

QUEEN'S HOUSE

65 ST JAMES'S STREET

15,342 sq ft of luxury workspace



65 St James's Street



Stunning renovation in the West End of London

Repositioning an iconic St James's Street building into a modern, light and luxury workspace. Queen's House has been meticulously renovated and extended to provide the finest new office suites in St James's whilst retaining its heritage aesthetic. The building has been extended with a stunning penthouse office floor and expansive communal roof terrace, equipped with the services to allow occupiers to host impressive social events whilst enjoying the views over the Royal Parks, Buckingham Place and wider London.



Reception – Indicative artwork

Beautiful workspace in the heart of St James's

Each floor has been carefully refurbished to the highest specification, now offering a fresh and luxury feel. The top floors enjoy impressive views across St James's and Central London and each occupier will have access to the new communal roof terrace, extensive lower ground changing facilities and be serviced by the ground floor building commissionaire.



Communal roof terrace - Indicative furniture layout



First floor office space

Floor Areas

LEVEL	USE	AVAILABILITY	NIA SQ FT	NIA SQ M
Roof Terrace	Communal	-	1,356	126
Seventh	Office	Available	1,729	161
Sixth	Office	Available	1,807	168
Fifth	Office	Let	1,987	185
Fourth	Office	Let	1,993	185
Third	Office	Available	2,018	188
Second	Office	Available	2,020	188
First	Office	Available	2,009	187
Ground	Reception	-	423	39
Office Total			15,342	1,427
Ground	Retail	Available	1,126	105
Lower Ground	Retail	Available	950	88
Retail Total			2,076	193
Grand Total			17,418	1,620

