



OFFICE TO LET

26 ST. JAMES'S SQUARE

London, SW1Y 4JH

FULLY FITTED OFFICE SPACE AVAILABLE IN THE HEART OF ST. JAMES'S.

1,928 TO 1,936 SQ FT (179.12 TO 179.86 SQ M)



**BNP PARIBAS
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TO REQUEST A VIEWING CALL US 0207 629 7282



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DETAILS

DESCRIPTION

26 St James's Square has been transformed into one of the capital's hidden modernist gems. Incorporating soothing marble floors, soaring, full-height, light-flooding windows, new terraces, sensational views and the latest in smart building technology. 26 St James's Square delivers 14,825 sq ft of top amenity driven offices. There are seven upper floors, ranging between 1,667 sq ft and 1,936 sq ft. We are marketing the 2nd and 4th floors on behalf of our client.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	1,928	179.12	Available
2nd	1,936	179.86	Available
Total	3,864	358.98	

KEY FEATURES

- Excellent Natural Light
- Superb views onto St. James's Square
- Manned Reception
- Modern Building

OUTGOINGS

- **Rent:** £175 - £205 per sq ft
- **Rates:** £60.68 per sq ft Based on 2026 valuation
- **Service charge:** £28.10 per sq ft

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LOCATION



Prominently positioned on London's most prestigious garden squares.

The borough of St James's is an internationally renowned area for its affluent and exclusive atmosphere with a high number of boutique retailers, fine art galleries and auction houses. Most notably, Christies with numerous complimentary businesses which are associated with the Auction House. Pall Mall is a famous thoroughfare in its own right linking St James's Palace to the west and Trafalgar Square to the east. The location benefits from good transport connectivity with Green Park and Piccadilly Underground Station in close proximity.

CONTACT US

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