

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.

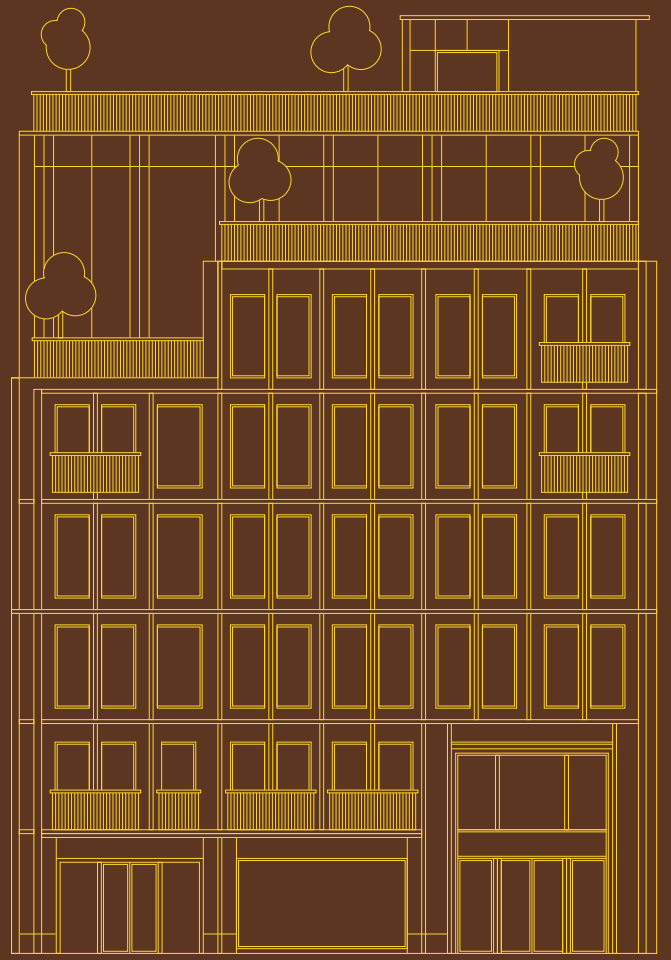




An indicative view of 105 Jermyn Street


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 (Private Balconies)	3,169		
2 (Private Balconies)	3,311		
1	3,275		
Ground (Reception & Lounge)			951
Basement (Gym)			480
Total	**17,823**	**2,034**	**1,431**