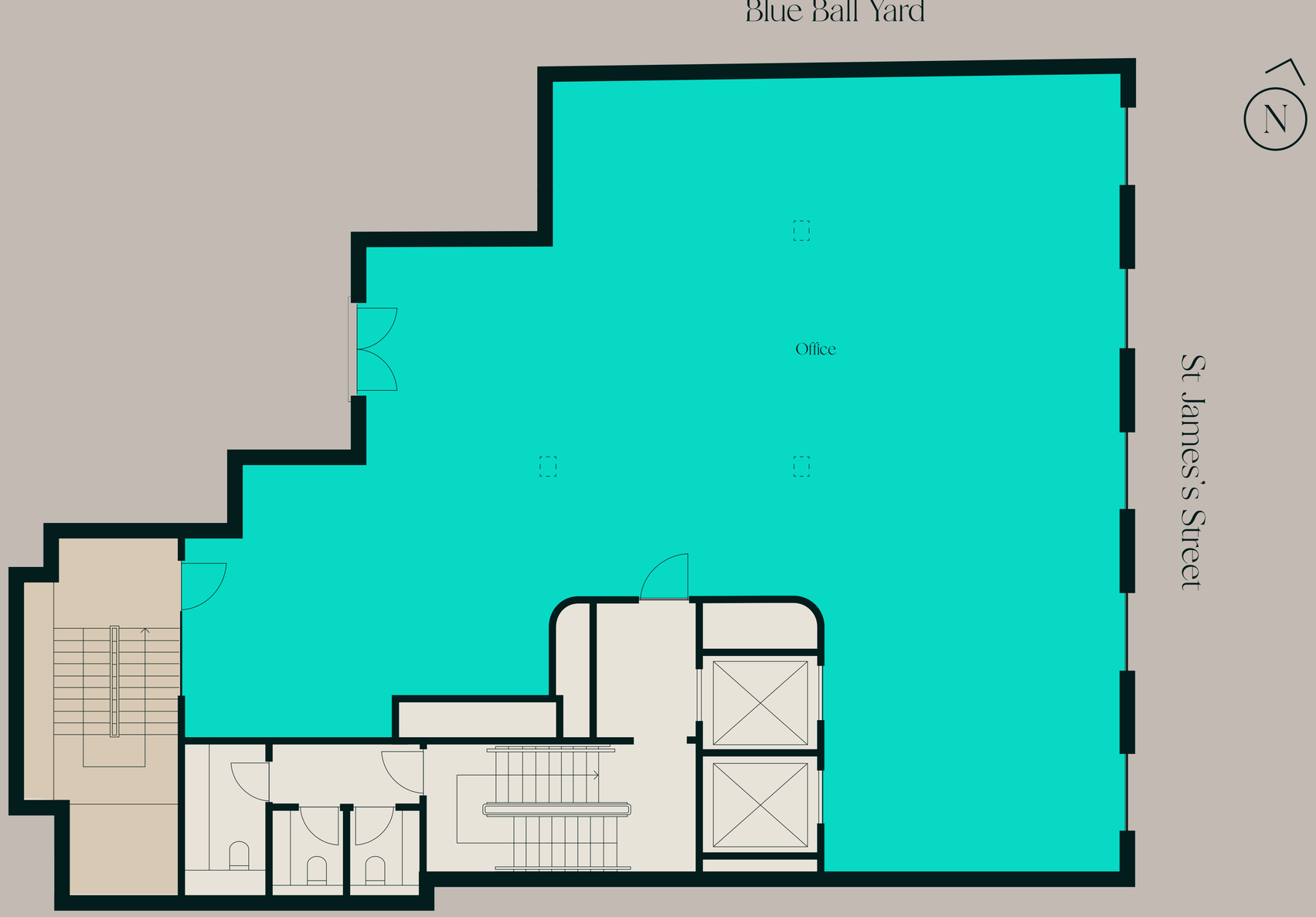
Ground Floor

Reception 423 sq ft | 39 sq m



- Office reception
- Core
- Retail
- External fire exit

Typical Floor



Office
Core
External fire exit



Fourth floor office space | Partially furnished



Fourth floor office space | Partially furnished

Indicative Space Plan

1:10 occupancy





Sixth floor office space



Specification

EPC
Rating A

High speed dual
Cat 6 connection

Occupancy
1:10

Communal
roof terrace

2x 8 Person
passenger lifts

VRF air
conditioning

22 Bicycle
spaces

15 Brompton
bike lockers

Male and female
superloos

54 Lockers &
15 Drying Lockers

DDA accessible
facilities

7 Male and female
showers

End of journey

Female shower / changing facilities



Male shower / changing facilities



Bike storage



A prestigious location, showcasing London's finest qualities

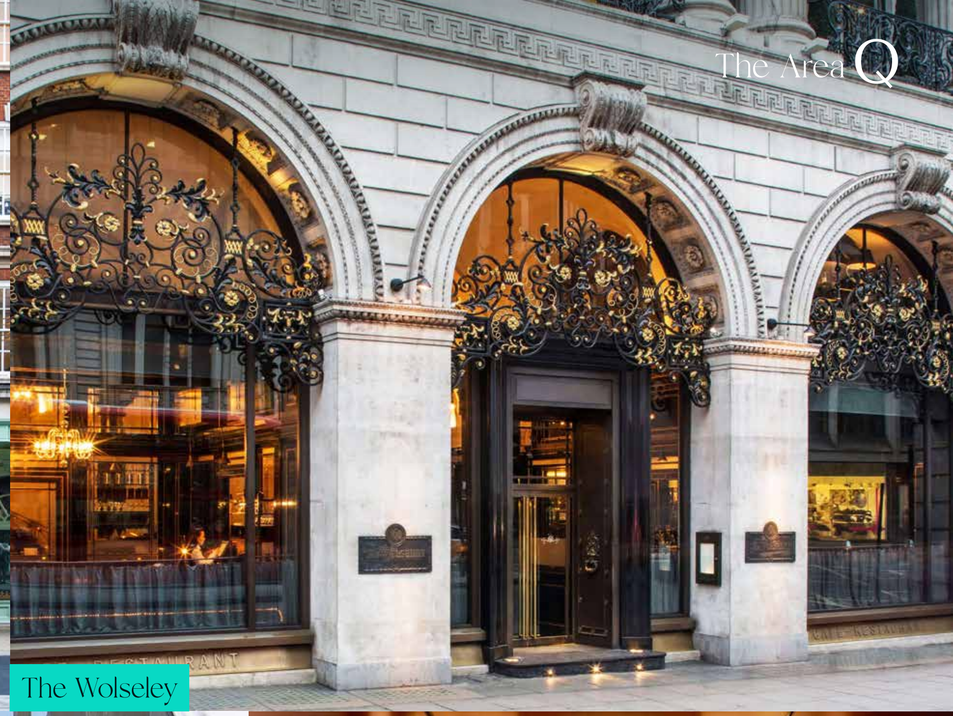
Enjoy the unsurpassed quality and history associated with the St James's area. Queen's House lies just moments away from nearly 100 acres of perfectly kept Royal Park green space, whilst also being nestled within one of London's most iconic and historic areas. The St James's area recently has seen an impressive influx of new bars, restaurants and shops, giving it the perfect balance between old and new. Places such as Maison François, Gentlemen's Barista and Equinox, all within two minutes walk, are perfect examples of this.



