

105 JERMYN ST.

ST. JAMES'S



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CRAFTED WITH CHARACTER, DESIGNED FOR DISTINCTION.

20,000 SQ FT OF EXCEPTIONAL
HQ WORKSPACE IN THE HEART
OF ST JAMES'S.



An indicative view of 105 Jermyn Street

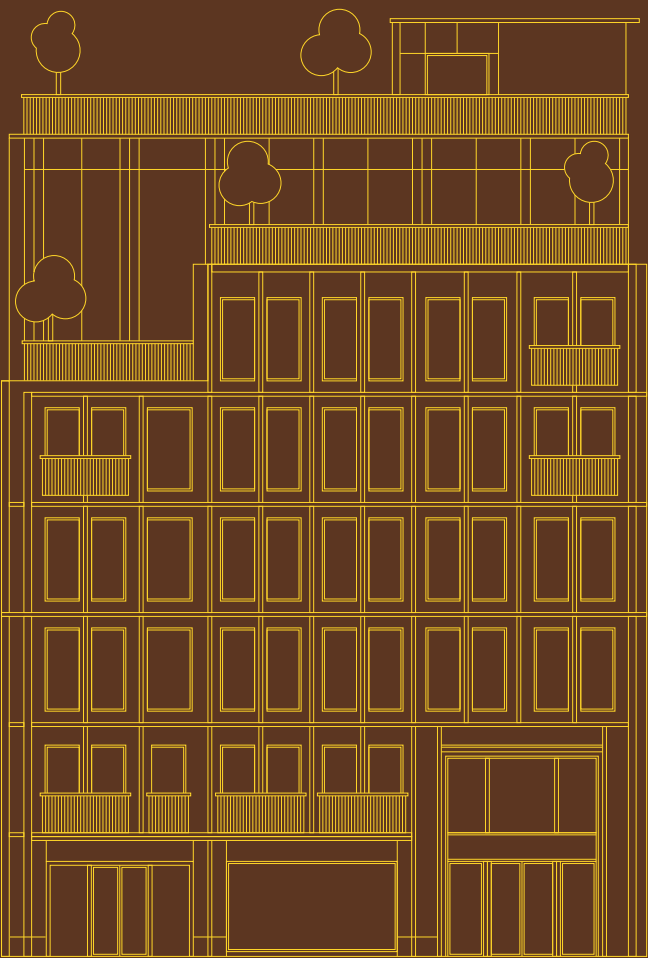


MOSS

105 JERMYN ST.



LEVEL	OFFICE (SQ FT)	TERRACE (SQ FT)	AMENITY (SQ FT)
Roof		1,436	
6	2,242	405	
5	2,735	193	
4	3,091		
3	3,169		
2	3,311		
1	3,275		
Ground (Reception & Lounge)			951
Basement (Gym)			480
Total	17,823	2,034	1,431



