
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 offers 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.

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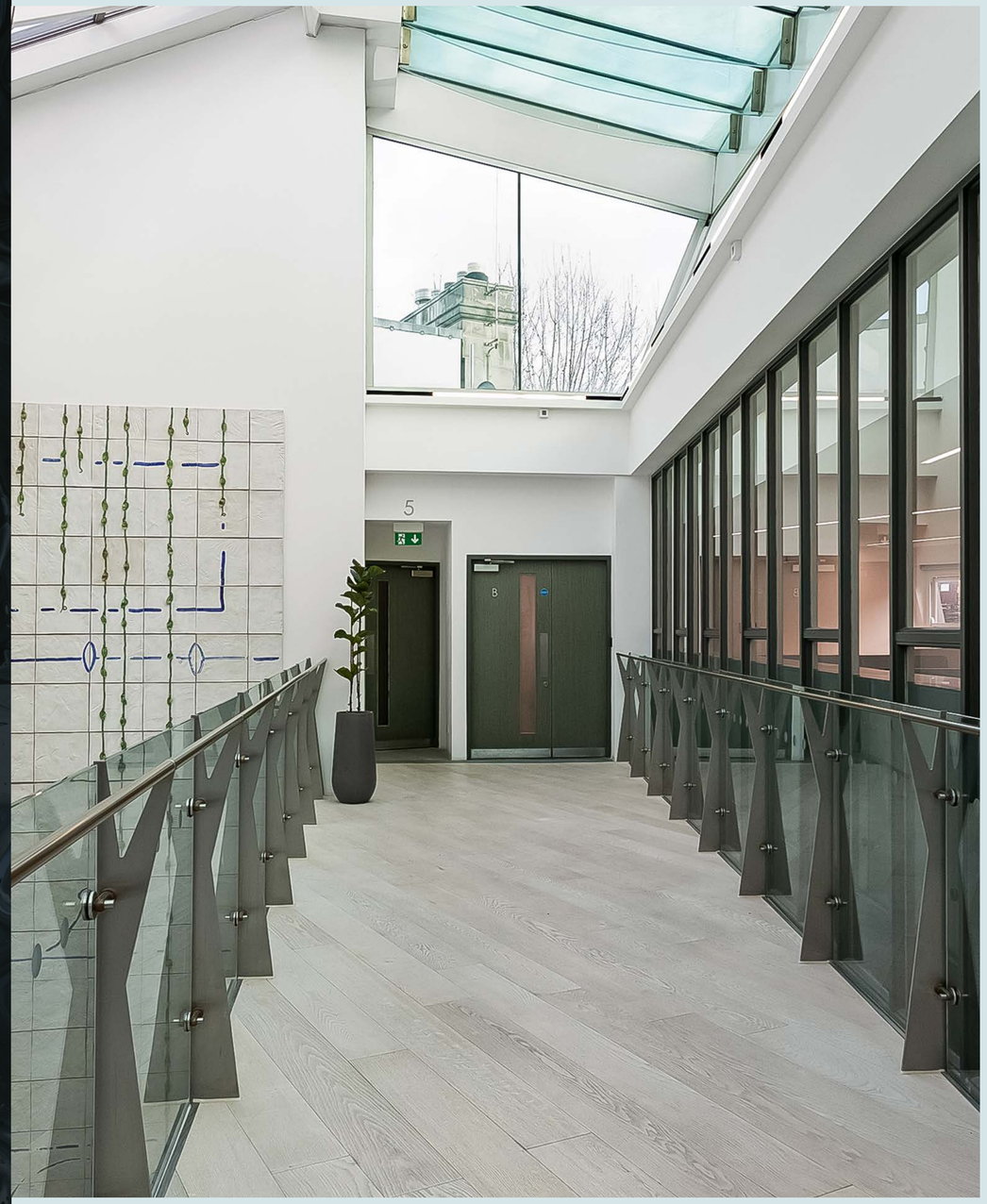
Below
Open plan workspace
Suite 2C

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
Open plan workspace
Suite 2B

