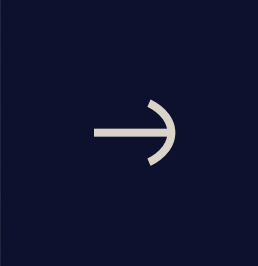
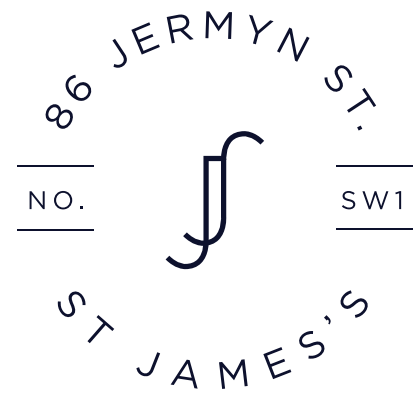


HIGH QUALITY FULLY FITTED OFFICES
1,856 SQ FT / 3,414 SQ FT / 4,359 SQ FT





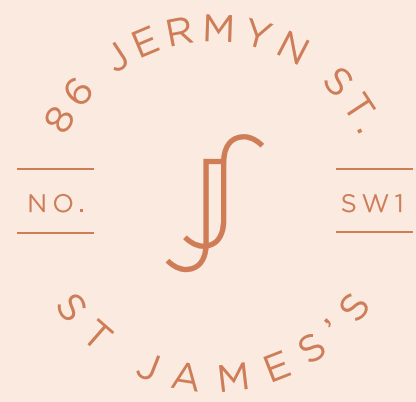
HERE & NOW



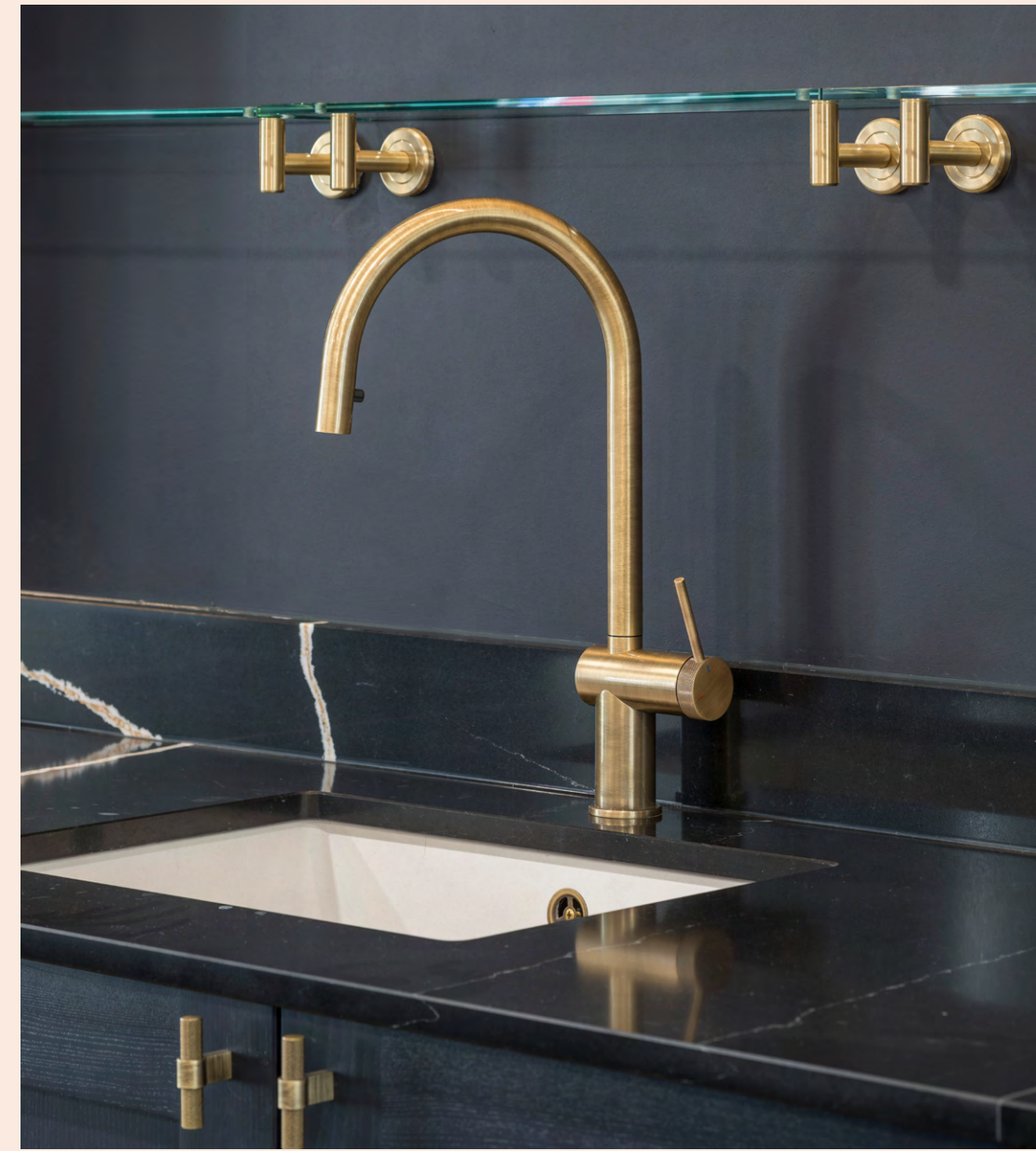
86 Jermyn Street is located in the heart of St James's and is newly refurbished to provide high quality office accommodation.