Jermyn Street

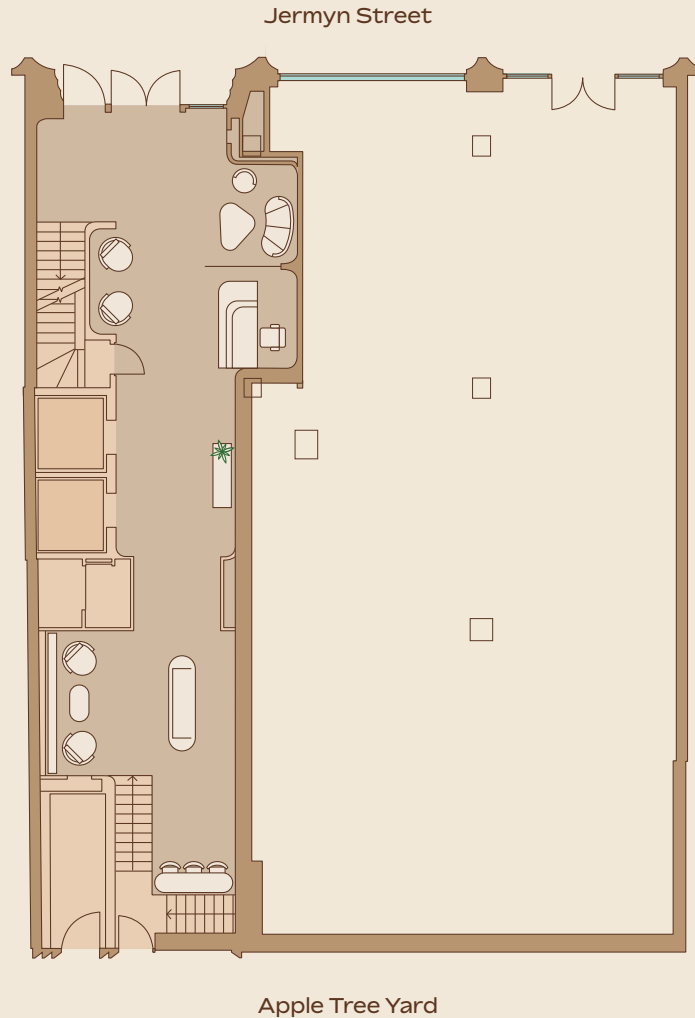


GROUND

RECEPTION & LOUNGE

951 SQ FT
88 SQ M

- Reception & Lounge
- Retail
- Core
- Lifts



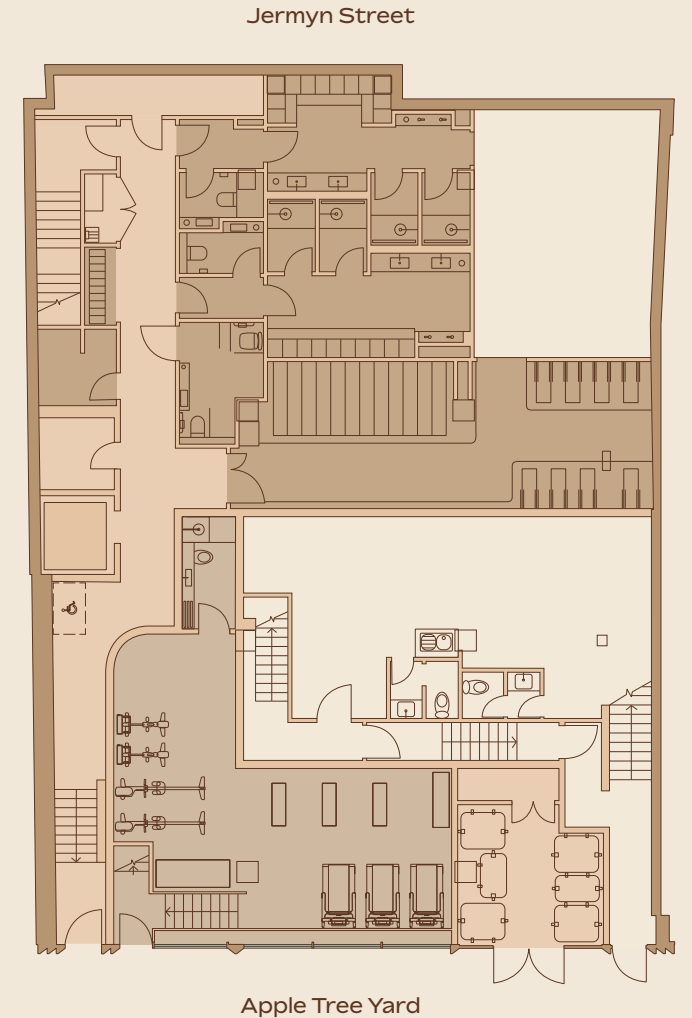
LOWER GROUND



GYM

480 SQ FT
45 SQ M

- EOT facilities
- Retail
- Gym
- Core
- Lifts





An indicative view of the reception



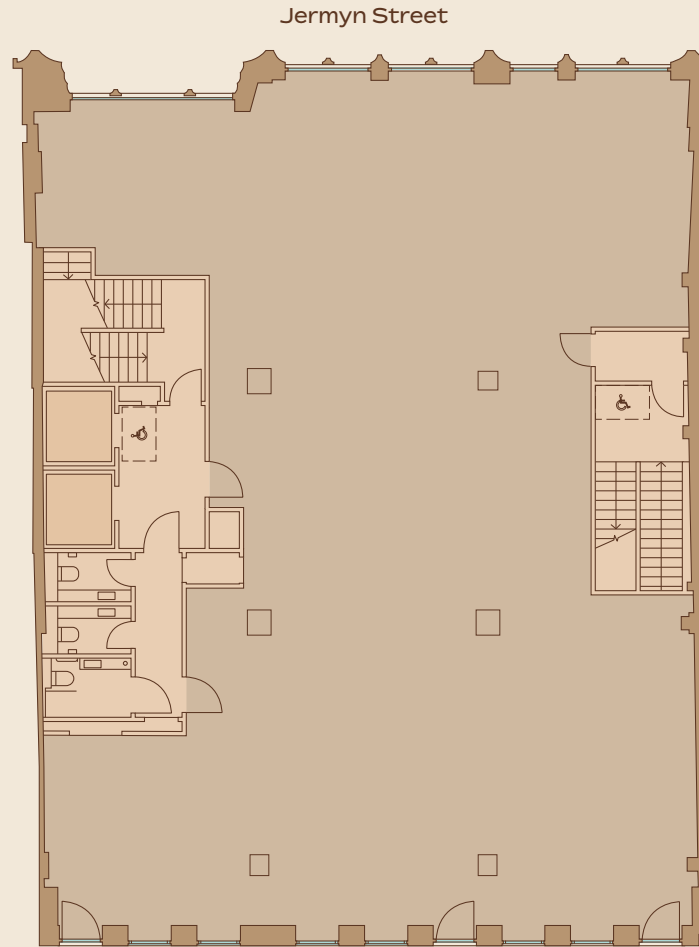
An indicative view of the tenant lounge



LEVEL 1

