

38 JERMYN ST
ST JAMES'S SW1

PRINCES HOUSE

THE CROWN
ESTATE

THE BUILDING

FLEXIBLE FITTED &
SEMI FITTED WORKSPACES
BY THE CROWN ESTATE



SUMMARY SPECIFICATION

-  Fitted / semi fitted space
-  Cycle storage
-  Inset LED lighting
-  2 x passenger lifts
-  Showers & changing
-  Underfloor air conditioning
-  Natural light via atrium
-  Commissionaire
-  Fibre ready
-  Short term leases



Above
Main reception

Below left
Exterior façade
onto Jermyn Street

Princes House offer the highest quality contemporary flexible office space, in the heart of St James's.

Behind a Portland Stone façade the reception design sets the tone for the rest of the building, with the use of stone, marble and bronze – creating a contemporary yet understated look and feel.

ACCOMMODATION

ELEVATED ST JAMES'S WORKSPACE

The building is flooded with natural light via the impressive central atrium. Galleried walkways and wall climber lifts create a dramatic arrival into the workspace for tenants and visitors.

Below
Open plan workspace
Suite 2C

Right
Galleried walkways
and atrium



ACCOMMODATION

ALL IN THE DETAIL...

Considered design details throughout make the workspaces an inspiring and welcoming environment. Generous meeting and breakout spaces create a collaborative and creative work environment, whilst promoting tenant wellbeing.