The building currently offers three new fully fitted and furnished 'CAT A+' office suites ranging in size from 1,856 sq ft – 3,414 sq ft – 4,359 sq ft.





FRONT & CENTRE



Left_ Second Floor (East) Waiting Area
Above_ Second Floor (East) Kitchenette
Below_ Second Floor (East) Reception Detail



SUMMARY SPECIFICATION



New fully fitted
& furnished



Air conditioned



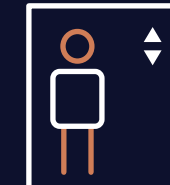
Fully cabled



Raised floors



LED lighting



2 passenger
lifts



Manned
reception

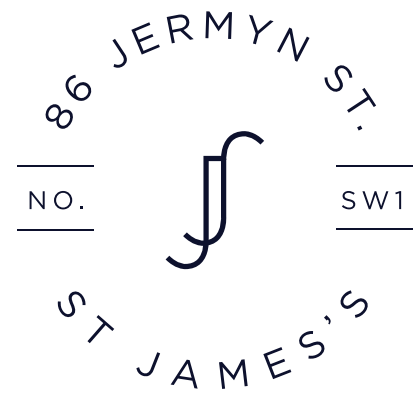


Communal cycle
storage, showers
& changing facilities



24 hour access
& security





FORM & DETAIL



Design details have been carefully considered throughout using sustainable materials to provide a contemporary and flexible working environment.

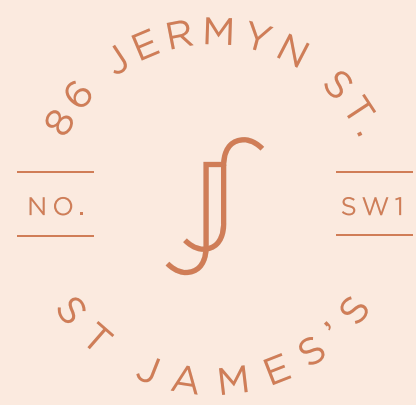
The fully fitted CAT A+ suite are perfect for businesses that want to get straight to work.





PIONEERS & PLACEMAKERS



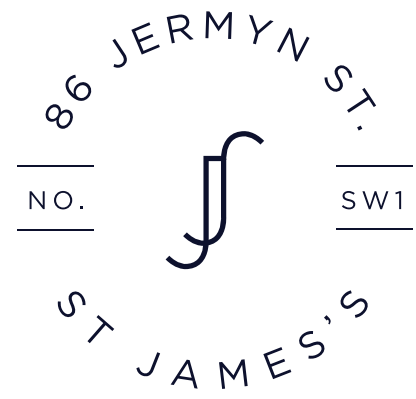


AVAILABLE ACCOMMODATION

Floors	Sq Ft	Sq M
Part 3rd (North)	3,414	317
Part 2nd (East)	4,359	405
Part 2nd (West)	1,856	172
Total	9,629	894

