



QUEEN'S  
HOUSE

65 ST JAMES'S STREET

16,029 sq ft of luxury workspace

# 65 St James's Street





Indicative exterior CGI

## 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.



## 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 floor will have access to the new communal roof terrace, extensive lower ground changing facilities and be serviced by the ground floor building commissionaire.



Indicative communal roof terrace CGI



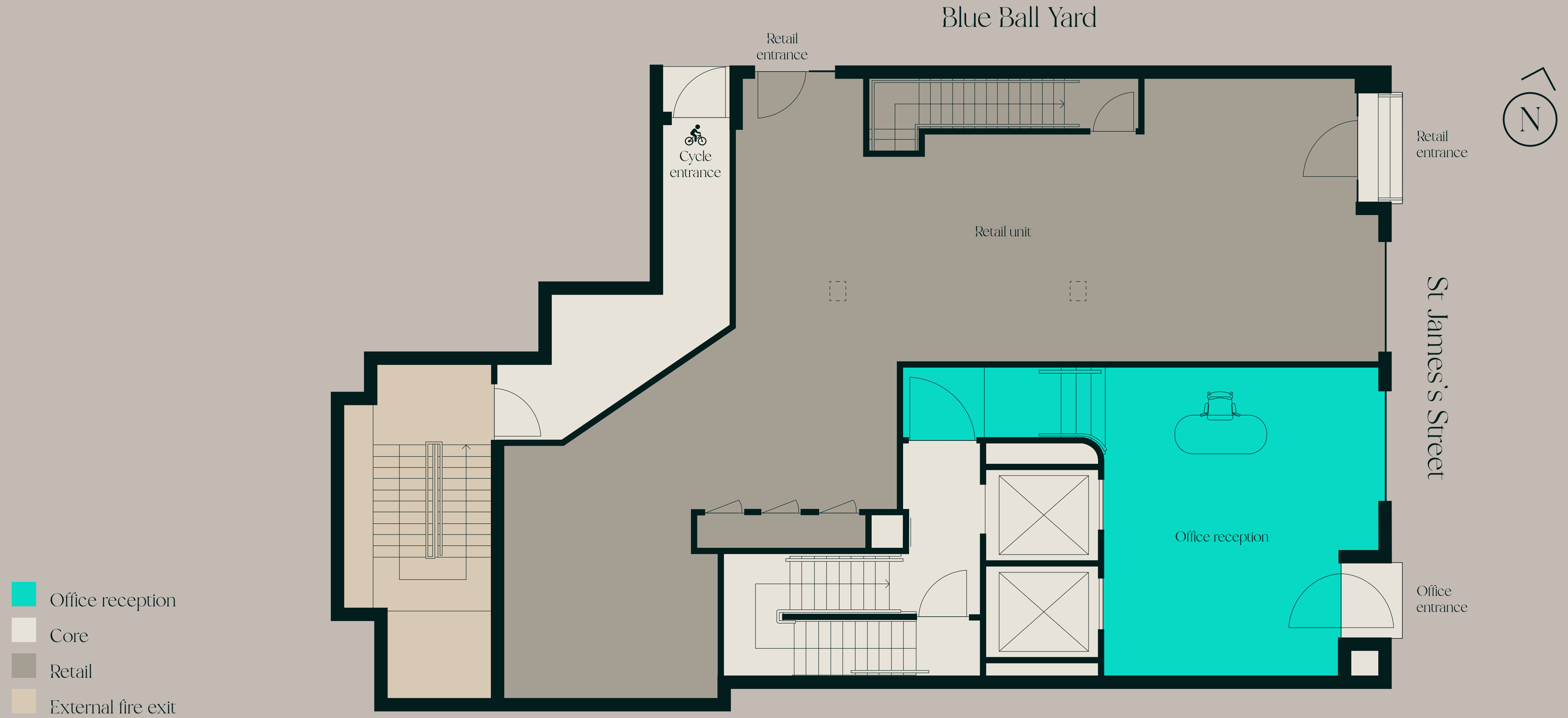
Indicative office CGI

## Floor Areas

LEVEL	USE	NIA SQ FT	NIA SQ M
Seventh	Office	1,778	165
Sixth	Office	1,843	171
Fifth	Office	1,990	185
Fourth	Office	1,998	186
Third	Office	2,019	188
Second	Office	2,022	188
First	Office	2,017	187
Ground	Reception	346	32
Office Total		14,013	1,302
Lower Ground	Retail	911	85
Basement	Retail	1,105	103
Retail Total		2,016	188
Grand Total		16,029	1,490