Top left
Breakout space
Suite 5B

Above
Mezzanine
meeting space

Far Left
Meeting and breakout
spaces Suite 2A

Left
Meeting room Suite 1A

ACCOMMODATION

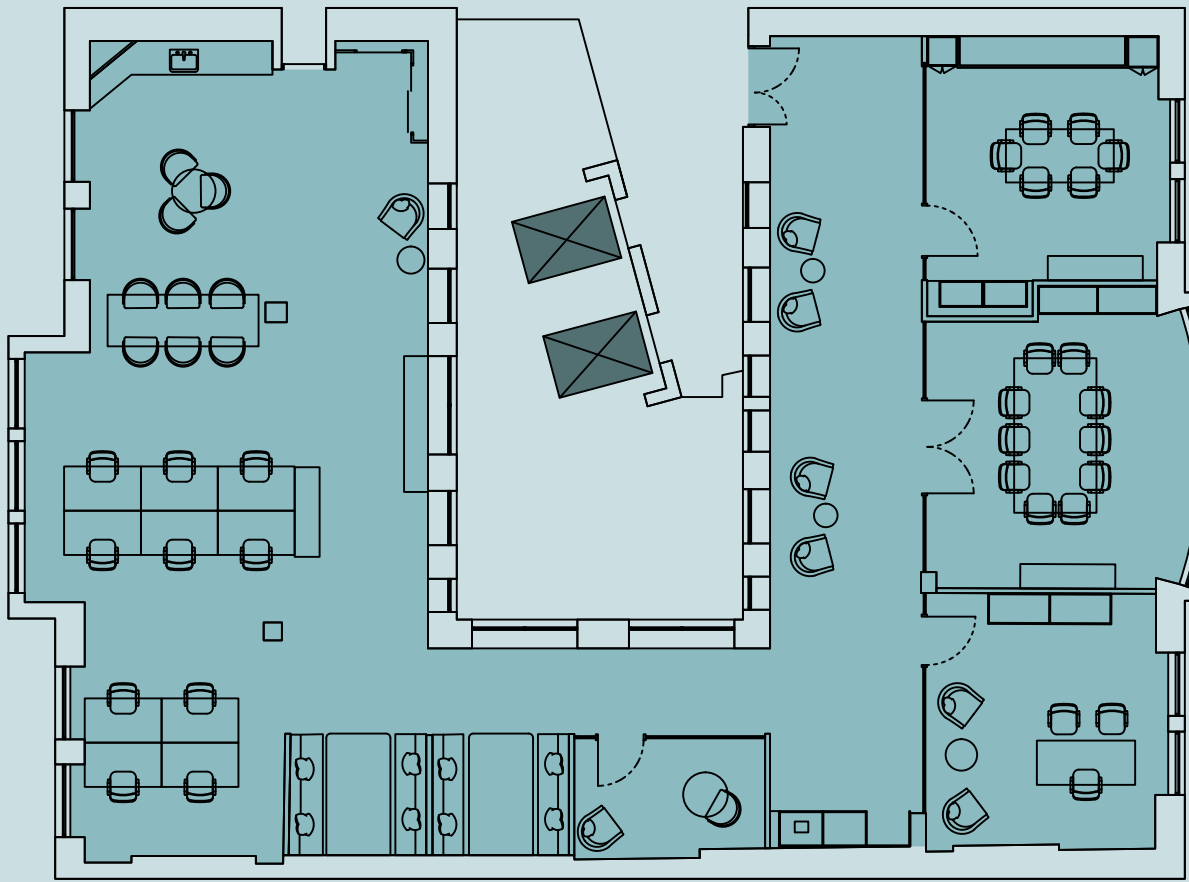
SCHEDULE / PLANS

Suite	Available	Condition	Sq Ft	Sq Ft
Mezzanine	Now	Fitted	2,502	232
1A	Now	Fitted	2,524	235
2A	Now	Fitted	2,523	234
2C	Now	Fitted	1,553	144
4A	Now	Fitted	2,059 – 4,568	191 – 424
4C	August	Fitted	1,749	163
5B	Now	Fitted	1,685	157
TOTAL			17,104	1,589