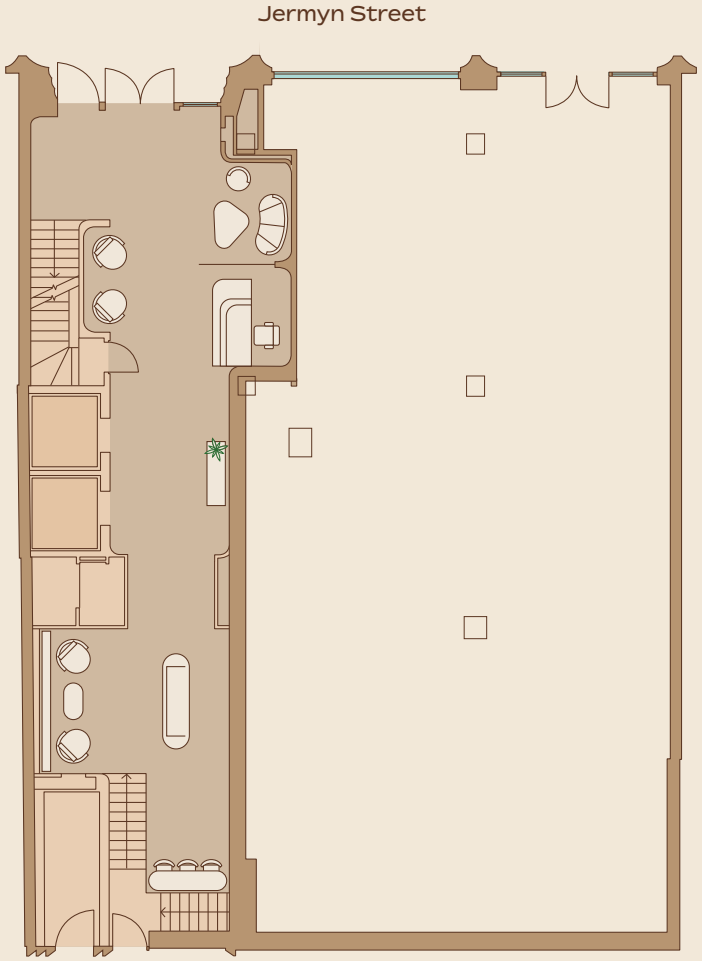
Jermyn Street

GROUND

RECEPTION & LOUNGE

951 SQ FT

88 SQ M



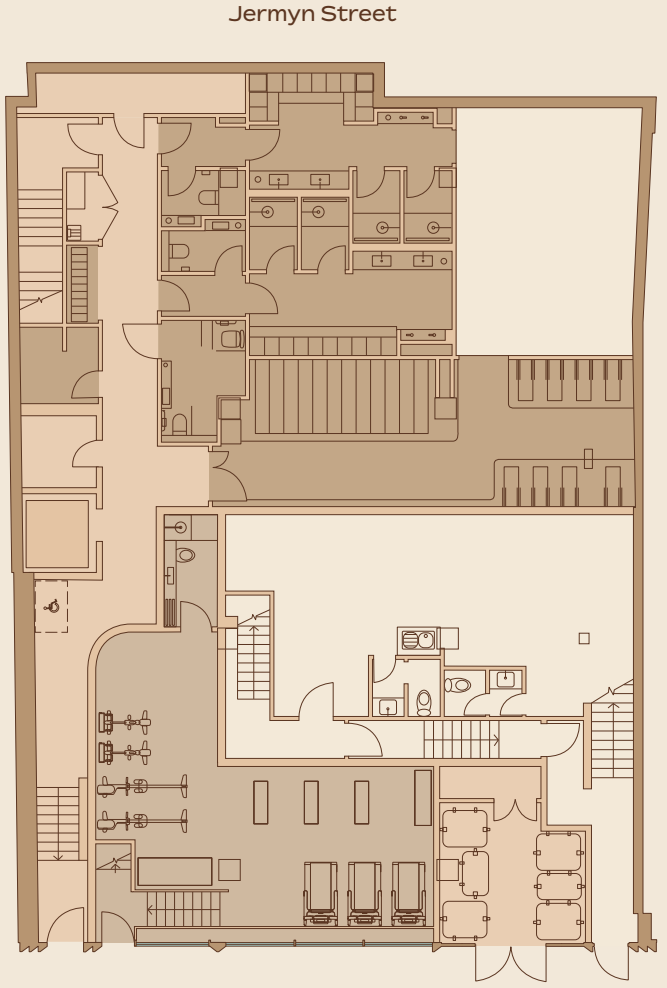
- Reception & Lounge
- Retail
- Core
- Lifts