The Ritz London



Fortnum & Mason



The Wolseley



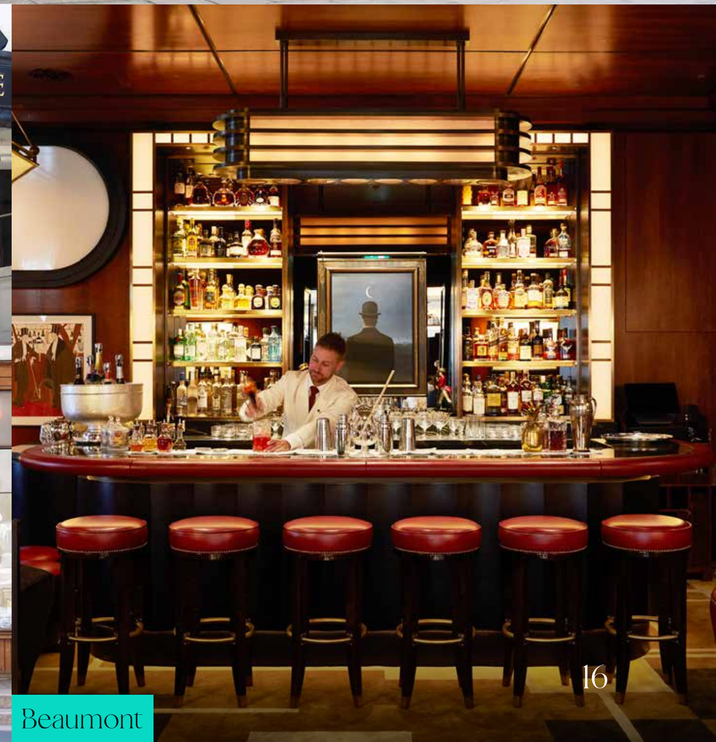
Berry Bros & Rudd



Christie's



Burlington Arcade



Beaumont



Restaurants

1. Wild Honey St James
2. Hawksmoor Air Street
3. Seven Park Place by William
4. Wiltons Restaurant
5. Chutney Mary
6. Cecconi's Mayfair
7. Isabel Mayfair
8. The Ritz Restaurant
9. Estiatorio Milos London
10. 45 Jermyn Street
11. HIDE
12. The Wolseley
13. Saint Jacques
14. 67 Pall Mall
15. Maison Francois
16. Cafe Murano