Below
Kitchenette breakout space 4C

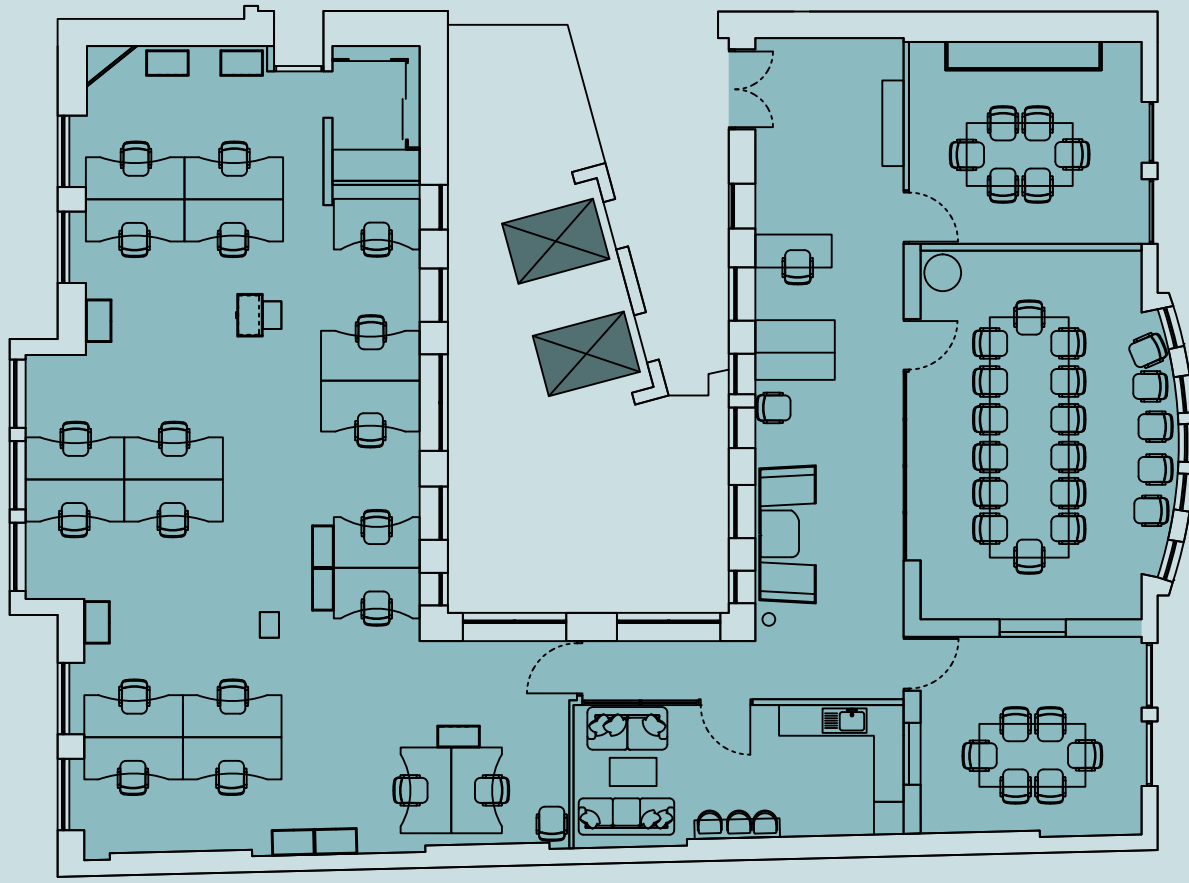


Mezzanine – fitted
2,502 sq ft/232 sq m



- 10 workstations
- 1 x 10 person meeting room
- 1 x 6 person meeting room
- 1 x 2 person meeting room
- 1 x private office
- 2 x meeting booths
- Kitchenette & breakout area