LOWER GROUND

GYM

480 SQ FT

45 SQ M



- EOT facilities
- Retail
- Gym
- Core
- Lifts



An indicative view of the reception



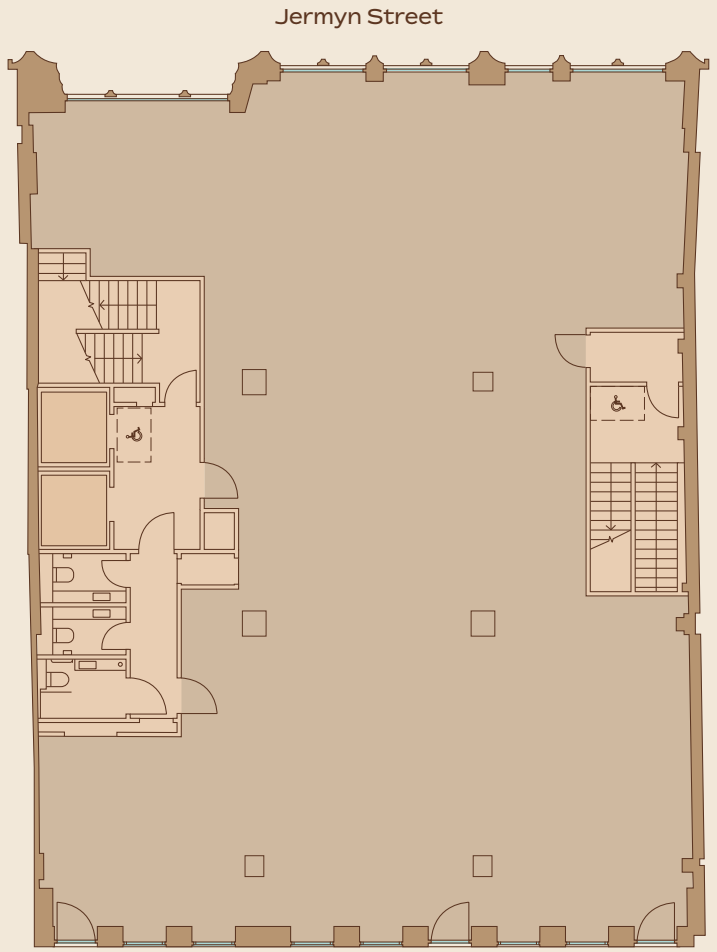
An indicative view of the tenant lounge

LEVEL 1

OFFICE

3,275 SQ FT

304 SQ M



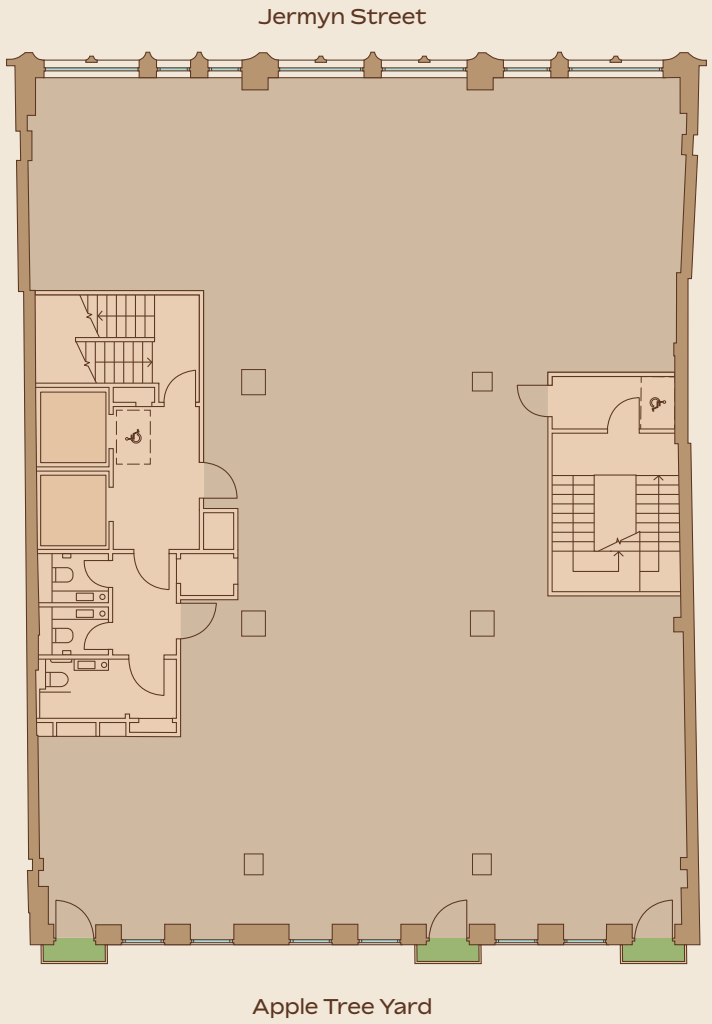
- Office
- Core
- Lifts

LEVEL 2

OFFICE

3,311 SQ FT

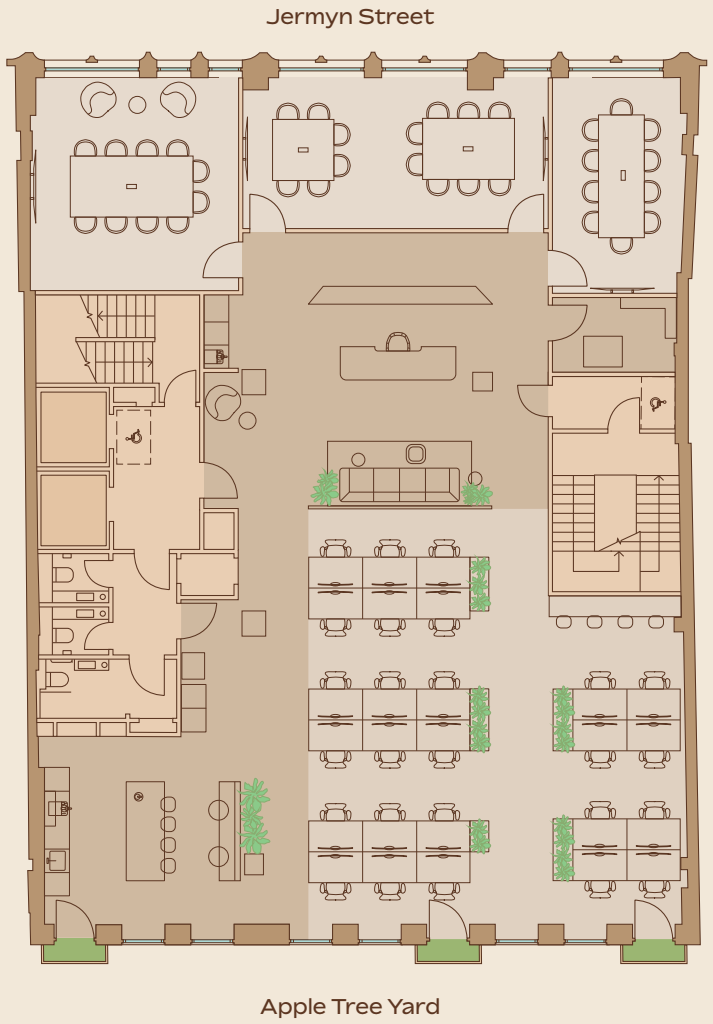
308 SQ M



- Office
- Core
- Lifts
- Balcony

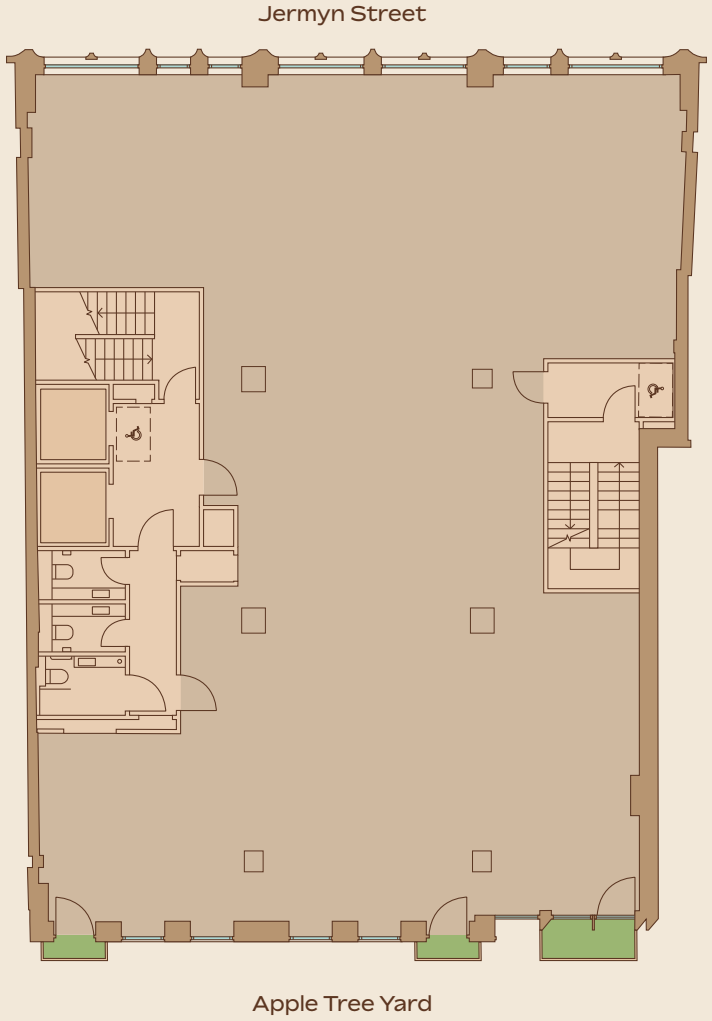
Accomodation Schedule

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

