT CGI

SPACE PLANNING

TYPICAL FLOOR
CORPORATE LAYOUT

ST JAMES'S SQUARE



PALL MALL

20 Work Stations
2 Executive Offices
1 Boardroom
1 Meeting Room
Reception Room & Waiting Area
Comms Room, Teapoint & Copy Area

Plans not to scale. For indicative purposes only.

SPECIFICATION

OCCUPANCY

Workspace – 8–13 sq m/person

Core elements (e.g. lifts) – 12 sq m/person

Lift Provision
Wheelchair accessible 8–person lifts

Lift One: basement to 7th floor

Lift Two: basement to 8th floor

FLOOR LOADINGS

Dead / Superimposed Dead Load:
- Office: 0.85kN/m² as per the BCO specification
- Plant Room 8th Floor: 2.0kN/m² assumed Bitumen waterproof layer, insulation and 50mm Screed to the top surface

FLOOR HEIGHTS

Raised Floor Zone
Proposed: 210/260mm clear void

Services Ceiling Zone
1–8 levels approx 100mm

STRUCTURE

New slabs at basement, ground, first, fifth, sixth, seventh and eighth floors

Other floors with retained areas of original floors with new internal steel columns

New RC lift / stair core structure from basement to roof level

Load bearing masonry external walls and party walls

INTERNAL OFFICE FINISHES

Walls
Emulsion paint finished plaster

Floors
600 x 600mm accessible medium duty metal raised floor with A/C fan tiles

Ceilings
Emulsion painted M/F plasterboard system

Windows
Refurbished timber double glazed windows and new metal framed double glazed windows

Lighting
New Zumtobel office lighting

Doors
Oak veneered doors

Skirting
Painted hardwood skirtings

RECEPTION

Walls
Burr walnut veneer to lift lobby and embossed leather panels, backlit bronzed aerofoils and metalwork to main reception area

Floors
Calacatta large format tiling in engineered walnut border

Ceilings
Layered ceilings with linen texture plaster finish and burr walnut panels to lift lobby, with bespoke bronze framed chandeliers

Reception Desk and Furniture
Bespoke gold end reception desk and suited waiting area furniture

TOILETS AND SHOWERS

On each floor there are two unisex superloos, one of which includes a shower

A unisex, fully wheelchair accessible WC is provided adjacent to the ground floor lift lobby

Satin nickel and chrome ironmongery and brassware

Ceilings
Painted M/F plasterboard system with cove lighting

Walls
Full bodied porcelain tiling with mirrored Alavo modular units to each cubicle with Duravit Darling WCs and flush shower trays

Oak veneered flush doors

Floors
Full bodied Domus Burlington porcelain tiling

CYCLING FACILITIES

12 new secure cycle spaces and lockers, accessed via new basement metal stair

ILLUMINATION LEVELS

300–500 lux

Task uniformity 0.7

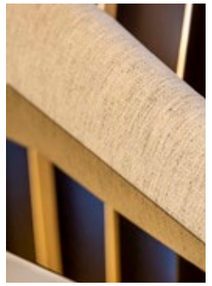
Unified glare rating 19

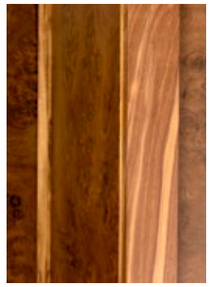
Electric load allowance 10 W/sq m including task lighting

ENERGY EFFICIENCY MEASURES

BREEAM – Very Good

EPC – Upper floors: 37 (B)
G and LG floors: 34 (B)





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AWARDS

Winner of the Best Office Architecture UK Award
at the 2019 International Property Awards

UNITED KINGDOM PROPERTY AWARDS
WINNER 2019-2020

UKPA 5 Star Winner

BLDA ARCHITECTS

CHRIS PHILLIPS
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