Shops

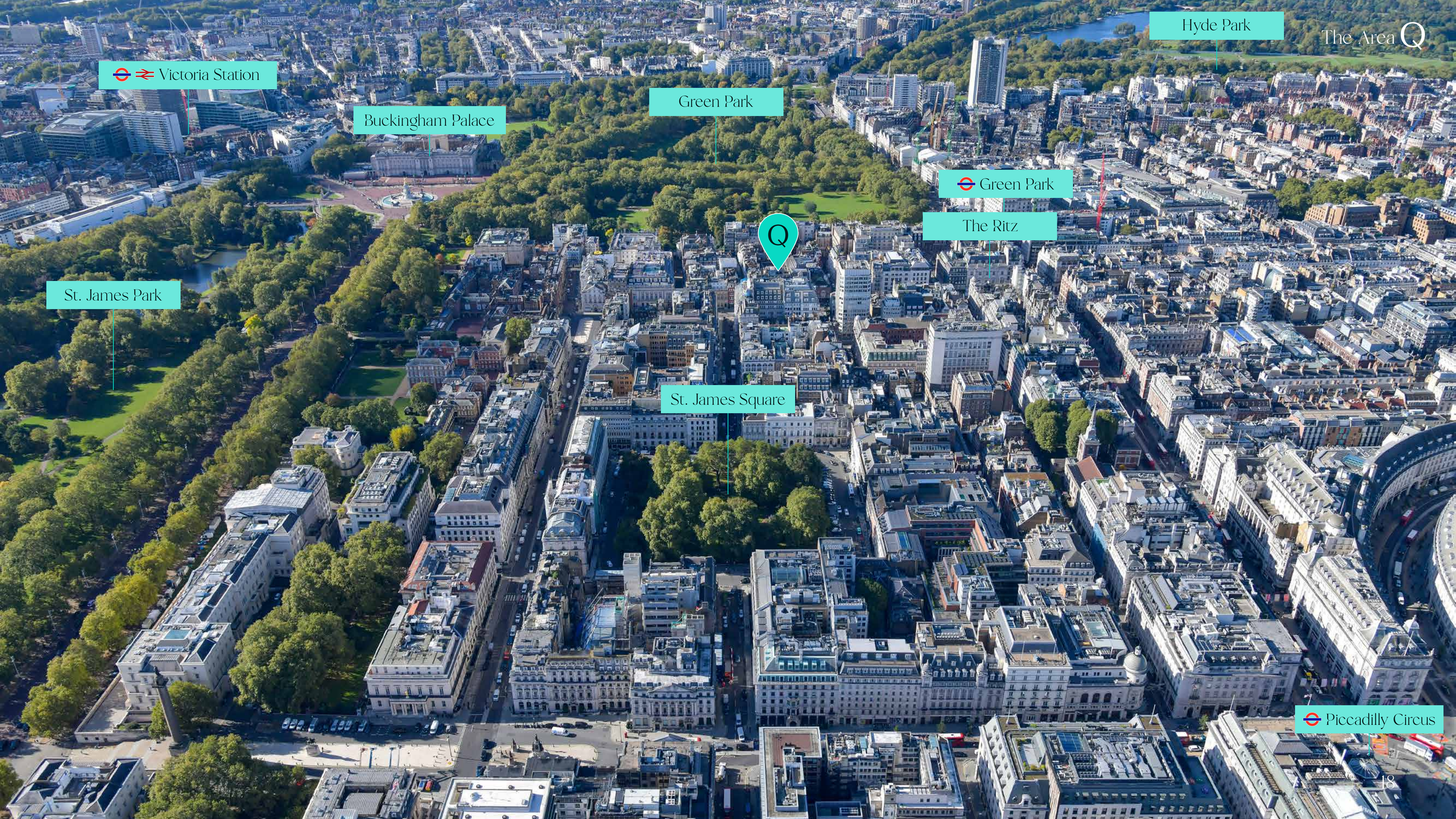
1. Burberry
2. Burlington Arcade
3. Cartier
4. Loro Piana
5. Princes Arcade
6. Quadrant Arcade
7. Piccadilly Arcade
8. Royal Arcade
9. Pinerello Cycle Store
10. Berry Bros. & Rudd
11. Favourbook

Hotels

1. The Ritz London
2. The Stafford London
3. St. James's Hotel and Club
4. DUKES London

Gyms

1. Equinox
2. Pure Gym
3. Nordic Balance
4. Ten Health & Fitness St James's


Victoria Station
Buckingham Palace
Green Park
Hyde Park
Green Park
The Ritz
Q
St. James Park
St. James Square
Piccadilly Circus



- 50 Mins — Reading
- 40 Mins — Heathrow Airport
- 9 Mins — Paddington
- 4 Mins — Waterloo
- Green Park
- 2 Mins — Bond Street
- 6 Mins — Farringdon
- 10 Mins — Liverpool Street
- 15 Mins — Canary Wharf

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