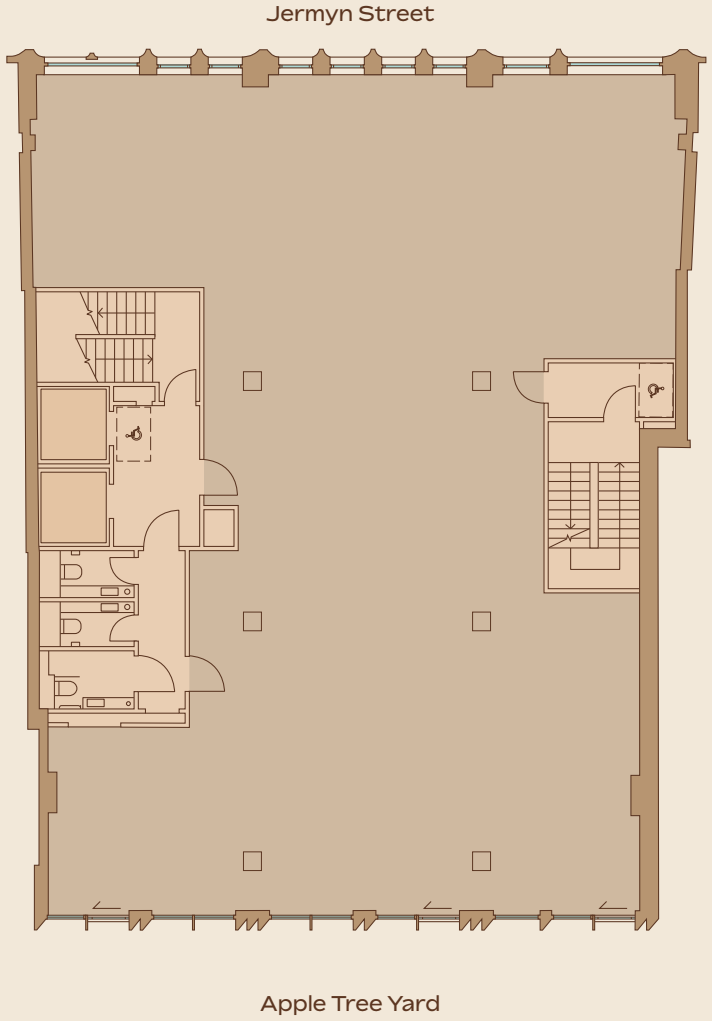
OFFICE
3,169 SQ FT
294 SQ M



Office
Core
Lifts
Balcony

LEVEL 4

OFFICE
3,091 SQ FT
287 SQ M





An indicative view of a typical floor



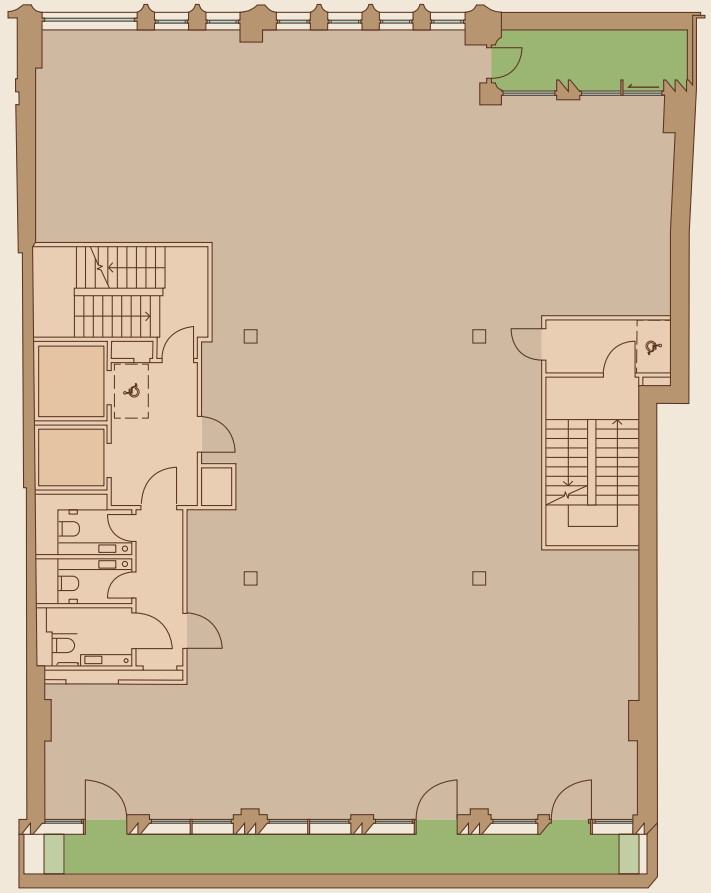
An indicative view of a typical floor

LEVEL 5

OFFICE
2,735 SQ FT
254 SQ M

TERRACE
193 SQ FT
18 SQ M

Jermyn Street



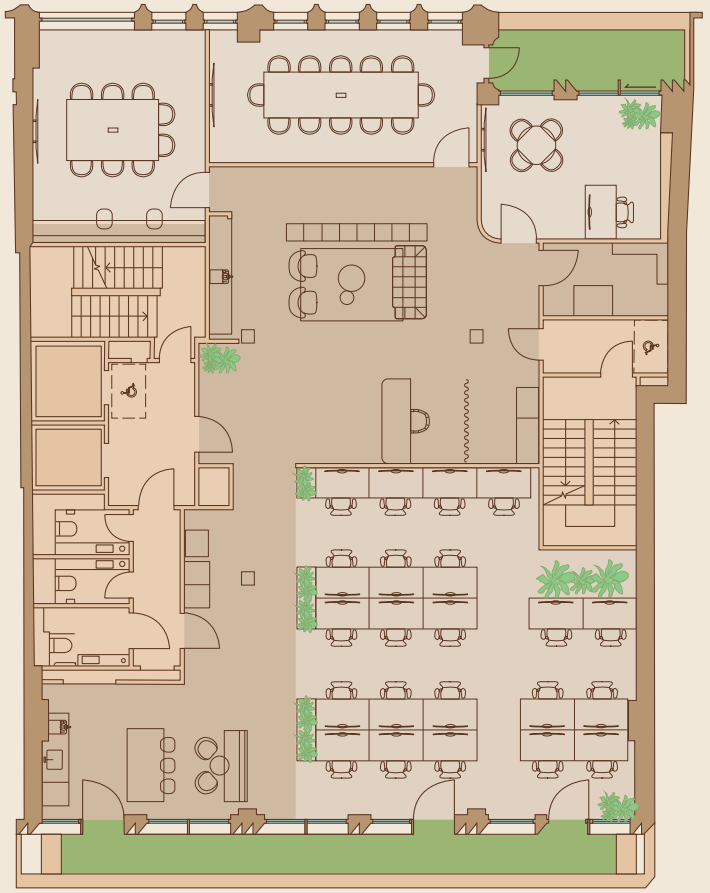
Apple Tree Yard

- Office
- Core
- Lifts
- Terrace

Accomodation 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

Jermyn Street