OFFICE

3,275 SQ FT
304 SQ M



- Office
- Core
- Lifts

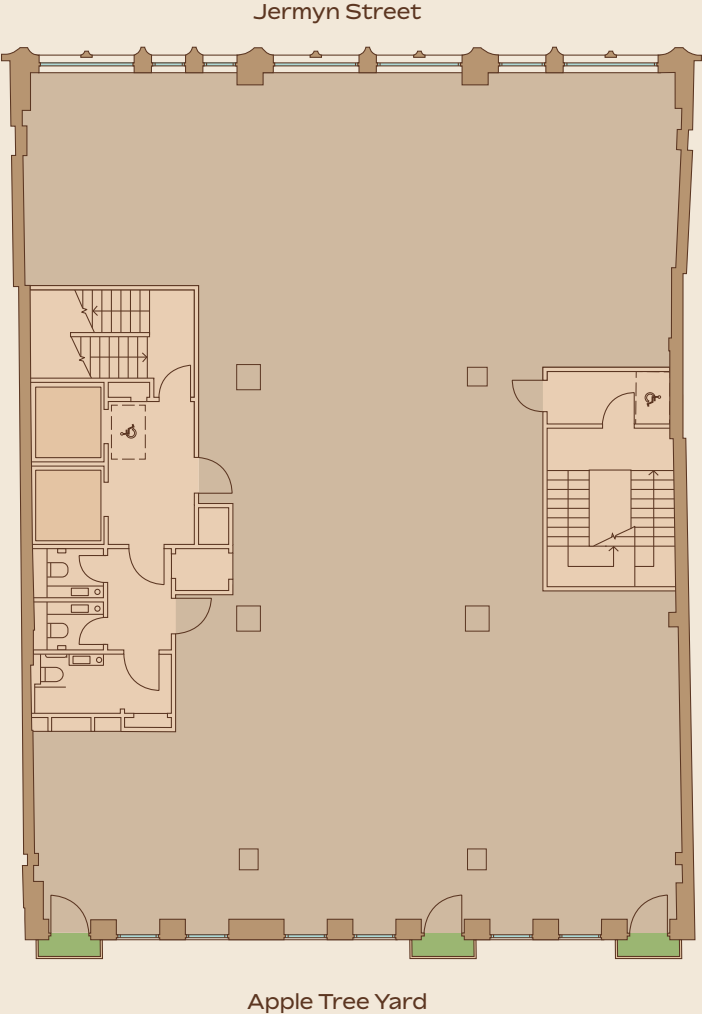
Apple Tree Yard



LEVEL 2

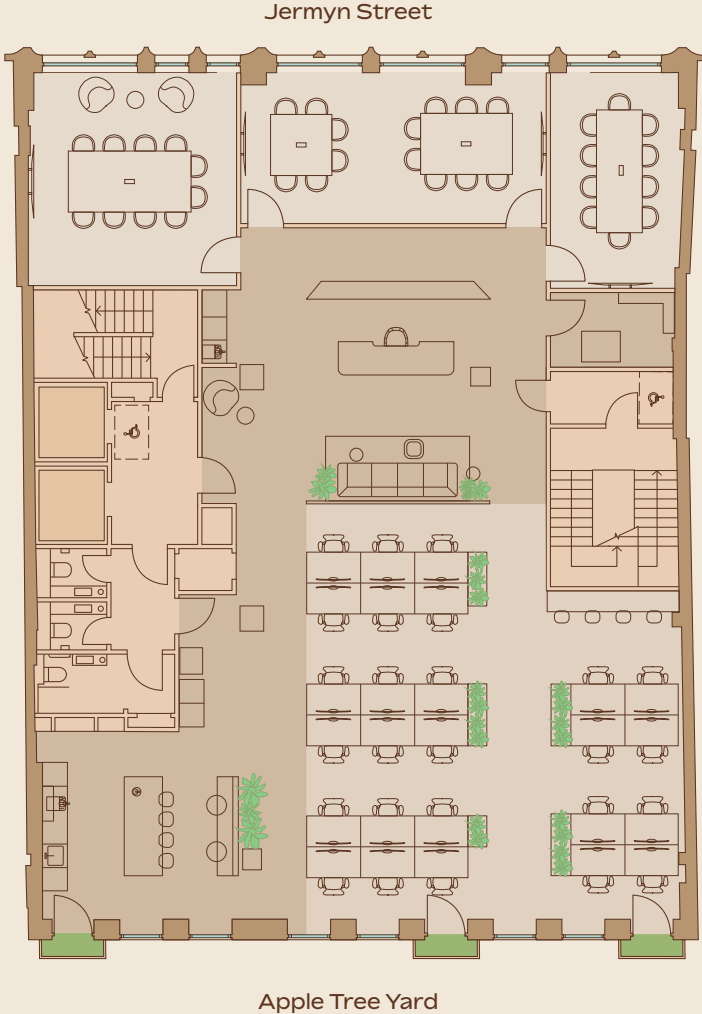
OFFICE
3,311 SQ FT
308 SQ M

- Office
- Core
- Lifts
- Balcony



Accommodation Schedule

1400 X 800 desks	26
10P meeting room	2
8P meeting room	1
6P meeting room	1
Tea point	1
Reception	1
Waiting area	1
Coffee point	1
Print point	1
Comms / store	1