Above
Mezzanine
meeting space

Far Left
Meeting room Suite 1A

Left
Boardroom Suite 1A

ACCOMMODATION

SCHEDULE / PLANS

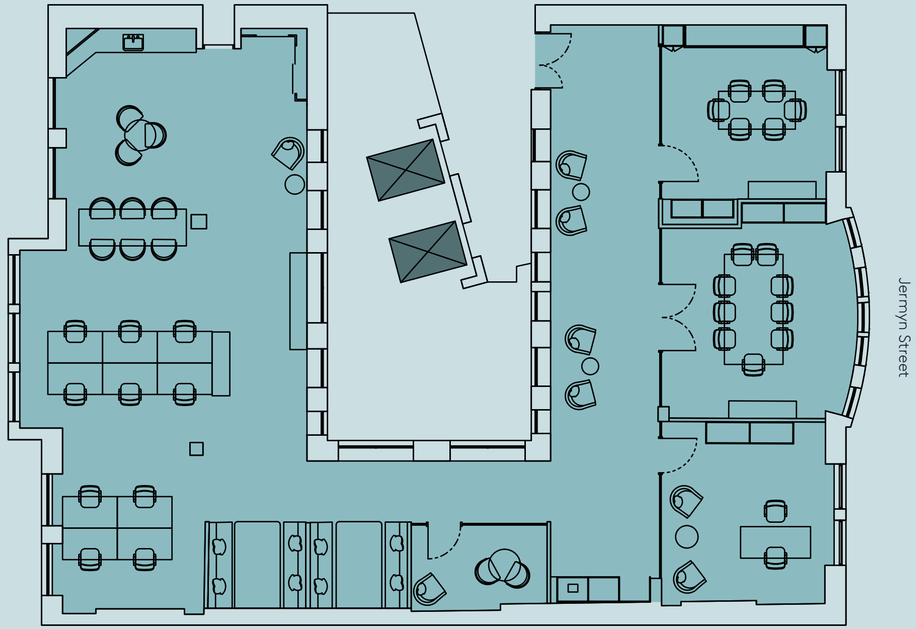
Suite	Available	Condition	Sq Ft	Sq m	Film
Mezzanine	Now	CAT A+	2,502	232	▶
1A	Now	CAT A+	2,524	235	
2B	Under Offer	CAT A+	2,063	192	▶
2C	Now	CAT A+	1,553	144	▶
4A/B	Now	CAT A+	5,018	466	▶
4C	Now	CAT A+	1,749	163	▶
TOTAL			**15,409**	**1,432**	



Below
Mezzanine private office

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

- 10 workstations
- 1 x 9 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



For indicative purposes only. Not to scale.

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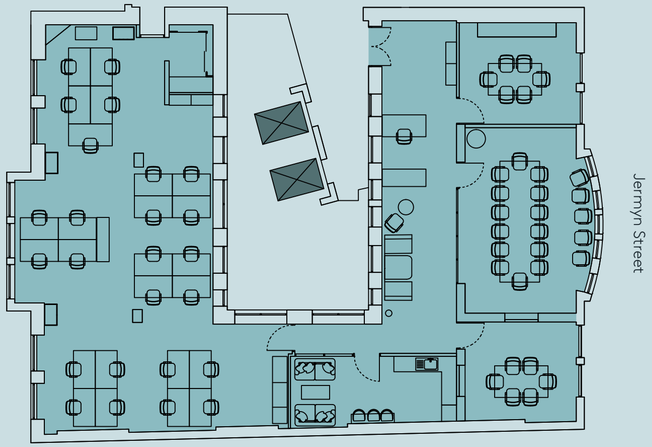
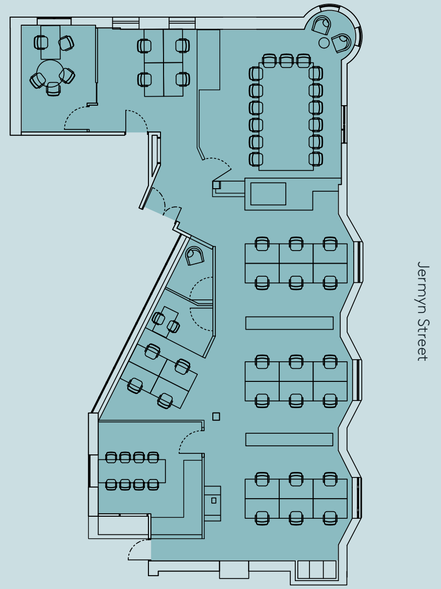
Suite 1A – fitted
2,524 sq ft / 235 sq m



