



TWENTY

ST JAMES'S



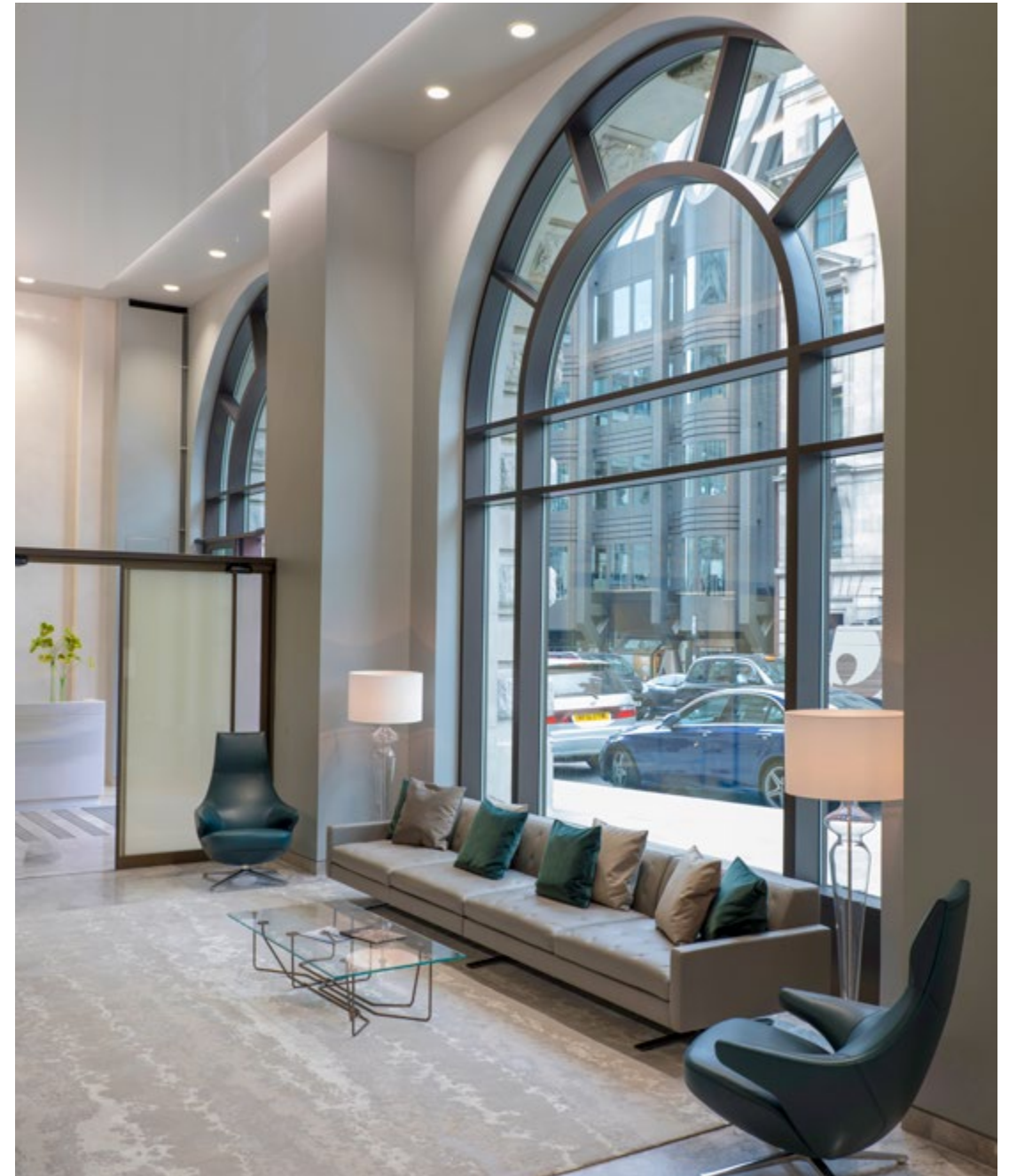
Twenty St James's Street
— **the definition of**
new office design

What was once a traditional corporate headquarters office building in the heart of the West End has been redeveloped to now play host to today's institutions of international commerce amid the very latest in cultural luxury and exclusivity.



A dramatic new office building has been designed behind the retained classical Portland stone façade at TWENTY St James's Street.





A True Sense of Arrival

The reception harnesses height, volume and light to create a welcoming space like no other.

