



Suffolk

ST. JAMES'S

Undoubtedly the **‘best small building in London’** Suffolk St James’s delivers 18,050 sq ft of boutique office space in one of London’s most exclusive destinations. It has been designed and delivered to provide exceptional environmental performance and a wealth of amenities unseen in buildings of this size.

Suffolk St James’s is for those who look further, think deeper and expect more.



Discover the
opportunities of
Suffolk St James’s.





Introducing
Suffolk St James's

Join the Suffolk set



A statement entrance [↑]



Whether your first time or your hundredth — Suffolk St James's makes a definitive statement every time you make an entrance.

Computer generated image — for indicative purposes only



The building features:

- Access to shared meeting rooms on ground floor including use of a courtyard garden.
- Communal rooftop terrace with private terraces on levels one, two and three.
- Exceptional end-of-trip facilities, including showers, lockers, and secure cycle storage.
- Studio gym and workout space available to all occupiers.
- Fully equipped prep kitchen providing occupiers with the opportunity to cater for meetings or events.

Availability

FLOOR	AREA (SQ FT)	TERRACE (SQ FT)
Communal Terrace	—	1,830
4th	2,570	—
3rd	3,077	293
2nd	3,385	112
1st	3,872	135
Ground (West)	2,138	—
Ground (East Meeting Rooms)	1,200	—
Lower Ground	1,808	—
TOTAL	18,050	

Subject to final measurement post PC sentence.



Computer generated image — for indicative purposes only

Space to set your own pace



Discover
everything that
St James's has
to offer



Exceptionally provisioned



Whether unwinding in St James's Square, or taking in London's historic architecture along the Mall — Suffolk St James's is perfectly positioned to discover one of London's hidden gems.



St James's Square



Fresh Italian cuisine at Café Murano



Fortnum & Mason - a London icon





Local occupiers



- | | |
|-----------------------|------------------------------------|
| 1 BP | 10 Exodus Point |
| 2 Cinven | 11 Carlyle Group |
| 3 Warburg Pincus | 12 Point 72 |
| 4 Thomas Bravo | 13 Millennium Global Investments |
| 5 Hearst | 14 Triton Investments Advisers LLP |
| 6 Rio Tinto | 15 Low Carbon Limited |
| 7 SG Hambro | 16 Citigroup |
| 8 Citi Private Bank | 17 High Commission of Canada |
| 9 Centreview Partners | |

Drinking & dining



- | | |
|---------------------|--------------------|
| 1 Davy's St James's | 8 The Wolseley |
| 2 Aquavit | 9 45 Jermyn Street |
| 3 Estiatorio Milos | 10 Rowleys |
| 4 Shoyru Ramen | 11 Gymkhana |
| 5 Quaglinos | 12 The RAC |
| 6 Ginza Onodera | 13 The In & Out |
| 7 Café Murano | 14 67 Pall Mall |

Hotels & leisure



- | | |
|-------------------|--------------------------|
| 1 Haymarket Hotel | 7 Café Royal |
| 2 The Londoner | 8 Ham Yard Hotel |
| 3 Sofitel | 9 Le Méridien Piccadilly |
| 4 The Cavendish | 10 Browns |
| 5 Dukes | |
| 6 The Ritz | |



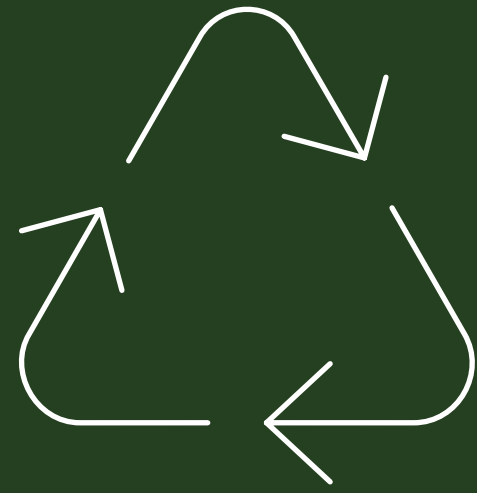
A photograph of a tailor in a dark blue suit adjusting the tie of an older man with a white beard. The tailor is looking intently at the older man's tie. The background is a green wall with a wooden rack of clothes and a hat. The overall scene is a professional and focused tailoring environment.