Apple Tree Yard

LEVEL 6

OFFICE

2,242 SQ FT

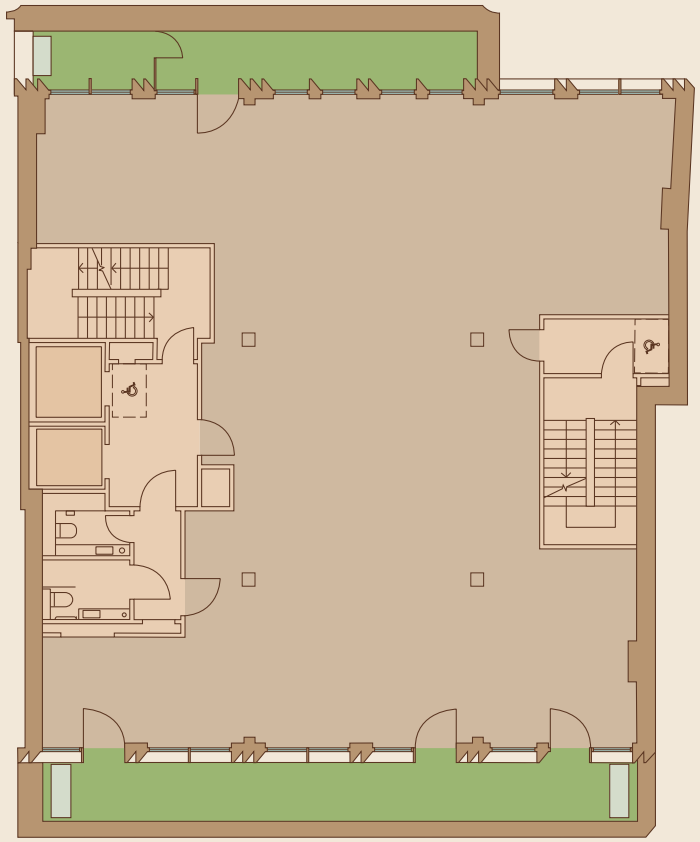
208 SQ M

TERRACE

405 SQ FT

38 SQ M

Jermyn Street



Apple Tree Yard

- Office
- Core
- Lifts
- Terrace



An indicative view of the 6th floor



An indicative view of the 6th floor

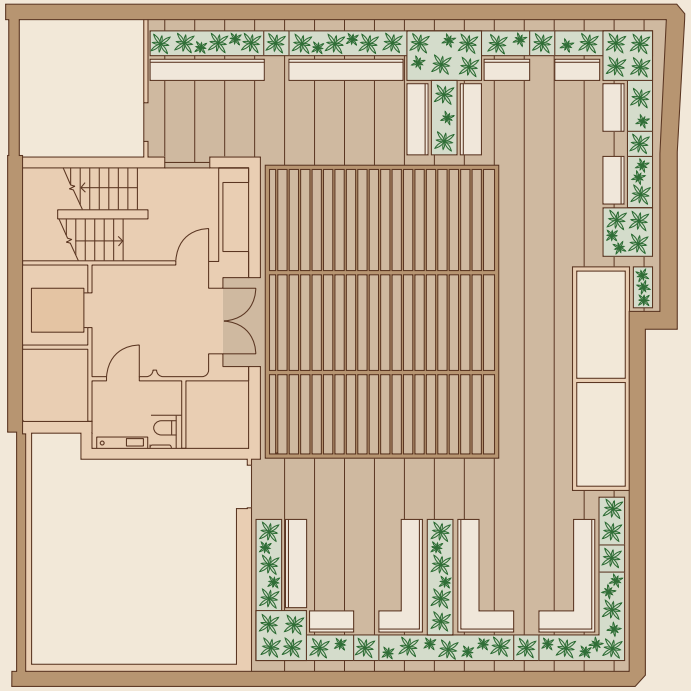
ROOF

TERRACE

1,436 SQ FT

133 SQ M

Jermyn Street



Core

Terrace

Plant

Apple Tree Yard



An indicative view of the roof terrace

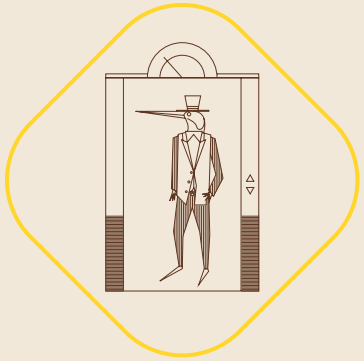


An indicative view of the roof terrace