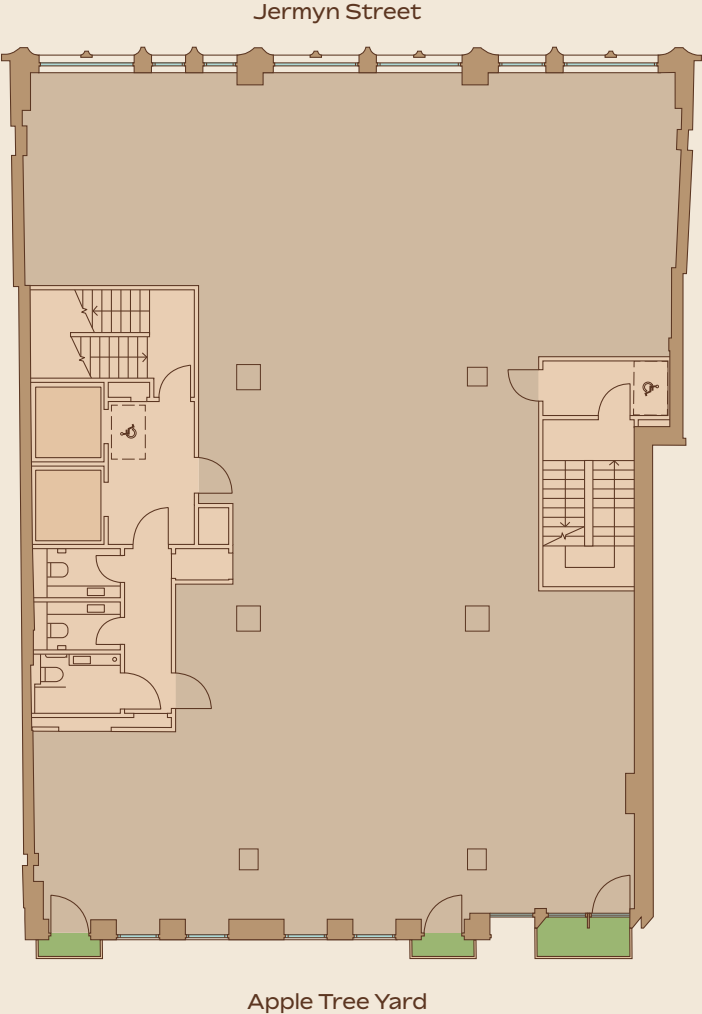




LEVEL 3

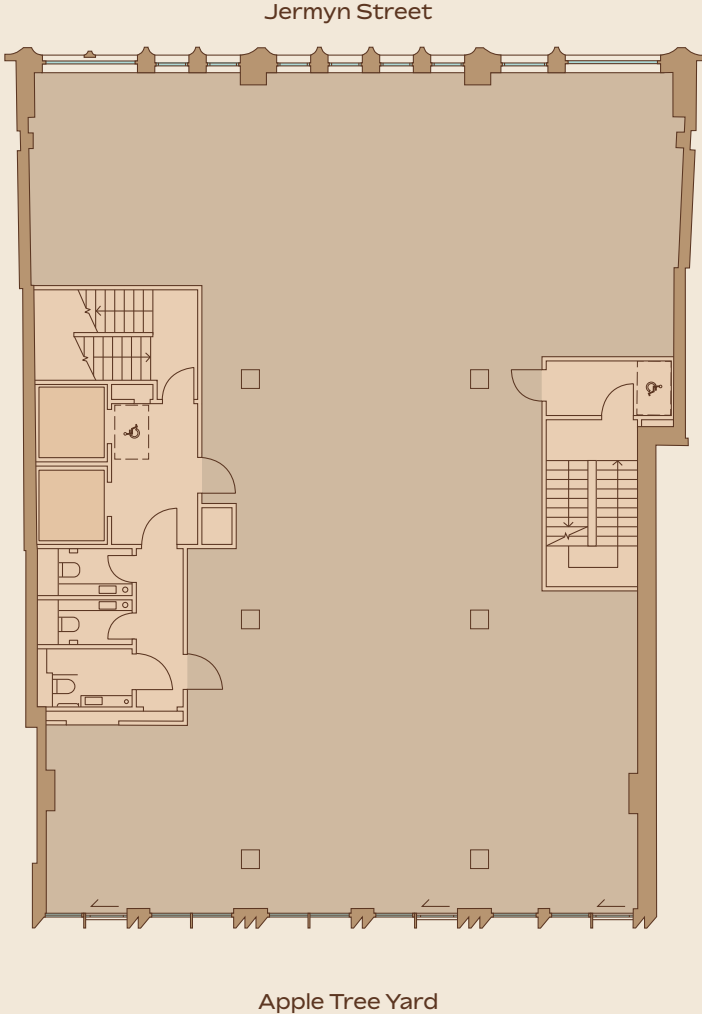
OFFICE
3,169 SQ FT
294 SQ M

- Office
- Core
- Lifts
- Balcony



LEVEL 4

OFFICE
3,091 SQ FT
287 SQ M





An indicative view of a typical floor



An indicative view of a typical floor

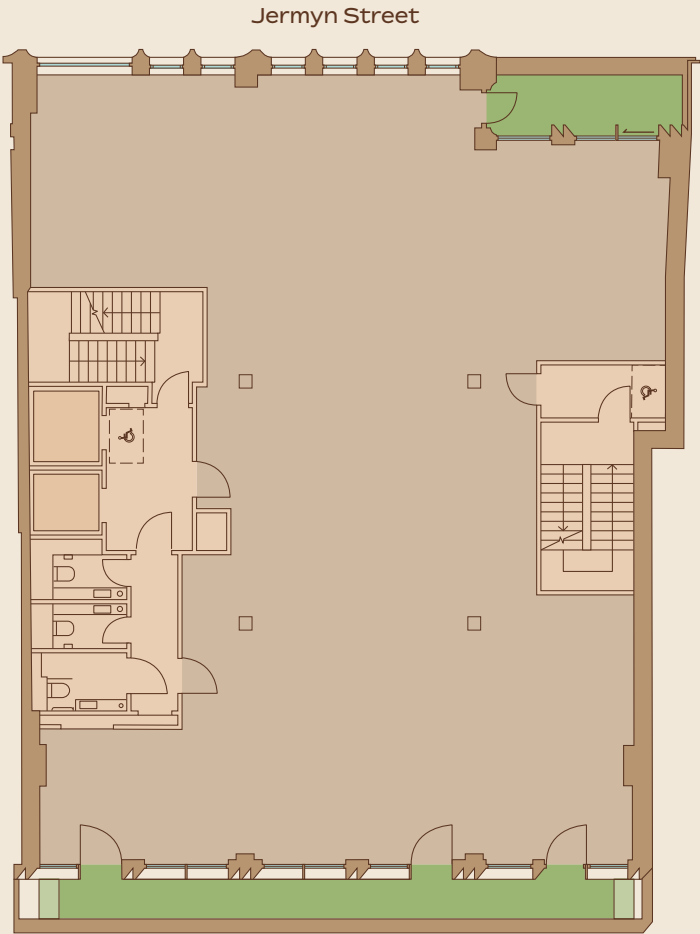


LEVEL 5

OFFICE
2,735 SQ FT
254 SQ M

TERRACE
193 SQ FT
18 SQ M

- Office
- Core
- Lifts
- Terrace



Accommodation Schedule

1400 X 800 desks	22
12P meeting room	1
10P meeting room	1
Private office	1
Tea point	1
Reception	1
Waiting area	1
Coffee point	1
Print point	1
Comms / store	1