Quality credentials
& specification worthy
of a spot on Jermyn St

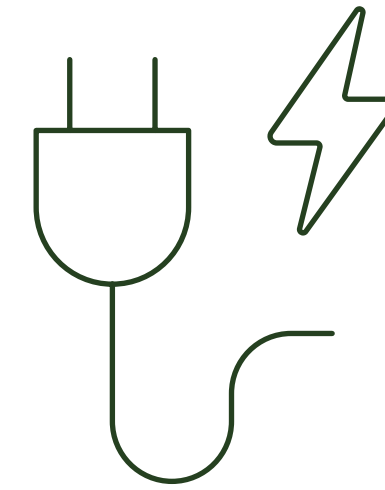
Space designed to set you apart

Set a precedent — sustainably

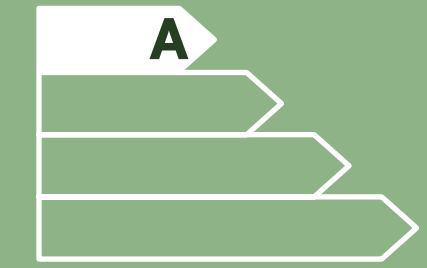
Designed in the spirit of net-zero carbon principles and with excellent private and shared outdoor space and first-class employee facilities, at Suffolk St James's it's not just the environment that's cared for.



—
**DESIGNED WITHIN
THE PRINCIPLES OF
NET ZERO CARBON**



—
**REDUCED
ENERGY USAGE
THROUGHOUT
THE BUILDING**



BREEAM[®]