SUMMARY SPECIFICATION



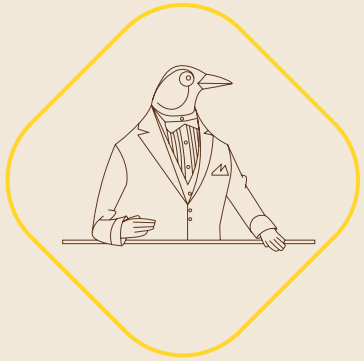
1:10 occupational density



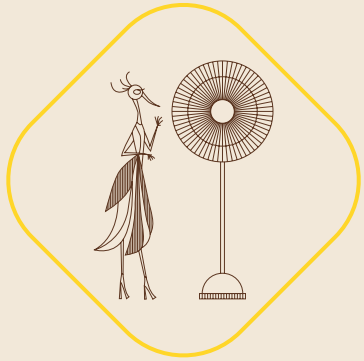
2 x 10 person lifts



2.8m typical floor-to-ceiling heights



Reception concierge



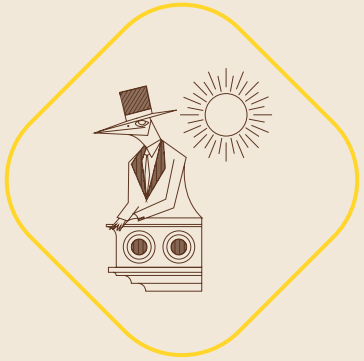
VRF air conditioning system



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



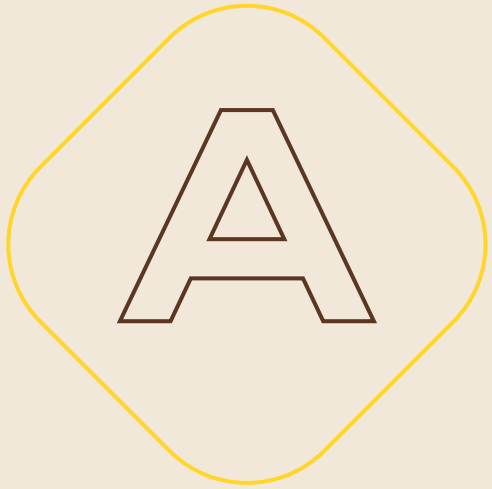
An indicative view of the gym

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'



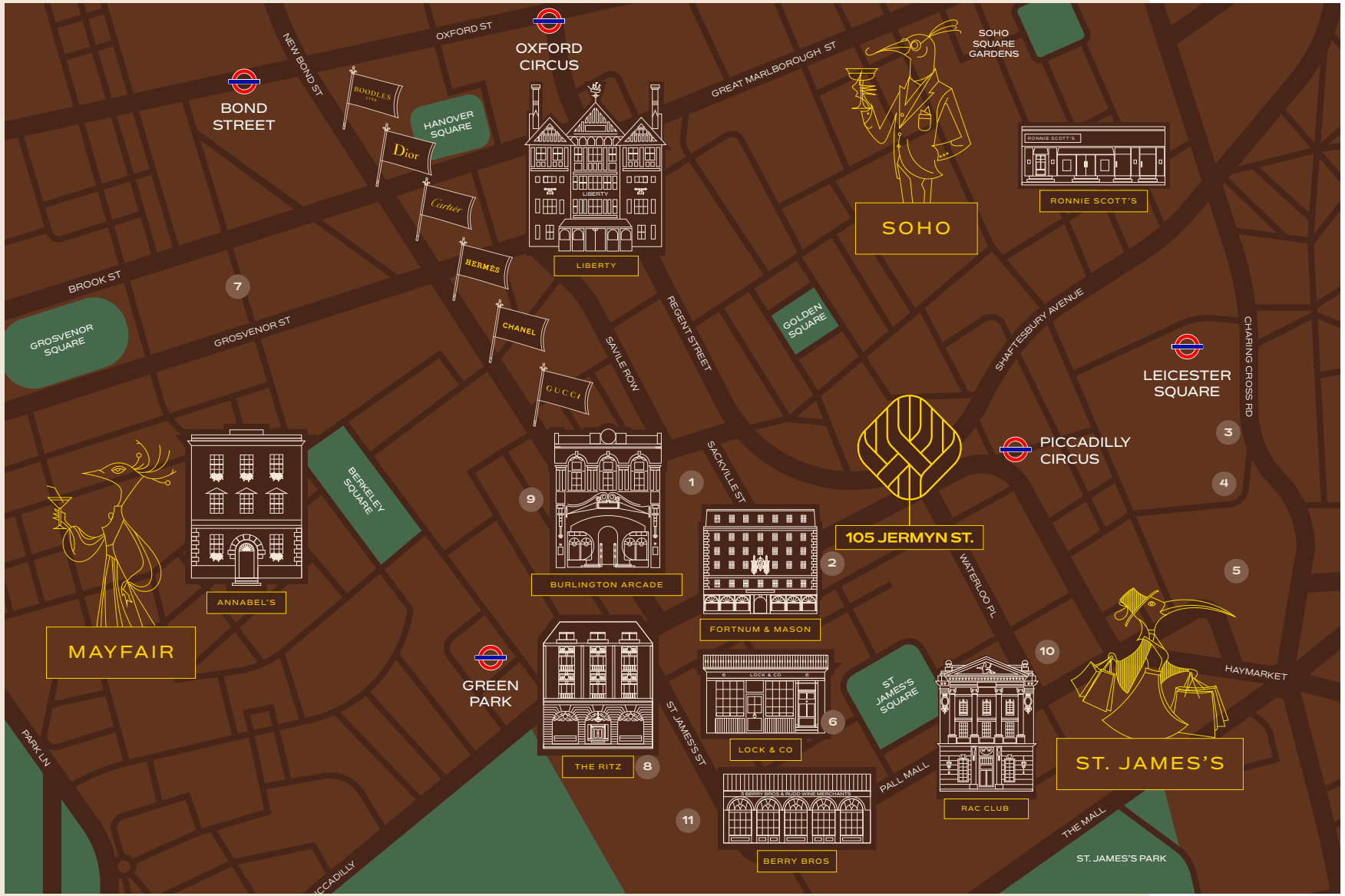
EPC A



BREEAM 'Excellent'