Suite 1A – fitted
2,524 sq ft/235 sq m

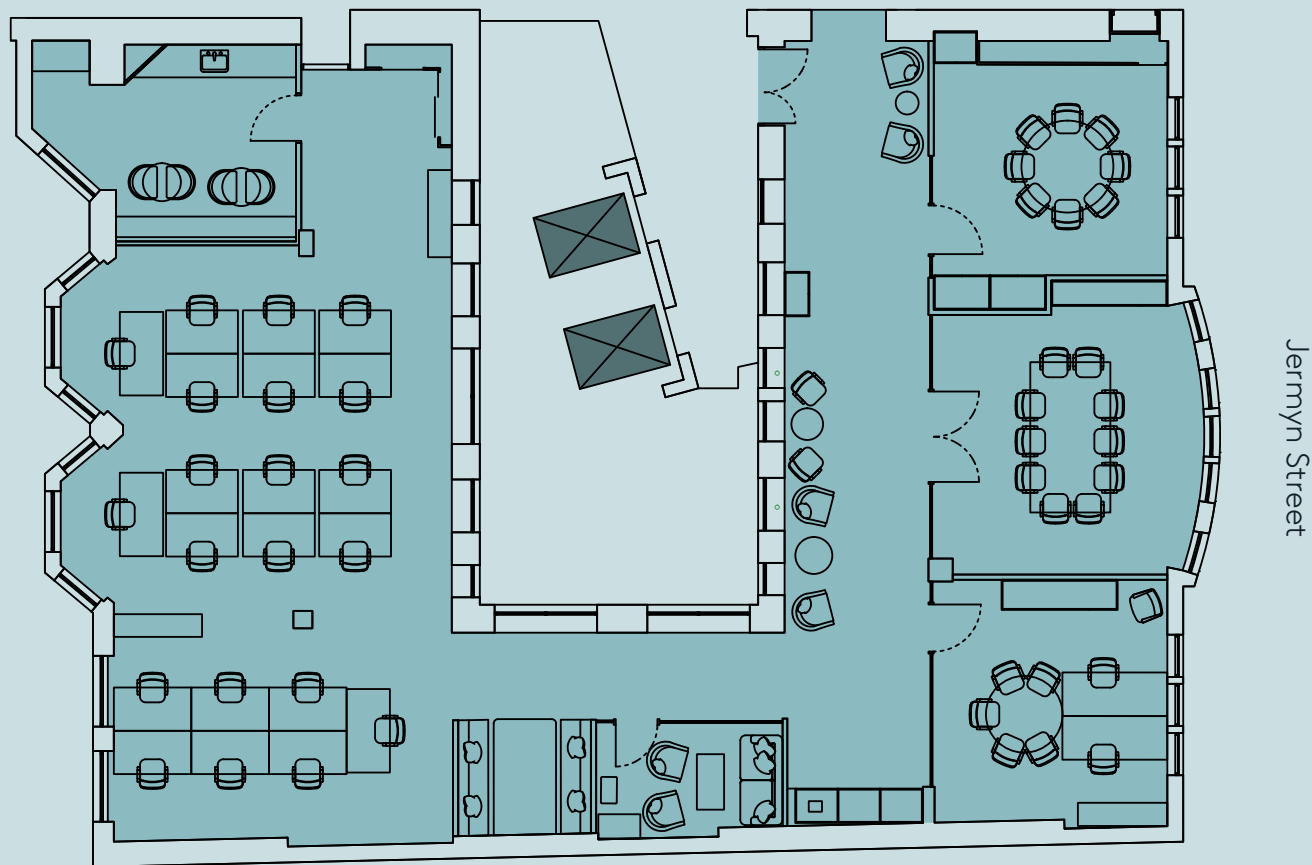


- 21 workstations
- 1 x 14 person meeting room
- 2 x 6 person meeting rooms
- 1 x meeting booth
- Kitchenette & breakout area

For indicative purposes only. Not to scale.