—
**TARGETING AN EPC
RATING OF "A" AND
BREEAM "EXCELLENT"**

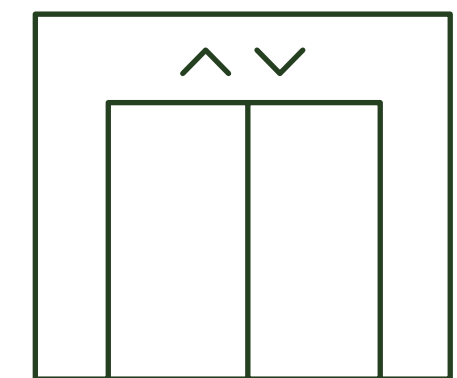


—
**A CLEAR FOCUS ON
OCCUPIER WELLBEING**

Four terraces ranging from
112—1,830 sq ft in size



—
**FACILITIES TO SUPPORT
SUSTAINABLE FORMS OF
TRANSPORTATION**



—
**INCLUSIVE DESIGN
AS STANDARD**

Step-free access to
all areas of the building

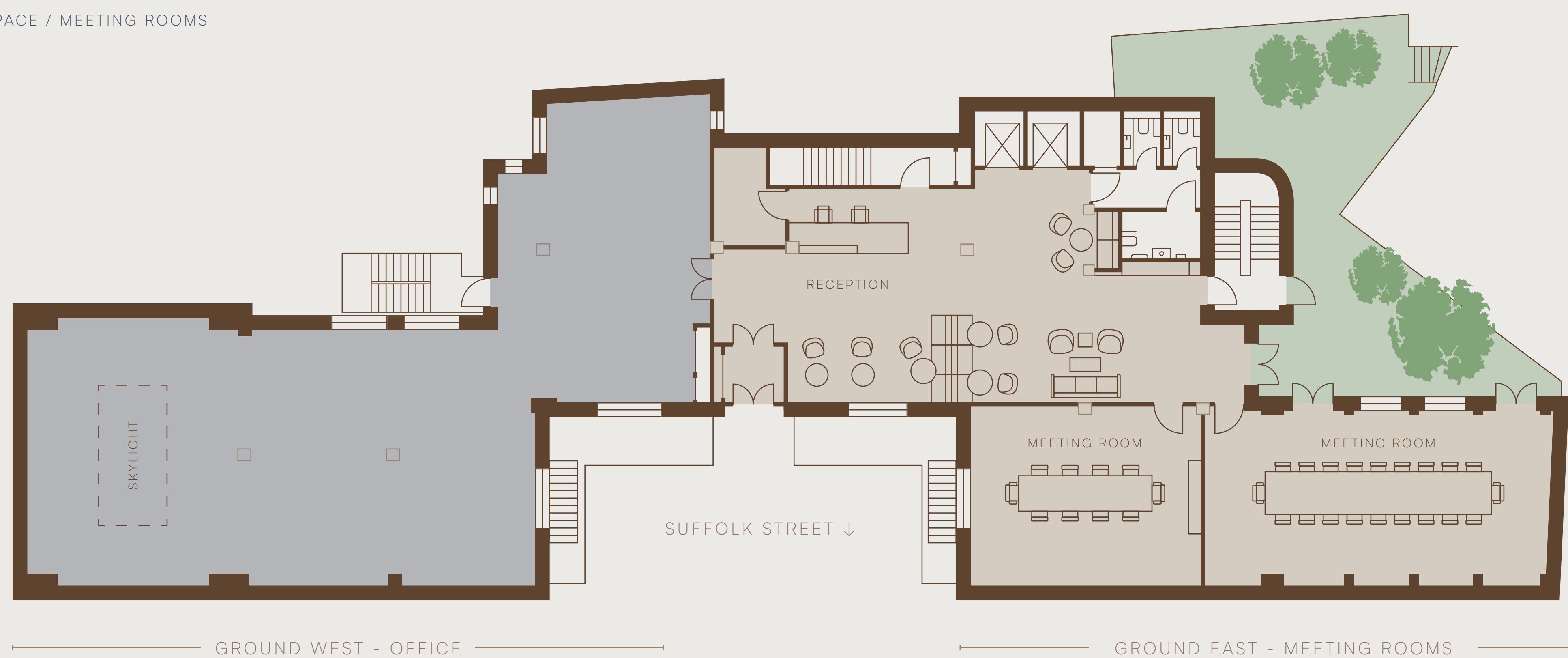


Ground floor

3,338 SQ FT (COMBINED)

SPACE	AREA (SQ FT)
Ground West - Office	2,138
Ground East - Meeting Rooms	1,200
TOTAL	3,338

- COMMUNAL SPACE / MEETING ROOMS
- COURTYARD
- OFFICE





Reception ↗



With a totally reconfigured reception, the building now offers a sense of arrival and scale, with meeting rooms, break out areas and self service coffee facilities.

Space to meet

The ground floor also boasts communal meeting rooms with the main boardroom facility opening out onto the private courtyard garden.