Right_ Second Floor (West)





2ND FLOOR

● **East**
4,359 Sq Ft / 405 Sq M

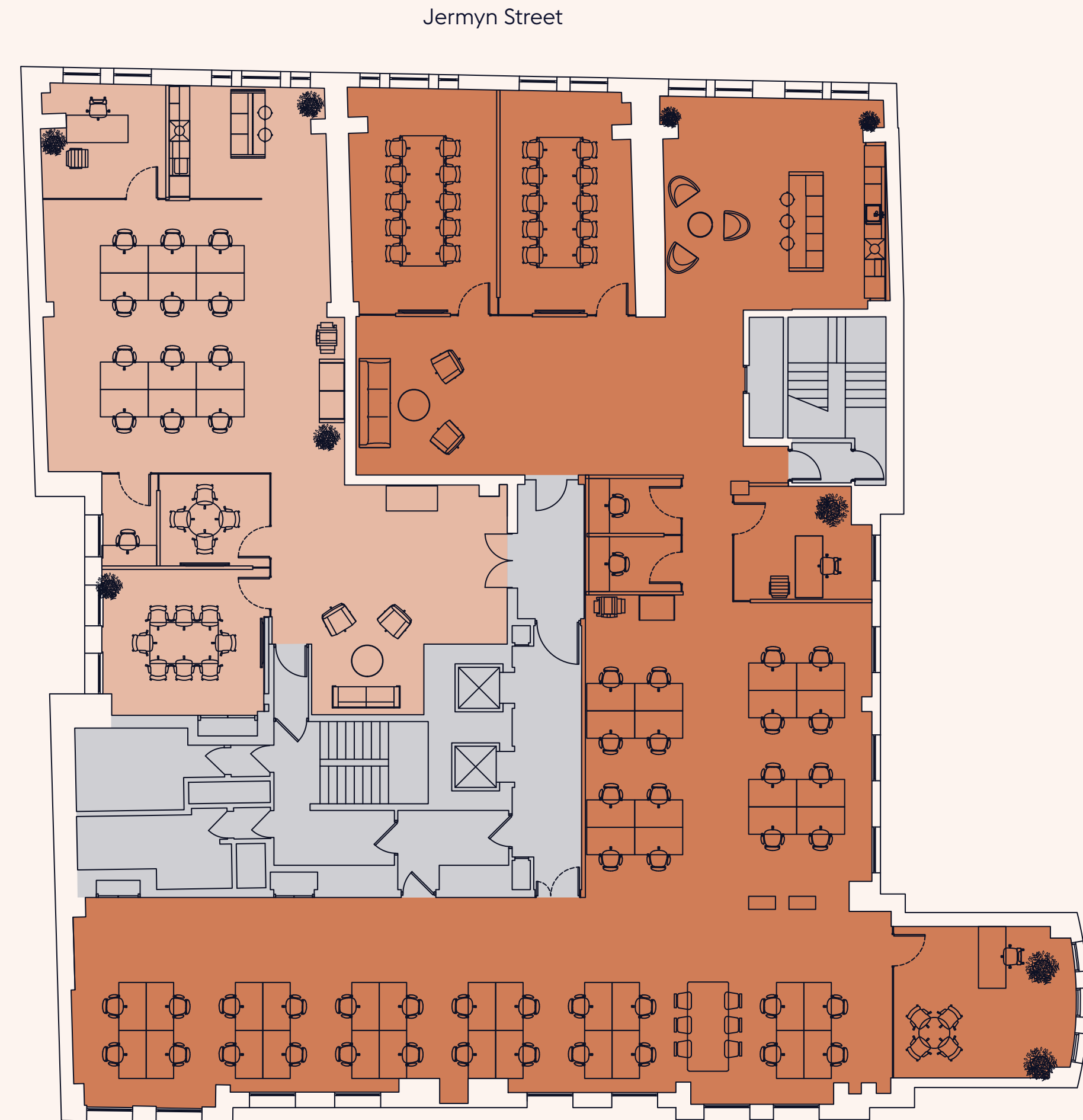
Workstations	40	Waiting area	1
Private office	2	Tea point / breakout	1
10 person meeting rooms	1	Occupancy total	42
Quiet pods	2	Occupancy ratio	1:9.6 Sq M