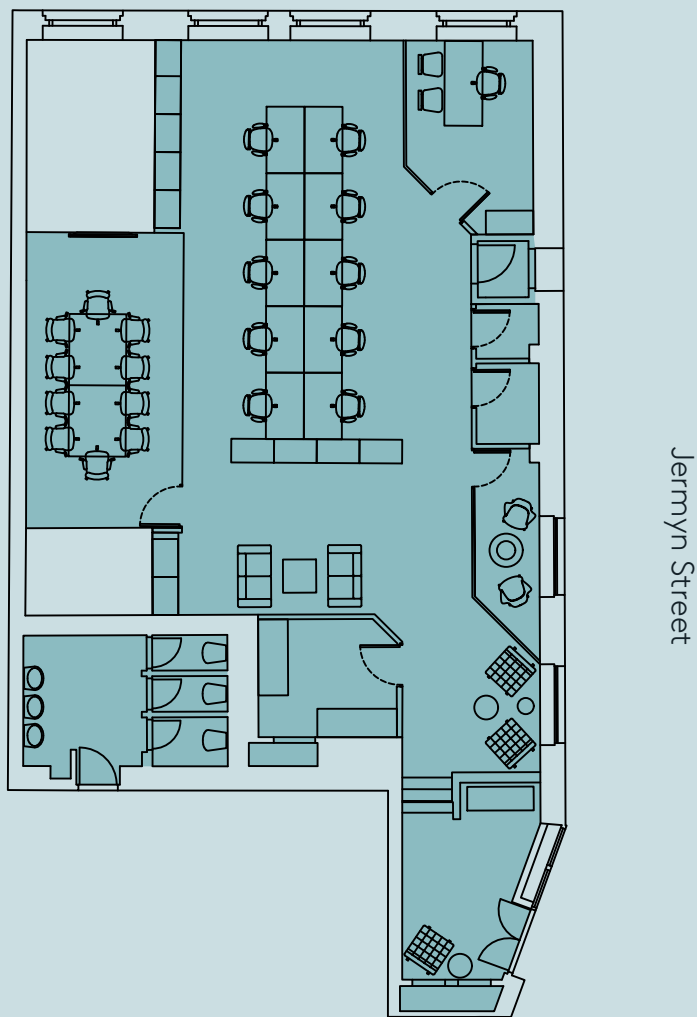


Suite 2A – fitted
2,523 sq ft/234 sq m



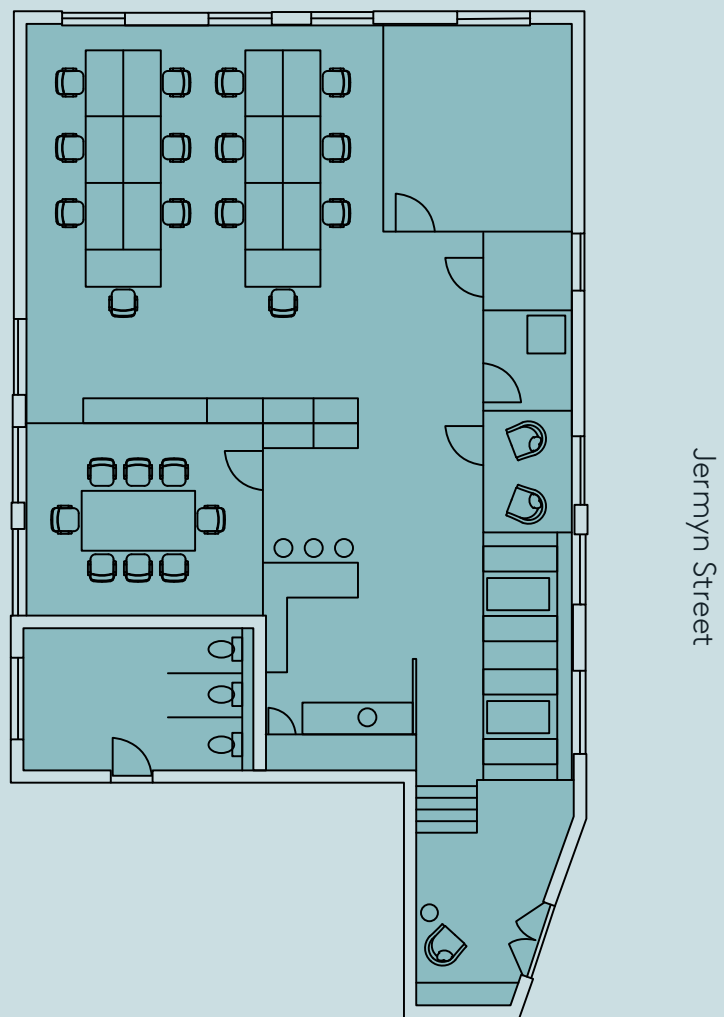
- 21 workstations
- 1 x 10 person meeting room
- 2 x 8 person meeting rooms
- 1 x 2 person meeting room
- 1 x Informal meeting room
- 1 x meeting booth
- Kitchenette & breakout area