LEVEL 6



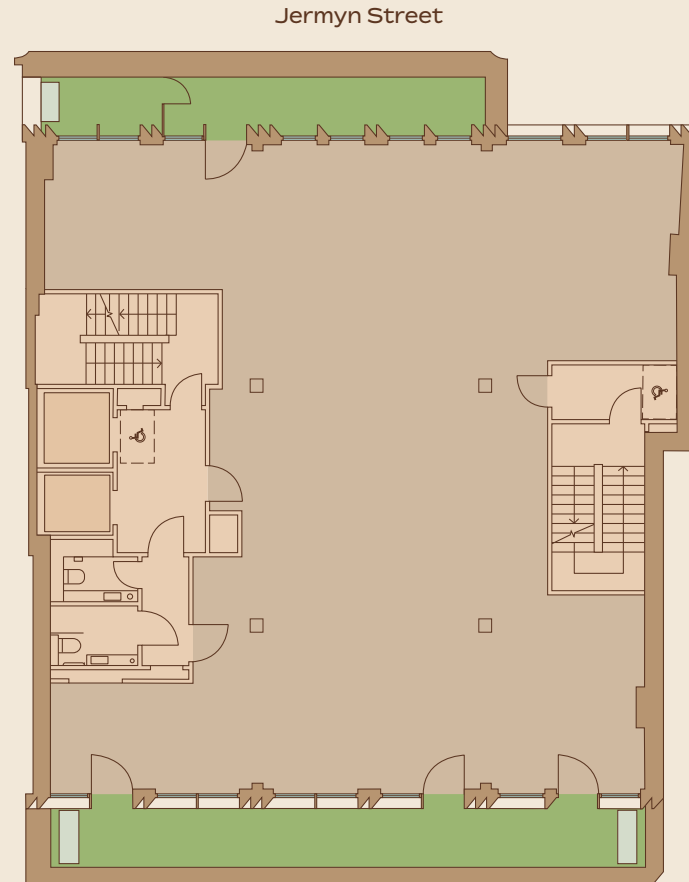
OFFICE

2,242 SQ FT
208 SQ M

TERRACE

405 SQ FT
38 SQ M

- Office
- Core
- Lifts
- Terrace



Apple Tree Yard



An indicative view of the 6th floor



An indicative view of the 6th floor



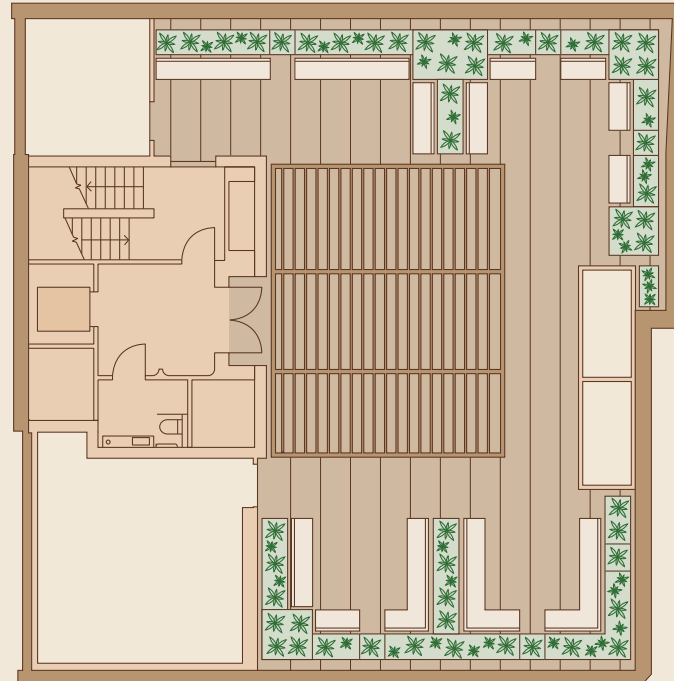
ROOF

TERRACE

1,436 SQ FT
133 SQ M



Jermyn Street



- Core
- Terrace
- Plant

Apple Tree Yard



An indicative view of the roof terrace



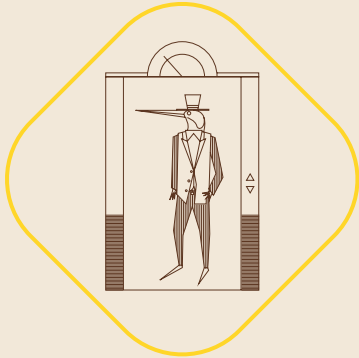
An indicative view of the roof terrace



SUMMARY SPECIFICATION



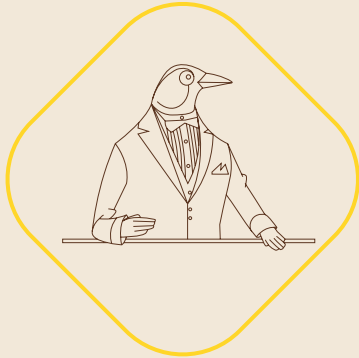
1:10 occupational density



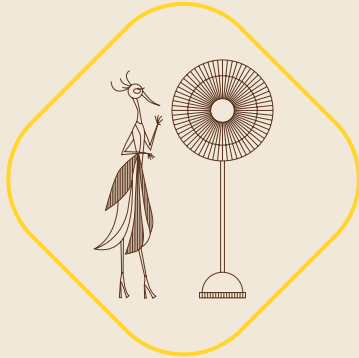
2 x 10 person lifts



2.8m typical floor-to-ceiling heights



Reception concierge



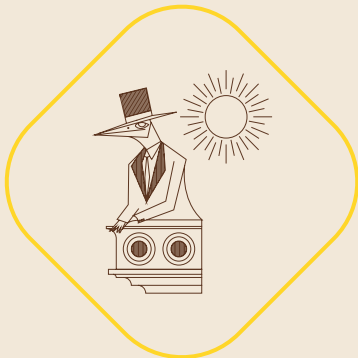
VRF air conditioning system



Generous reception
and tenant lounge



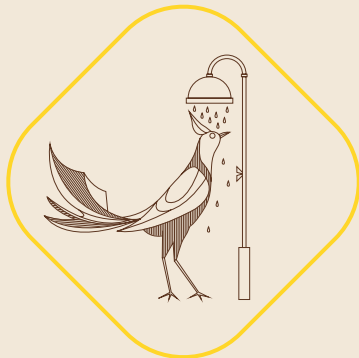
On-site gym



Over 2,000 sq ft of private and
communal external terracing



42 cycle spaces
and 42 lockers



6 showers and associated
changing facilities



An indicative view of the end-of-trip facilities



An indicative view of the gym

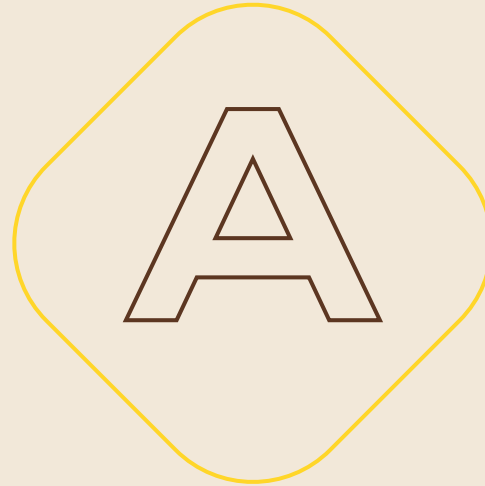


TARGET ESG ACCREDITATIONS

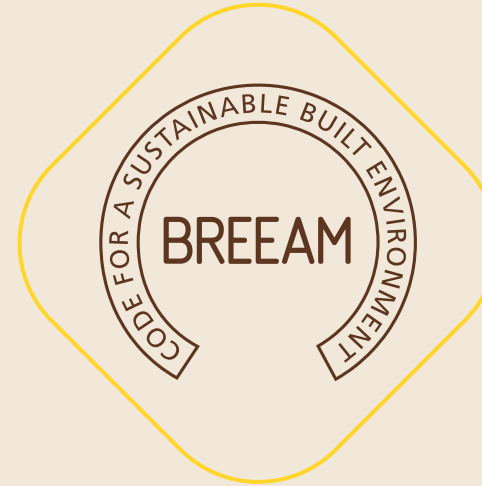
VERY LOW EMBODIED CARBON OF LESS THAN 400KG/
CO2/M2 - WELL BELOW THE UK NET ZERO CARBON
BUILDING STANDARD UPFRONT CARBON LIMIT FOR
A RETROFIT SCHEME.



Wiredscore 'Platinum'



EPC A



BREEAM 'Excellent'



'EDGE Certified'



GALLERIES & GALLIVANTING

1. The Royal Academy
2. Fortnum & Mason
3. National Portrait Gallery
4. National Gallery
5. Trafalgar Square
6. Christie's Auction House