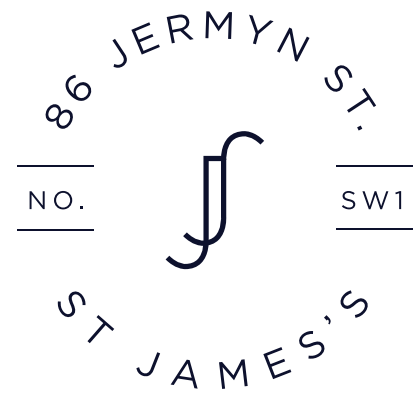
● **West**
1,856 Sq Ft / 172 Sq M

Workstations	12	Waiting area	1
Private office	1	Tea point / breakout	1
8 person meeting rooms	1	Occupancy total	13
4 person meeting rooms	1	Occupancy ratio	1:13.2 Sq M
Quiet pods	1		



For indicative purposes only.
Not to scale.





3RD FLOOR

●
North
3,414 Sq Ft / 317 Sq M

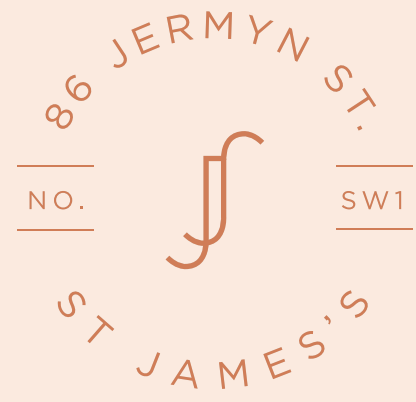
Workstations	24
Private office	2
12 person meeting rooms	1
8 person meeting rooms	1
Quiet pods	1
Waiting area	1
Tea point / breakout	1
Occupancy total	42
Occupancy ratio	1:9.6 Sq M



For indicative purposes only.
Not to scale.

Jermyn Street





The bright open work environments promote occupier wellbeing and encourage productivity.

The suites offer breakout spaces, with tea point/kitchenette, meeting rooms and a private office.

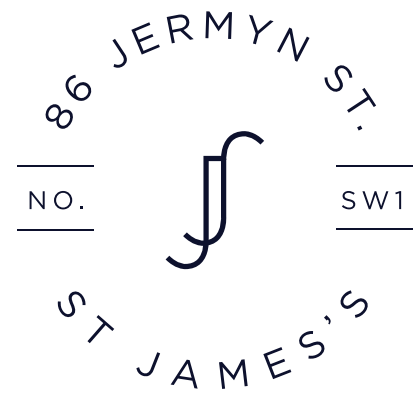
Above_ Second Floor (East) Kitchenette
Right_ Second Floor (East) Open Plan Office





TAILORED FOR BUSINESS & LIFESTYLE





UNRIVALLED AMENITIES & PARKS



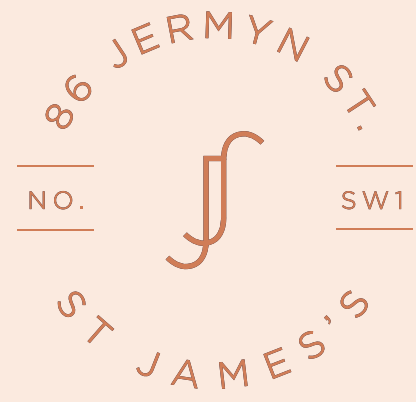
St James's is home to a wealth of amenities envied by other West End locations – with historic landmarks and cultural attractions all around.

As well as some of London's most celebrated restaurants and boutique shops, the area is home to luxury hotels including The Ritz – and for those in search of inspiration, the Royal Academy of Arts is just a short walk away.