Suite 2C – fitted
1,553 sq ft/144 sq m



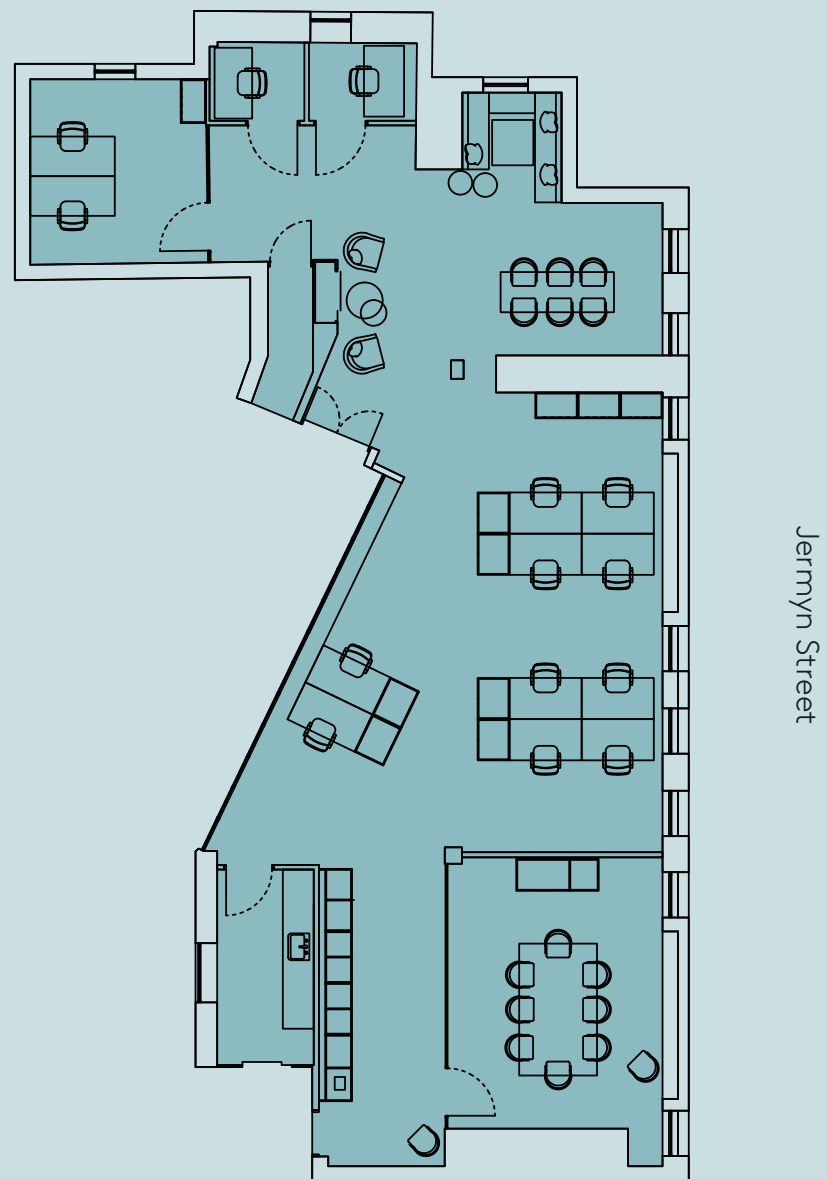
- 10 workstations
- 1 x 10 person meeting room
- 1 x 2 person meeting room
- Welcome area
- Kitchenette & breakout area
- 1 x private office

Suite 4C – fitted
1,749 sq ft/163 sq m



- 14 workstations
- 1 x 8 person meeting room
- 2 x meeting booths
- 1 x 2 person meeting room
- 1 x shower room
- Kitchenette & breakout area

Suite 5B – fitted
1,685 sq ft/157 sq m



- 12 workstations
- 1 x 8 person meeting room
- 2 x quiet rooms
- Informal meeting area
- Kitchenette & breakout area

For indicative purposes only. Not to scale.





Princes House sits at the heart of St James's. On the doorstep, Jermyn Street provides a rich amenity mix of cafés, restaurants, and retail amenities.

The wider area continues to attract some of London's most prestigious retailers, galleries and private members club and is home to convenient lunch offerings and fine dining experiences.

LOCAL AREA

THE EPITOME OF STYLE & TASTE...

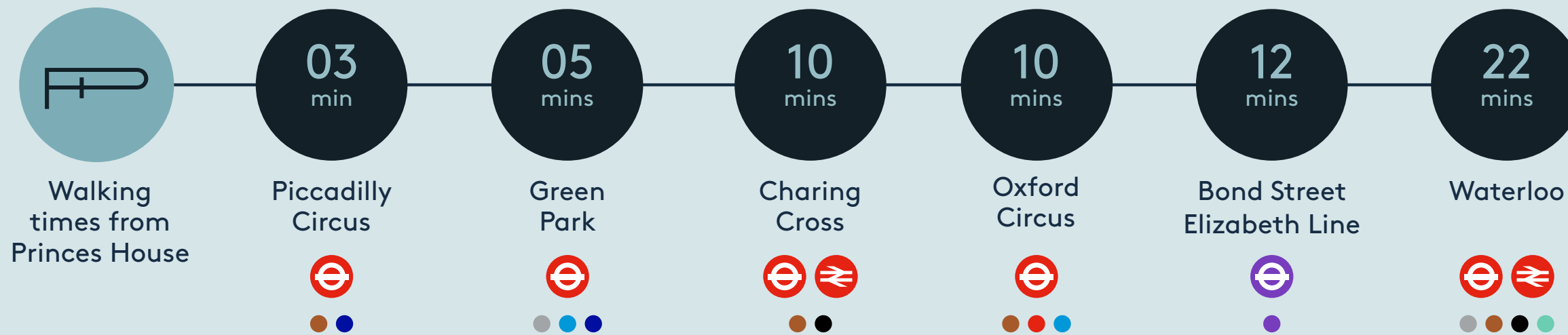


CONNECTIVITY

THE PERFECT POSITION

St James’s continues to attract many highly regarded companies, drawn to the area thanks to the premium amenity offering and excellent transport connections.