7. Claridge's
8. The Ritz
9. Brown's Hotel
10. Sofitel Hotel London
11. Stafford Hotel





1. Liberty London
2. Berry Bros. & Rudd
3. Paxton & Whitfield
4. Floris
5. John Lobb
6. Lock & Co. Hatters
7. Harvie and Hudson
8. Princes Arcade
9. Piccadilly Arcade
10. Burlington Arcade





COCKTAILS & CANAPÉS

1. The Wolseley
2. The Devonshire
3. 45 Jermyn Street
4. Fallow, Haymarket
5. Claro, Waterloo Place
6. Wild Honey, Pall Mall
7. Franco's
8. Wiltons
9. Chutney Mary
10. Maison François
11. Nessa
12. Swans Bar
13. Duke's Bar
14. The Scotch of St James
15. Ronnie Scott's
16. The American Bar
17. The Rooftop
18. 3'6 Bar
19. The Alchemist
20. The Rivoli Bar
21. Sexy Fish
22. 8 at the Londoner
23. The May Fair Bar
24. 5th View Bar
25. The Pine Bar
26. Mr Porter Bar



Sophistication, quality and timeless elegance. Globally renowned and a magnet for luminaries and tastemakers alike.



- 1 – Paxton & Whitfield
- 2 – Floris
- 3 – Fortnum & Mason
- 4 – Piccadilly Arcade
- 5 – New Bond Street





From Ciccaro to Café Murano, Fallow to Fowl, The Ritz to The Wolseley and everything in between; indulge in the many flavours of St James's.

CULINARY DELIGHT



- 1 – 45 Jermyn Street
- 2 – The Devonshire
- 3 – O Ver
- 4 – Sofitel
- 5 – Fallow



Three globally renowned royal parks on your doorstep: embrace the natural worlds of St James's Park, Hyde Park and Green Park.

- 1 – St James's Square
- 2 – St James's Park
- 3 – Green Park



STEP OUTSIDE



ENDLESS INSPIRATION

A centre of artistic excellence and cultural distinction. Where heritage and contemporary creativity combine in an atmosphere of lasting elegance.