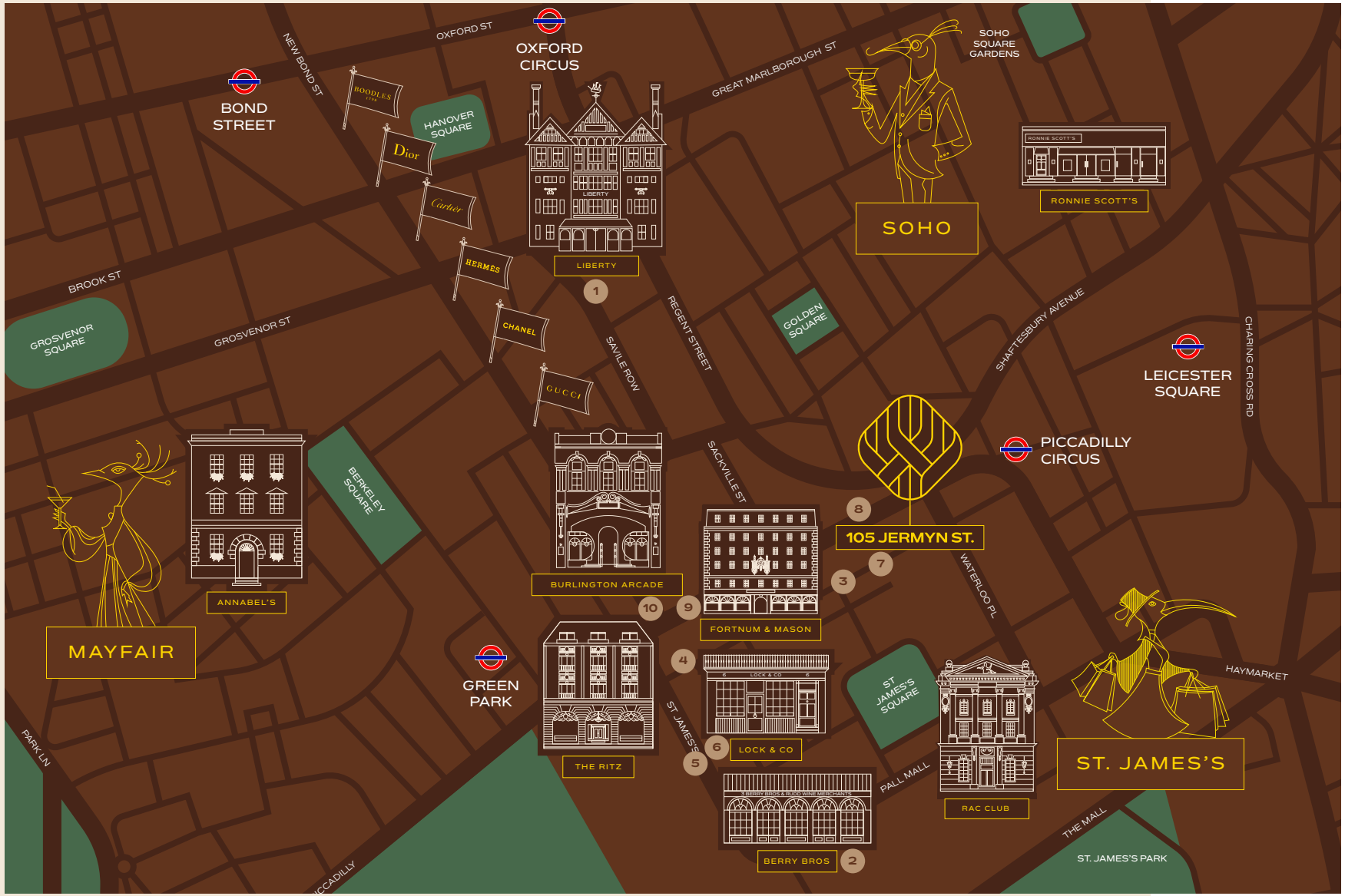
'EDGE Certified'