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

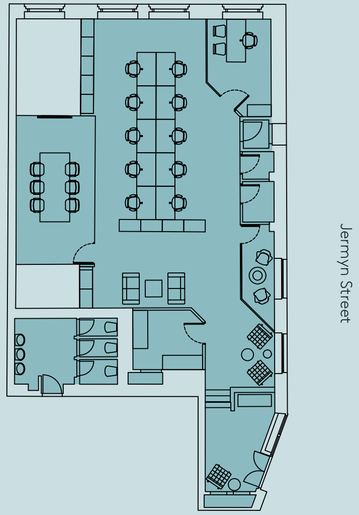
Suite 2B – fitted
2,063 sq ft / 192 sq m

Under Offer



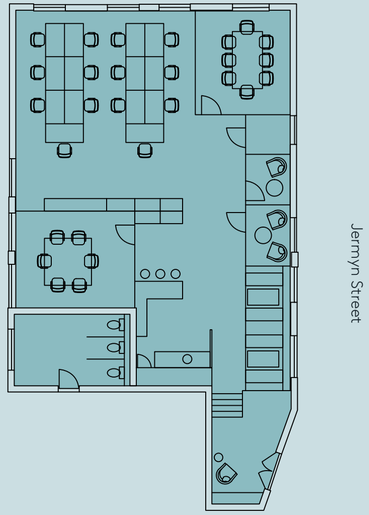
- 26 workstations
- 1 x 15 person meeting room
- 2 x quiet rooms
- 1 x private office
- Kitchenette & breakout area

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



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

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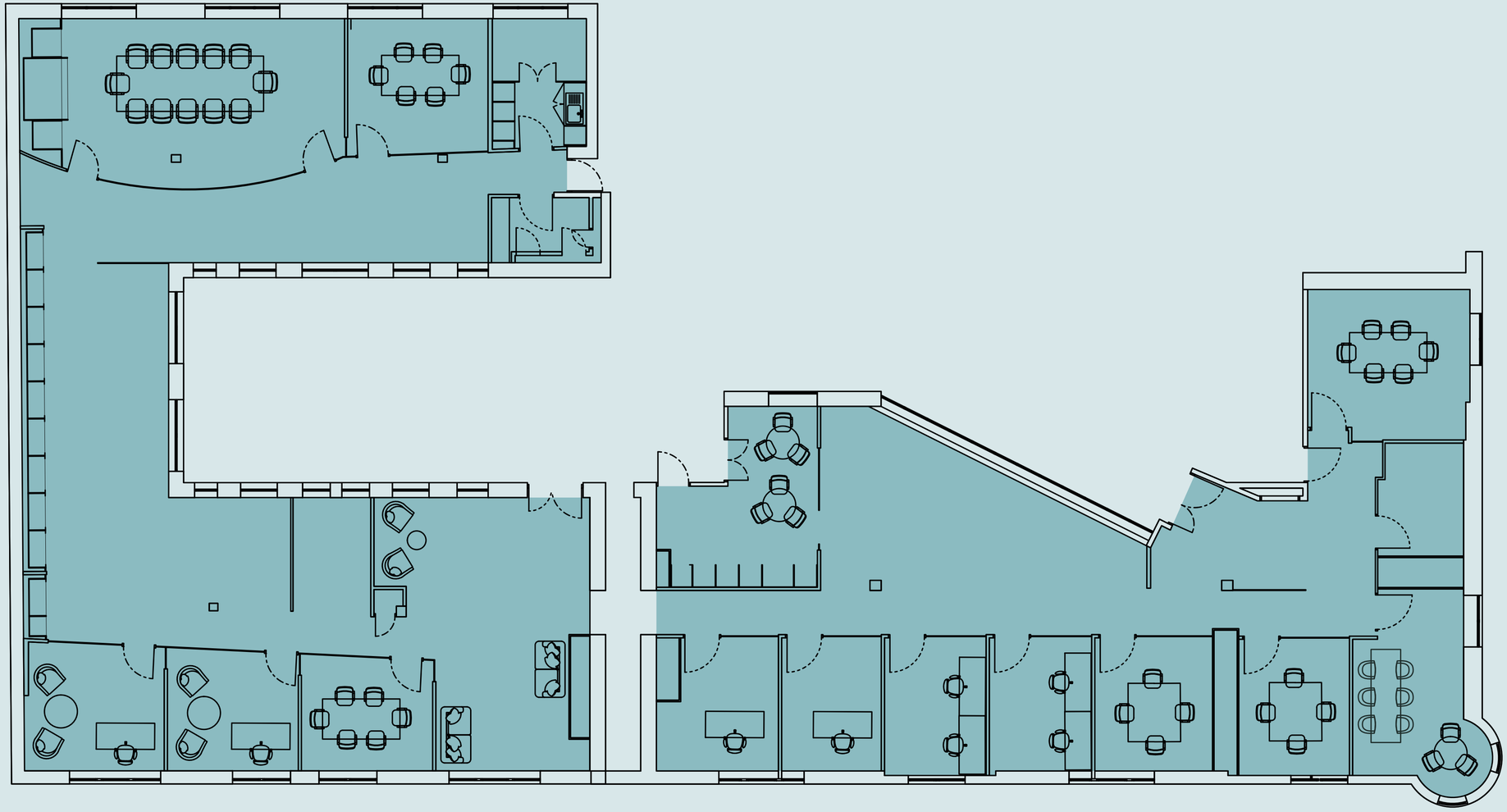
Suite 4 A/B
5,018 sq ft / 466.19 sq m