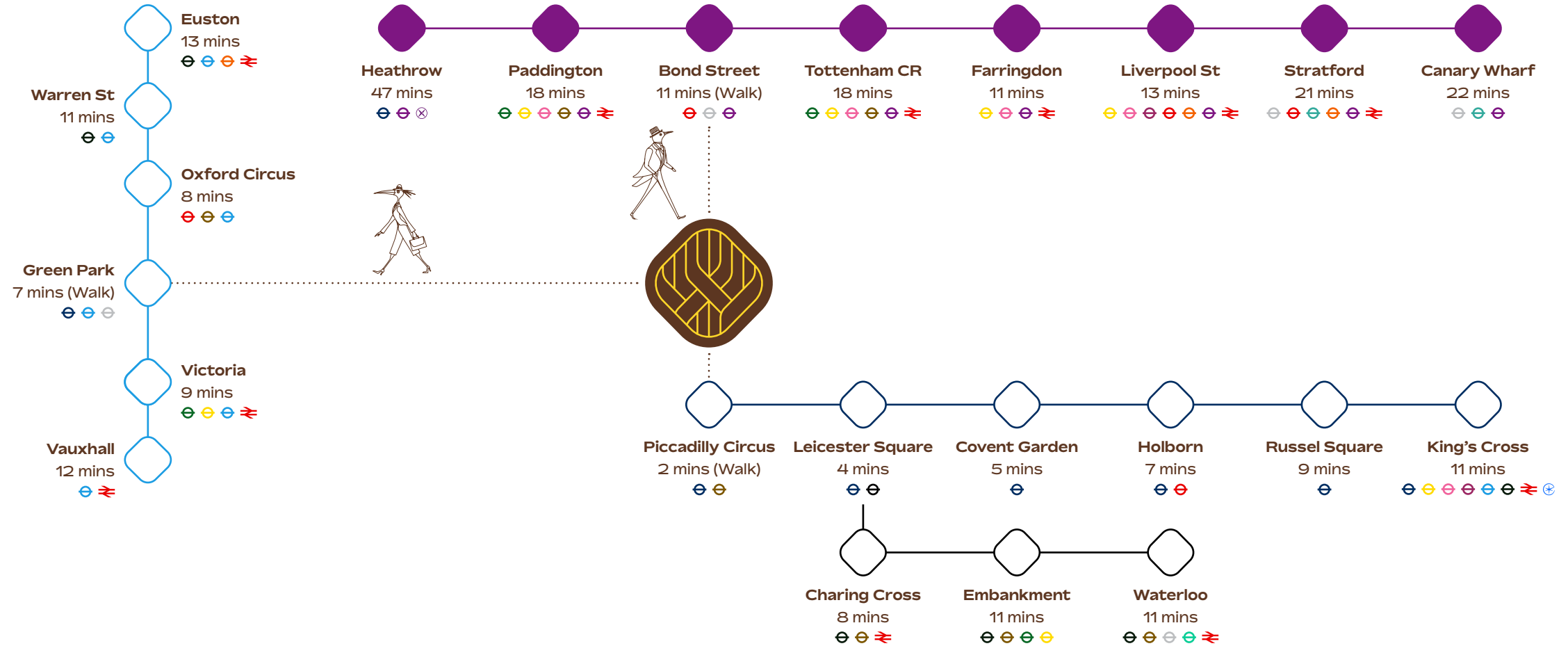
- 1 – Royal Academy of Arts
- 2 – Burlington House
- 3 – National Portrait Gallery

IN GREAT COMPANY





CONNECTIONS



- | | | | |
|----------------|--------------|-------------------|--------------------|
| ⬇ District | ⬆ Northern | ⬆ Central | ⬆ Elizabeth Line |
| ⬆ Circle | ⬆ Jubilee | ⬆ Waterloo & City | ⬆ National Rail |
| ⬆ Hammersmith | ⬆ Victoria | ⬆ Bakerloo | ⬆ DLR |
| ⬆ Metropolitan | ⬆ Piccadilly | ⬆ Overground | ⬆ Eurostar |
| | | | ⬆ Heathrow Express |

All times are from 105 Jermyn Street inclusive of walk time.
Source: CityMapper



“TO BE TRULY ELEGANT, ONE
SHOULD NOT BE NOTICED.”

Beau Brummell



DELIVERING Q1 2027

INVESTOR



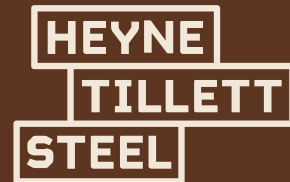
DEVELOPMENT MANAGER



ARCHITECT



STRUCTURAL ENGINEER



M&E CONSULTANT





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NEWMARK

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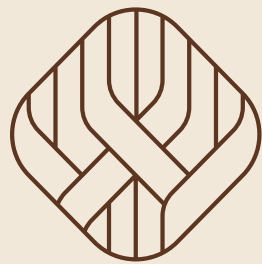
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