# Ground Floor

Reception 346 sq ft | 32 sq m



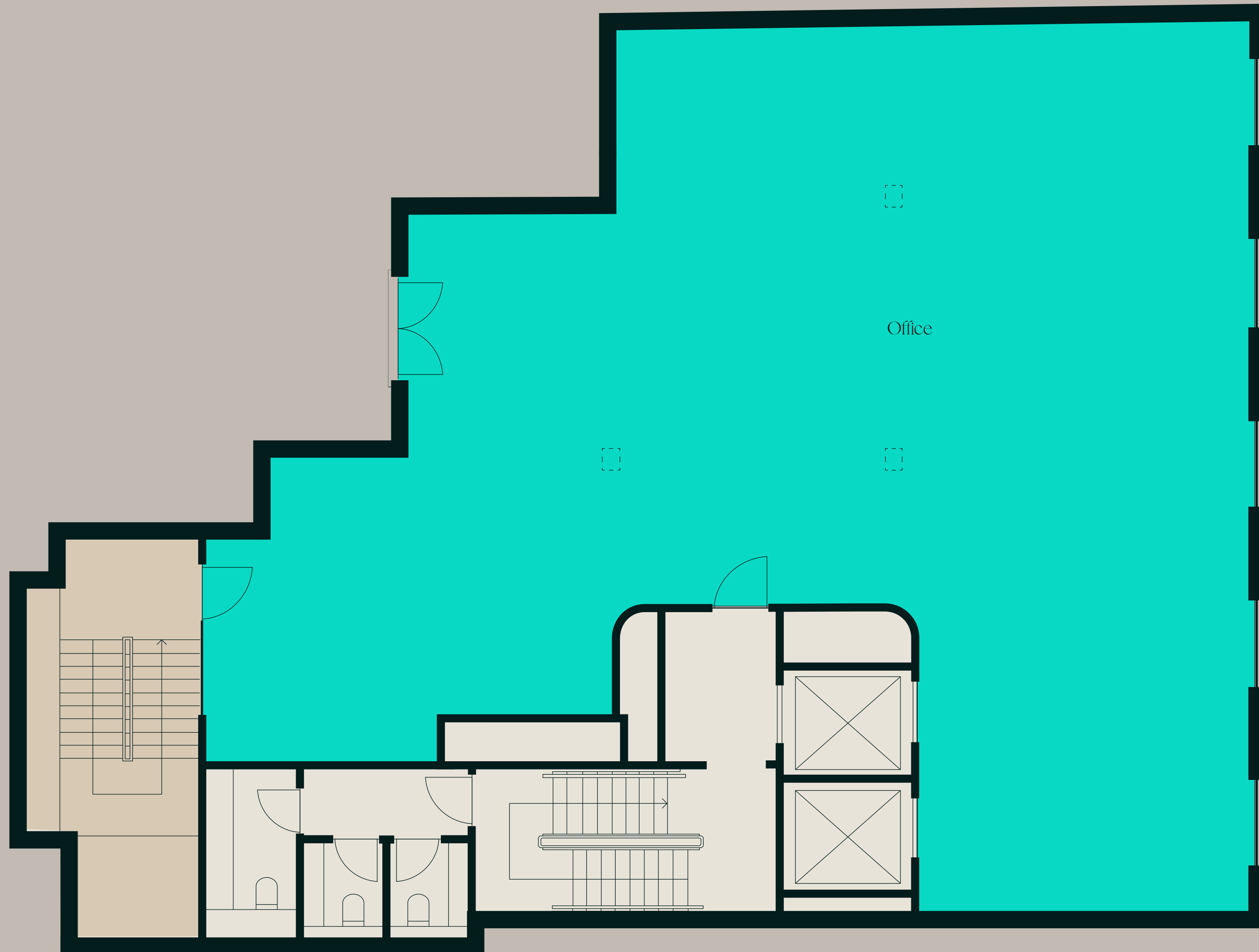
# Typical Floor

Blue Ball Yard



St James's Street

- Office
- Core
- External fire exit



# Indicative Space Plan

1:10 occupancy

Blue Ball Yard



St James's Street

- Office
- Core
- External fire exit





# Specification



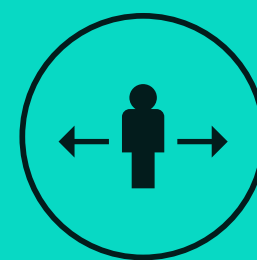
Indicative Blue Ball Yard CG



EPC Rating A



Raised access floors



Occupancy 1:10



Communal roof terrace



2x 8 Person passenger lifts



VRF air conditioning



22 Bicycle spaces



10 Brompton bike lockers



Male and female superloos



57 Lockers



DDA accessible facilities



7 Male and female showers



# A prestigious location, showcasing London's finest qualities

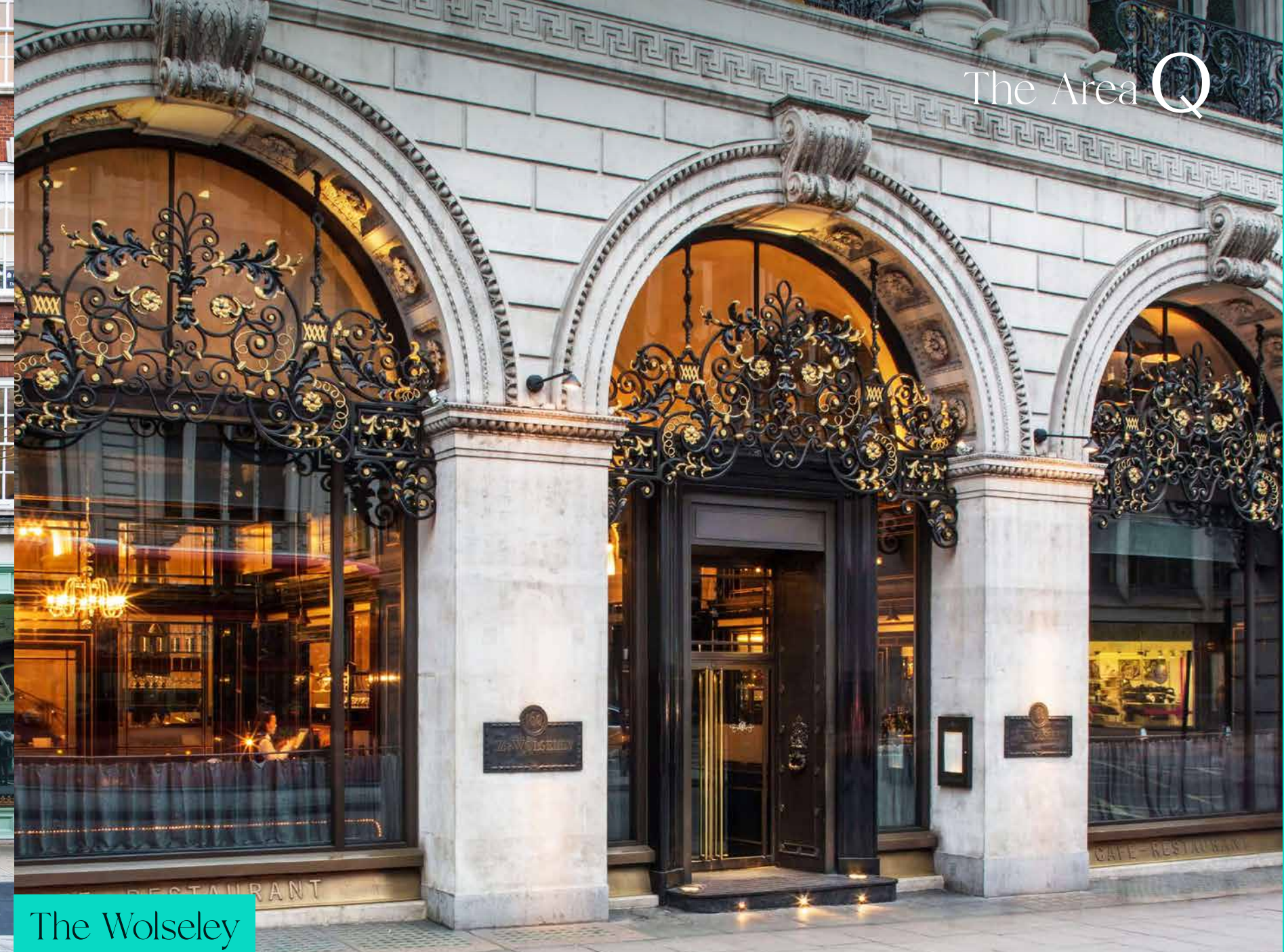
Enjoy the unsurpassed quality and history associated with the St James's area. Queen's House lies just moments away from nearly 100 acres of perfectly kept Royal Park green space, whilst also being nestled within one of London's most iconic and historic areas. The St James's area recently has seen an 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. The Game Bird
- 6. Chutney Mary
- 7. Cecconi's Mayfair