Jermyn Street

- 1 x 12 person meeting room
- 3 x 6 person meeting rooms
- 2 x 4 person meeting rooms
- 6 x private offices
- Kitchenette & breakout area
- 1 x collaboration / break out room
- Reception
- Welcome 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...



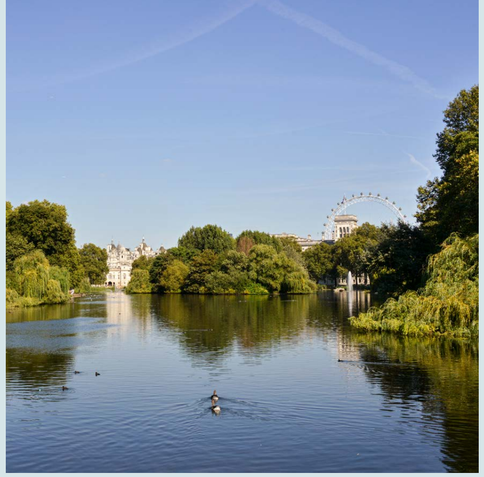


CONNECTIVITY

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.







Walking times from Princes House	Piccadilly Circus	Green Park	Charing Cross	Oxford Circus	Bond Street Elizabeth Line	Waterloo
	03 min	05 mins	10 mins	10 mins	12 mins	22 mins

LOCAL AMENITIES

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

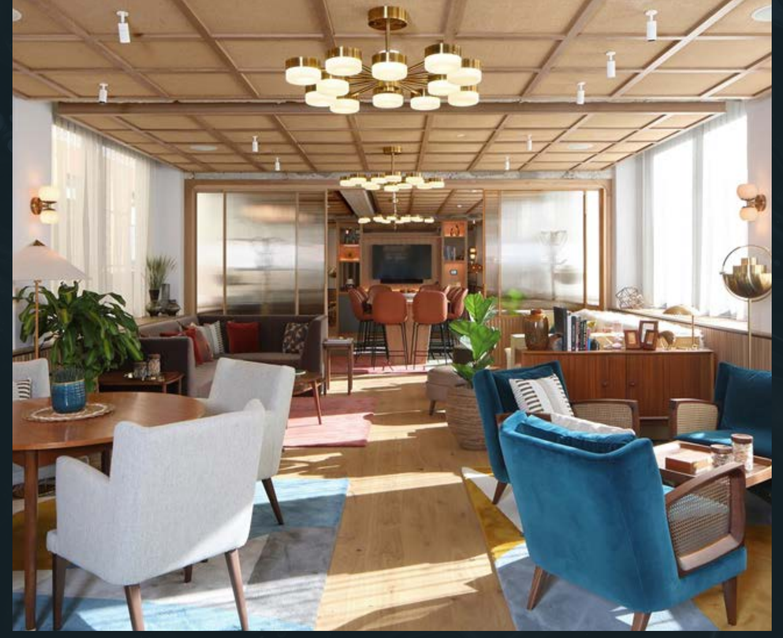


Click to view the film

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

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