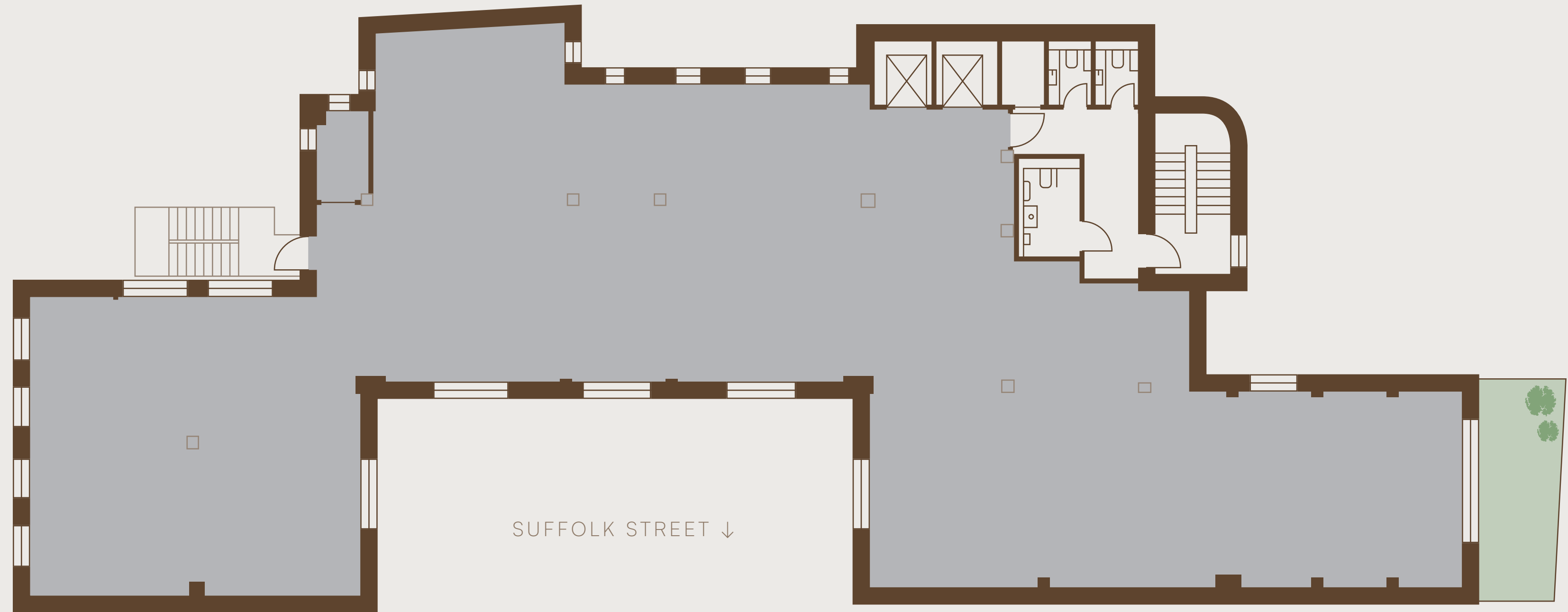




First floor

3,872 SQ FT

- OFFICE
- TERRACE



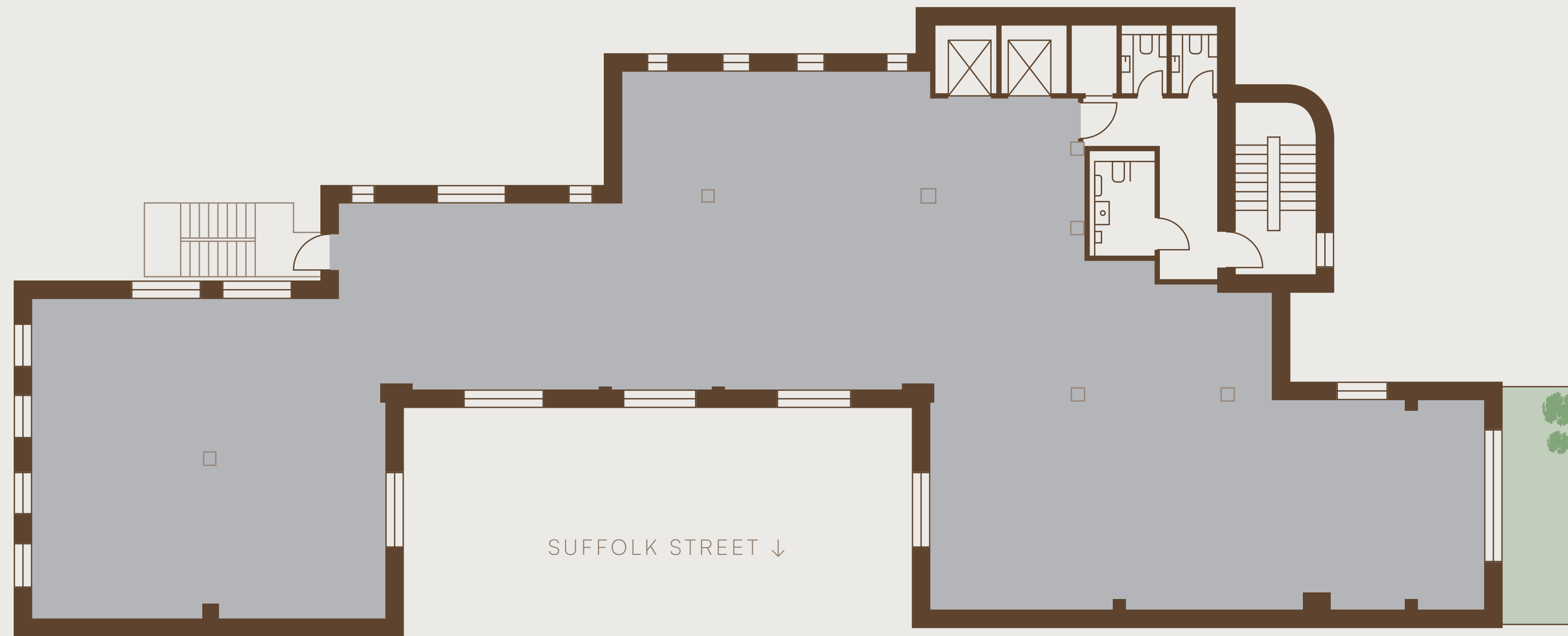


Second floor

3,385 SQ FT

OFFICE

TERRACE