Princes House is a three minute walk to Piccadilly Circus station (Bakerloo and Piccadilly lines), Green Park is just five minutes away offering access to mainline rail services and the Elizabeth line at Bond Street is also nearby offering reduced travel times across London.



LOCAL AMENITIES

- | | | |
|------------------------|---------------------|---------------------------|
| 01. Aspinall of London | 06. Sael | 11. Wiltons |
| 02. Café Murano | 07. Fallow | 12. Ambassadors Clubhouse |
| 03. Christie's | 08. Fortnum & Mason | 13. Scully |
| 04. Chutney Mary | 09. Franco's | 14. 45 Jermyn Street |
| 05. Davidoff | 10. 'O Ver | 15. Maison François |

WORKSPACES+

INTRODUCING WORKSPACES+ BY THE CROWN ESTATE



DELIVERING MORE THAN JUST OFFICE SPACE

Workspaces+ gives you the flexibility to work your way. Enjoy access to collaborative workspaces, bookable meeting rooms, event space hire, wellbeing facilities, and a vibrant community of like-minded professionals. Plus, with its range of exclusive perks, from fitness classes to an on-site Community Team, Workspaces+ creates an office experience unlike any other.



WORKSPACES+ BENEFITS

- Access to fitness and wellbeing classes
- Access to talks and networking events
- Exclusive discounts for bookable meeting rooms
- St James's Office customers get free membership to 6 Babmaes Street
- 24/7 maintenance support
- 24/7 security
- Exclusive discounts for internal and external event spaces
- Bespoke perks and discounts around the portfolio

WORKSPACES+ MAKING 'WORK' WORK FOR YOU

6 BABMAES STREET



As a customer of The Crown Estate you will have privileged access to 6 Babmaes Street and the amenities it offers.

This includes use of:

- Private meeting rooms at discounted rate
- Co-working space
- Business lounge & roof terrace
- Auditorium space



OUR NEW FLEXIBLE
WORK SPACE HUB
FOR WHEN YOU
NEED SPACE



FURTHER INFORMATION



ALEX WALTERS
alex.walters@realestate.bnpparibas
07900 607 055

KATRINA LOVE
katrina.love@realestate.bnpparibas
07818 290 253

MICHELE NJUGUNA
michele.njuguna@realestate.bnpparibas
07384 821 471



MEG CARR
megan.carr@levyrealestate.co.uk
07896 899 798

SIMON TANN
simon.tann@levyrealestate.co.uk
07748 180 198

PETER MATHER
peter.mather@levyrealestate.co.uk
07923 531 667

CALUM HOLDEN
calum.holden@levyrealestate.co.uk
07508 610 454



SAMANTHA JONES
samantha.jones@thecrownestate.co.uk
07353 112 979

MICHAEL CAIRA
michael.caira@thecrownestate.co.uk
07407 290 651

ALKA JOTANGIA
alka.jotangia@thecrownestate.co.uk
07826 946 336

GEORGE WALKER
george.walker@thecrownestate.co.uk
07783 770 849

Misrepresentation Act. These particulars are prepared for the guidance only of the prospective owners, tenants and occupiers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith and should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good working condition or otherwise that any services or facilities are in good working order. Any areas, measurements or distances referred to herein are approximate only. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statements or fact. Neither The Crown Estate nor any of its employees have any authority to make or give any warranty whatever in relation to this property. September 2025.

Designed & produced by Cre8te - 020 3468 5760 - cre8te.london



PRINCES HOUSE