Left_ Franco's
Above_ 45 Jermyn Street
Above right_ Ole & Steen
Right_ St James's Square
Far Right_ Dover Street Market





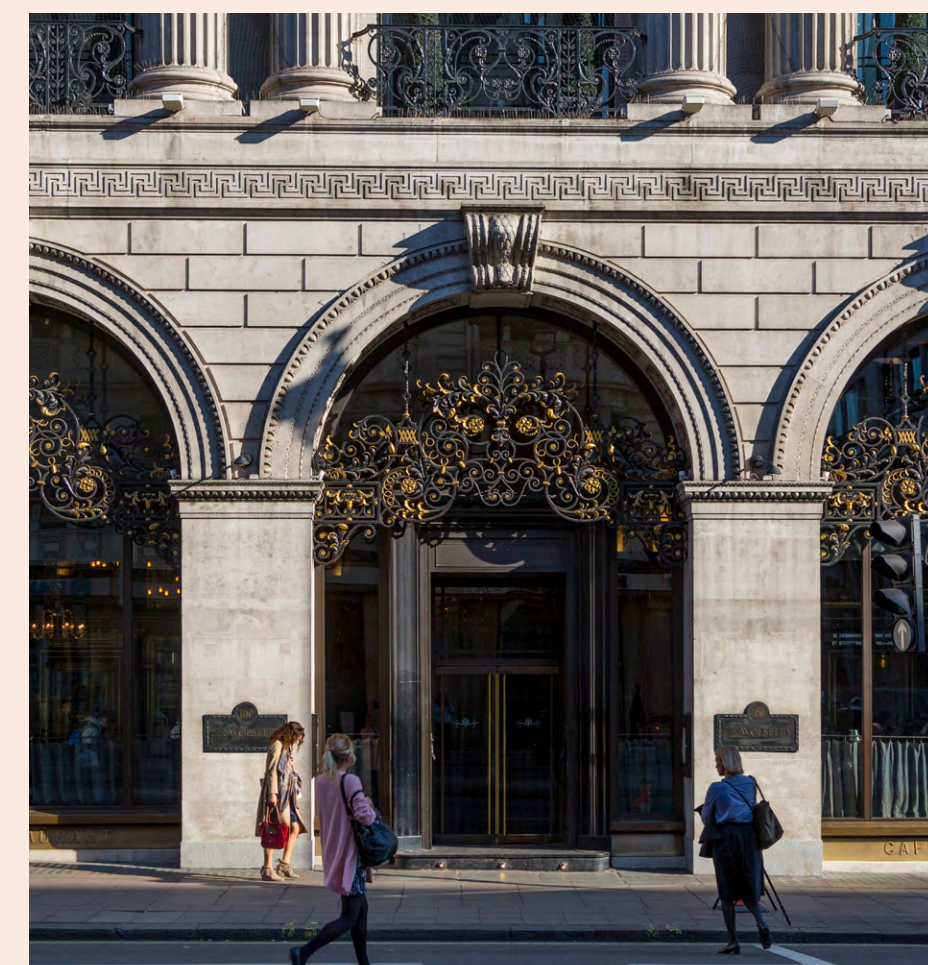
HERE & THERE

86 Jermyn Street is connected with Green Park and Piccadilly stations within a five minute walk.

Meanwhile, the Elizabeth Line at Bond Street provides a high frequency service with reduced travel times across London – it's easy to see why the area continues to attract so many high profile occupiers.

Above Right_ Wiltons Restaurant
 Below Right_ The Wolseley Restaurant
 Far Right_ Fortnum & Mason

KEY STATION WALK TIMES



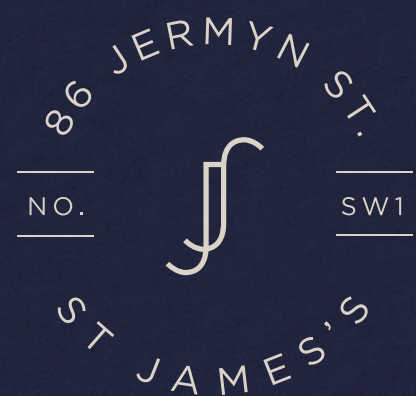
AMENITIES

1. Maison François
2. Café Murano
3. Wilton's
4. 45 Jermyn Street
5. Royal Academy
6. Fortnum & Mason
7. The Wolseley
8. RAC Club
9. Franco's
10. Burlington Arcade
12. Maison Assouline
13. Redemption Roasters

LOCAL OCCUPIERS

1. Anglo American PLC
2. ExodusPoint
3. BP
4. Permira
5. J O Hambro
6. Schonfeld
7. Cinven
8. Schulte Roth & Zabel
9. Point 72
10. Rio Tinto
12. Genesis
13. BAE Systems





TERMS

Upon application.

VIEWING

Strictly through sole letting agents.



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