18,050 sq ft of boutique office space in one of London's hidden gems

CAT A office space



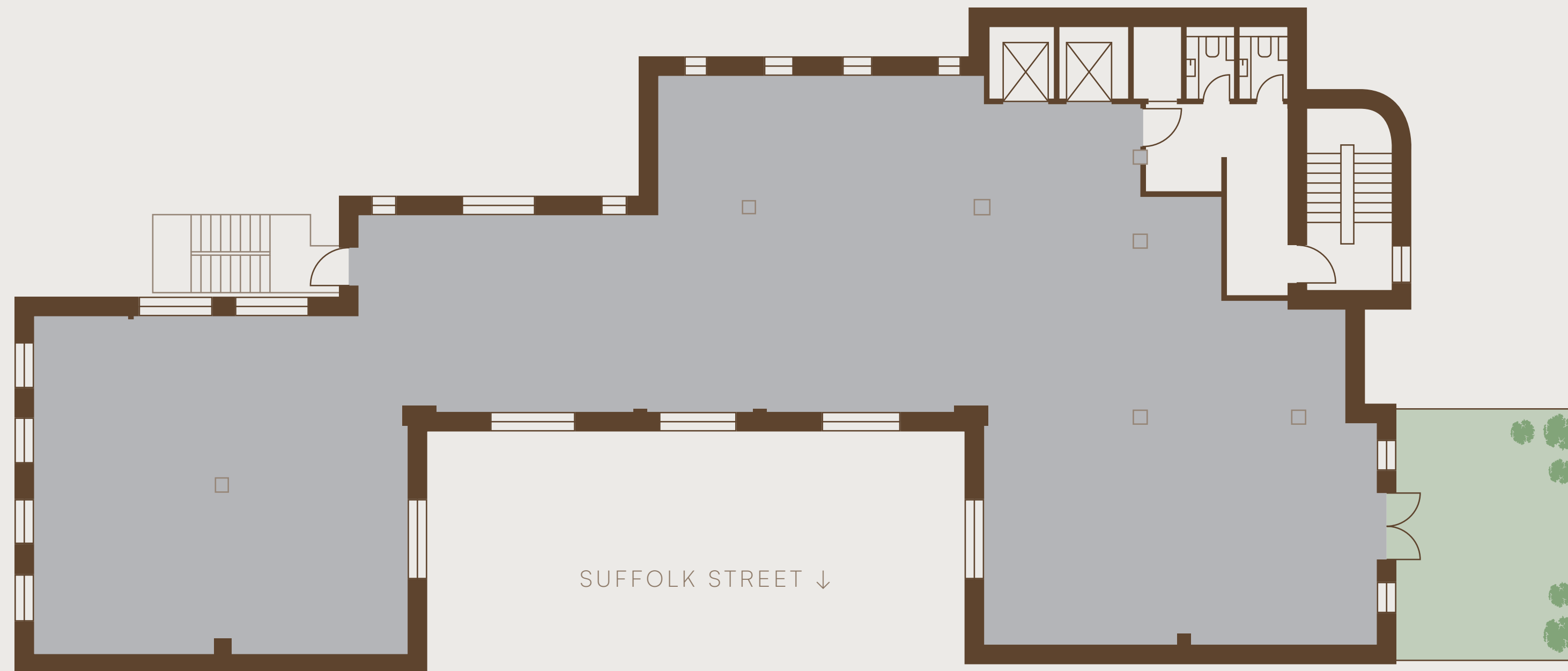
CAT A office space with raised floors, feature lighting and a contemporary air conditioning system.