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

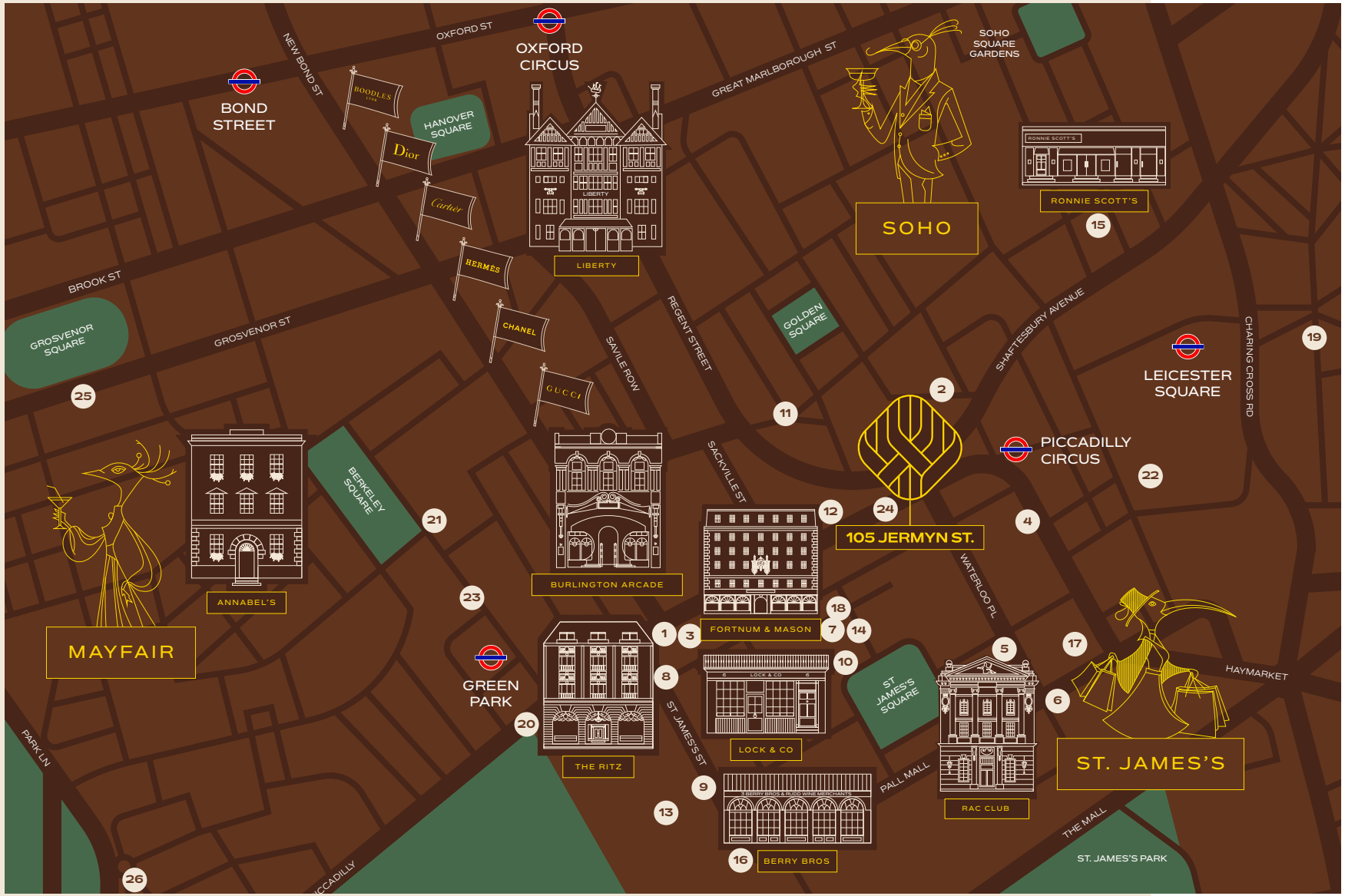




BOUTIQUES & BAZAARS

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



2



3

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


4



5

CULINARY DELIGHT





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.





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





1



2

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





3

STEP OUTSIDE

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



ENDLESS INSPIRATION

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



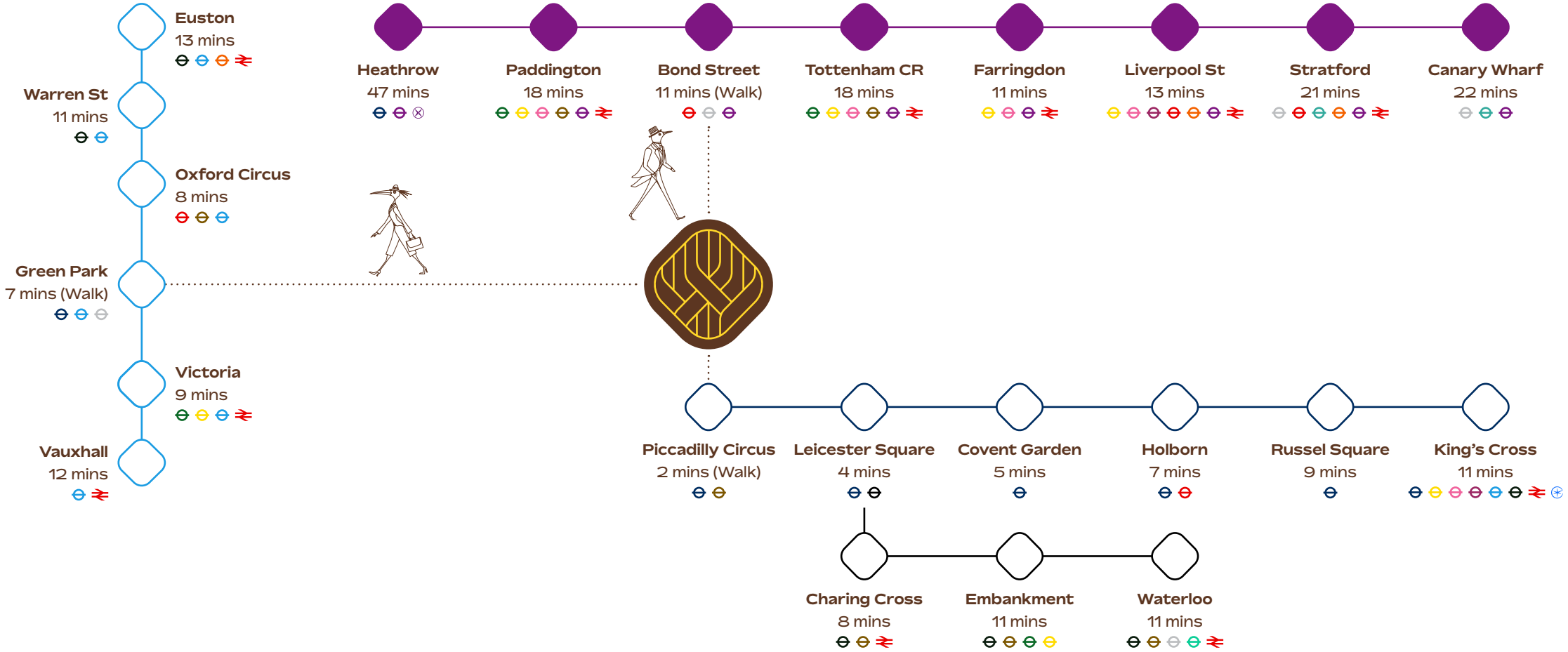


1 – Royal Academy of Arts
2 – Burlington House
3 – National Portrait Gallery

IN GREAT COMPANY



CONNECTIONS



District
Circle
Hammersmith
Metropolitan
Northern
Jubilee
Victoria
Piccadilly
Central
Waterloo & City
Bakerloo
Overground
Elizabeth Line
National Rail
DLR
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

Victory

DEVELOPMENT MANAGER

LBS.

ARCHITECT

TREHEARNE ARCHITECTS

STRUCTURAL ENGINEER

HEYNE TILLETT STEEL

M&E CONSULTANT

MEINHARDT

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105jermynstreet.london

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