- 8. Isabel Mayfair
- 9. The Ritz Restaurant
- 10. Estiatorio Milos London
- 11. 45 Jermyn Street
- 12. HIDE
- 13. The Gentlemen Baristas
- 14. The Wolseley
- 15. Saint Jacques
- 16. 67 Pall Mall
- 17. Maison Francois
- 18. 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. Cross Fit SW1
- 2. Equinox
- 3. Pure Gym
- 4. Nordic Balance
- 5. Ten Health & Fitness St. James's

Hyde Park

 Victoria Station

Buckingham Palace

Green Park

 Green Park

The Ritz

St. James Park



St. James Square

 Piccadilly Circus

# The Area Q



For further information please contact one of our agents

Harry Cormack

[harry.cormack@levyrealestate.co.uk](mailto:harry.cormack@levyrealestate.co.uk)

07815 463822

Ben Lewis

[ben.lewis@knightfrank.com](mailto:ben.lewis@knightfrank.com)

07966 233680

Simon Tann

[simon.tann@levyrealestate.co.uk](mailto:simon.tann@levyrealestate.co.uk)

07748 180198

Oliver Watkins

[oliver.watkins@knightfrank.com](mailto:oliver.watkins@knightfrank.com)

07976 577325

Samantha Jones

[samantha.jones@levyrealestate.co.uk](mailto:samantha.jones@levyrealestate.co.uk)

07800 539387

Ian McCarter

[ian.mccarter@knightfrank.com](mailto:ian.mccarter@knightfrank.com)

07940 508650