Third floor

3,077 SQ FT

- OFFICE
- TERRACE



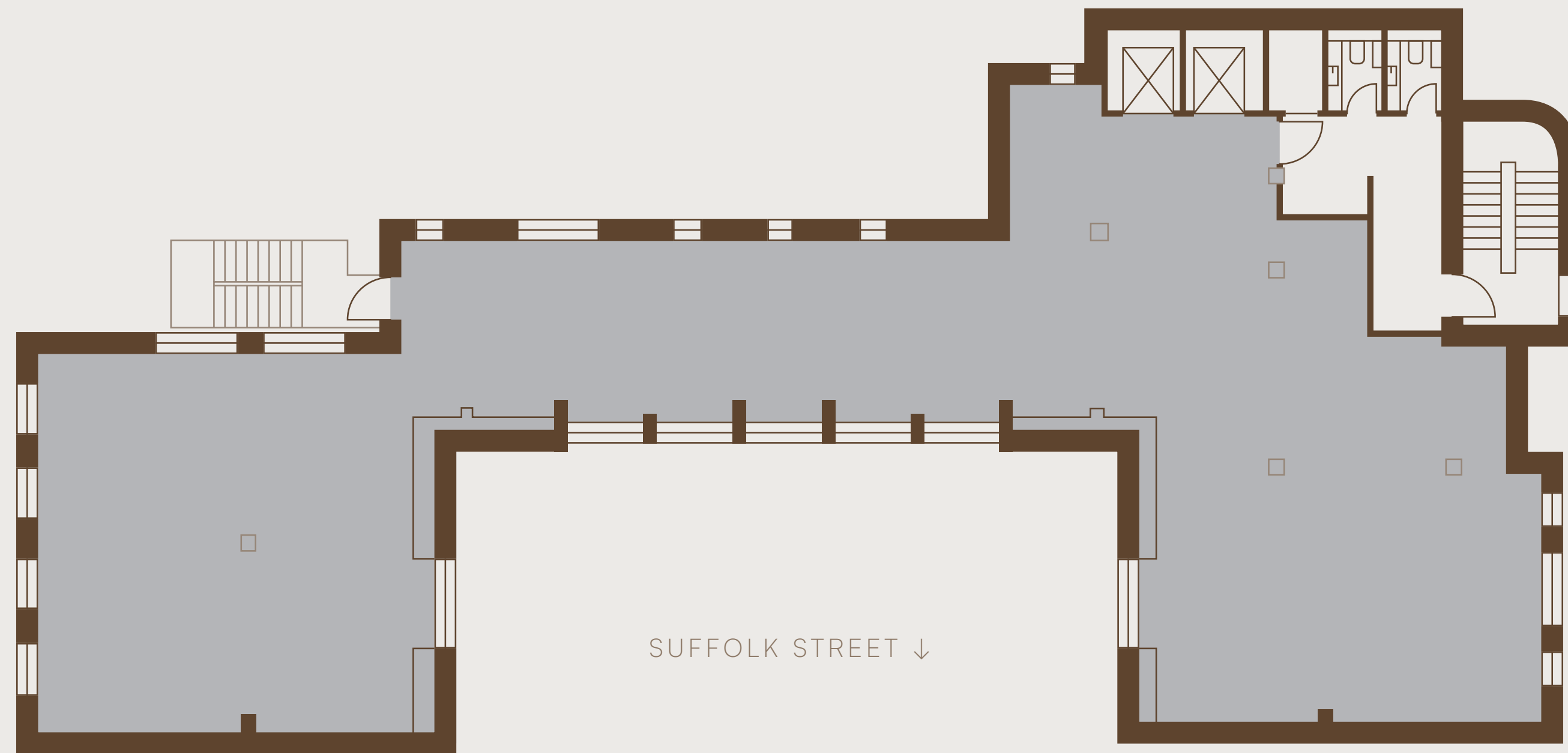




Fourth floor

2,570 SQ FT

● OFFICE

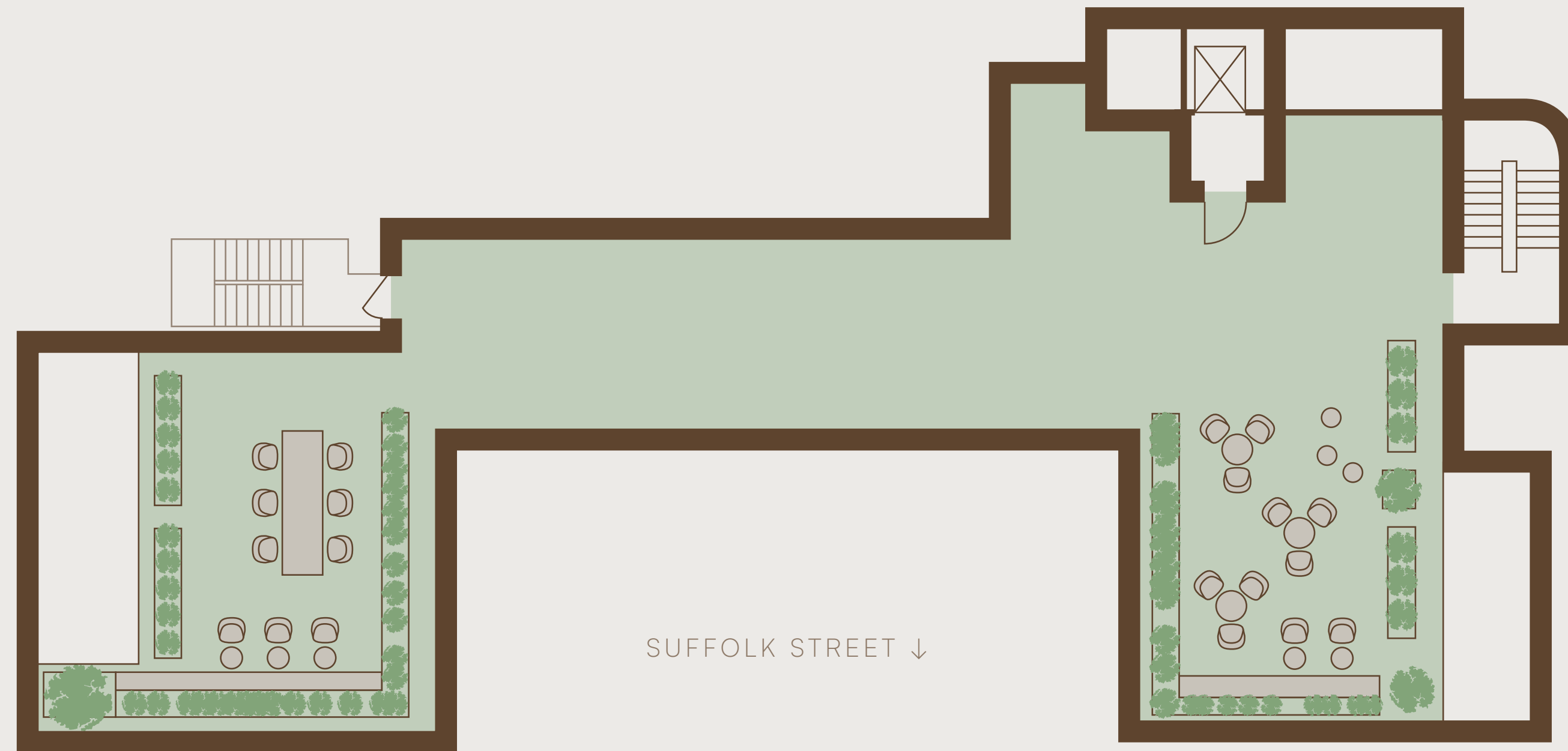




Communal terrace

1,830 SQ FT

 TERRACE



Sunrise to sunset →

Stunning views across St James's and the West End from the roof terrace.

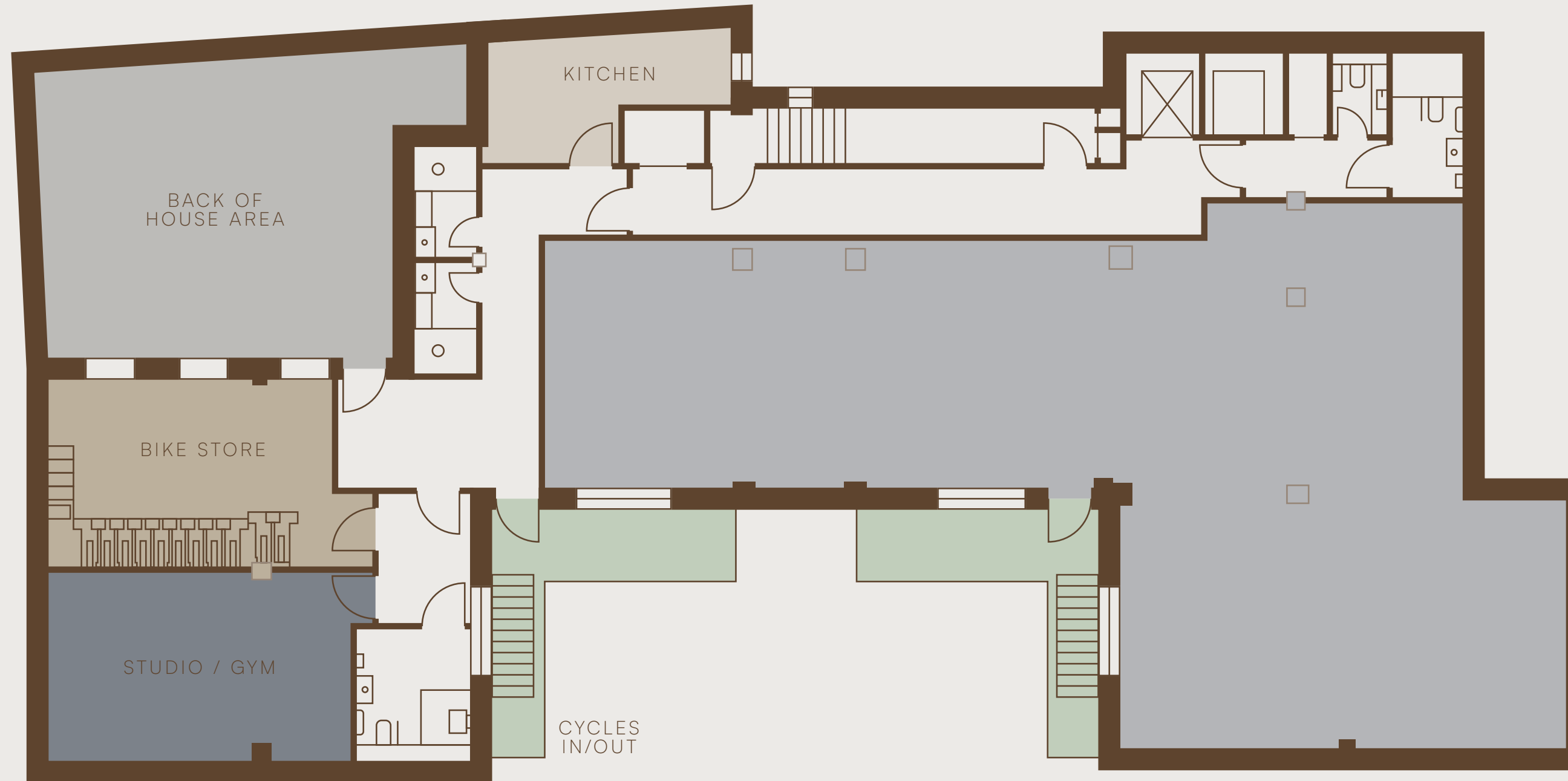




Lower ground floor

1,808 SQ FT

- OFFICE
- STUDIO / GYM
- BIKE STORE — 18 LOCKERS
- KITCHEN





Set for success

Suffolk St James's sets the new standard in amenities available to occupiers searching for boutique office space.

SUFFOLK ST JAMES'S



Computer generated image — for indicative purposes only



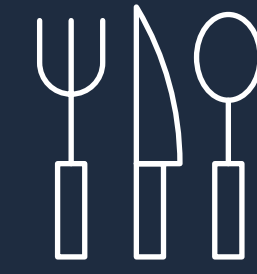
EXCEPTIONAL END-OF-TRIP FACILITIES

Including showers, lockers, and secure cycle storage.



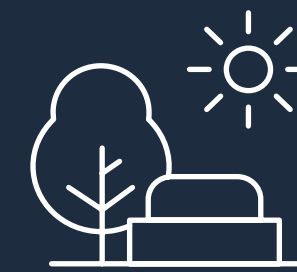
STUDIO GYM & WORKOUT SPACE

Available to all occupiers.



FULLY EQUIPPED PREP KITCHEN

Providing occupiers with the opportunity to cater for meetings or events.



COMMUNAL ROOFTOP TERRACE

With private terraces on levels one, two and three.



ACCESS TO SHARED MEETING ROOMS

At ground floor including use of a courtyard garden.

Exceptional facilities →



Showers and bathrooms designed as forethought rather than an afterthought.



Computer generated image — for indicative purposes only

Set for something new?

Contact our joint agents for more information

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& PARTNERS W 1
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A DEVELOPMENT BY



HEITMAN

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