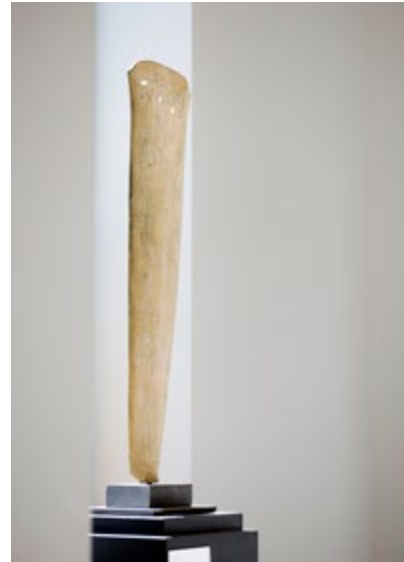
The design allows for flexibility in the use of the space, whether it be a grand private entrance, a place to entertain or a more traditional office reception, the occupier can showcase their personal style.





A Work of Art

Reflecting the elegance and heritage of St James's, striking art pieces grace the building's reception providing both an unforgettable first impression and point of conversation.

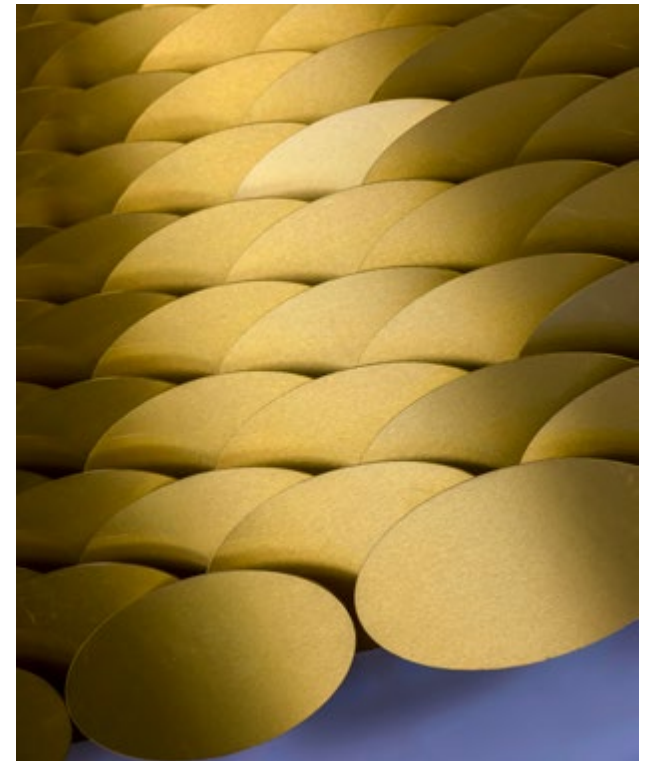


BOWMAN SCULPTURE

The art will be provided by Bowman Sculpture. The gallery exhibits the best of 19th and 20th century sculpture, including Auguste Rodin, Henry Moore, Barbara Hepworth, Marino Marini, and Lynn Chadwick. They also represent important contemporary artists including Emily Young, Hanneke Beaumont, Maurice Blik and Yves Dana.

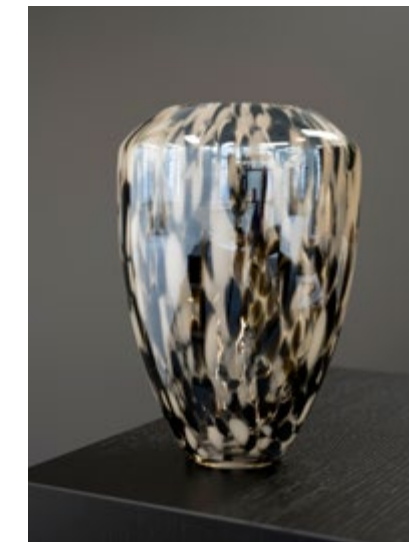
GILES MILLER STUDIO — The Veil

Giles Miller Studio has created acclaimed and award-winning work for some of the world's most prestigious brand-names across a variety of industries such as Stella McCartney, Harrods, V&A Museum and Helsinki Airport.











The Ongoing Evolution of St James's

Whilst home to some of London's most notable retailers, restaurants, galleries and private members' clubs, the area is now attracting a broad variety of occupiers — without neglecting its rich heritage.

These include the likes of Cicchetti's, Café Murano, Chutney Mary's and Milos for fine dining, The White Cube Gallery and David Gill for contemporary art, Tiger of Sweden and Sunspel for contemporary fashion, and Assos and Arc'teryx for sport and leisure.

With these, and other high-end occupiers set to move in, St James's is truly evolving.



À la Carte to Al Fresco

From haute cuisine to business lunches, St James's has something for all palates.

Stunning dining rooms fill old banking halls, whilst deals are discussed at wine bars with wood panelled walls.

RESTAURANTS & HOTELS

The Wolseley
Boulestin
Wiltons
Petrichor
Le Caprice
45 Jermyn Street

Café Murano
The Ritz
The Stafford Hotel
The Game Bird
The Cavendish Hotel
St James's Hotel

CAFÉS & COFFEE

Villandry
The Borough Barista
Ole & Steen



Kitchen to Catwalk

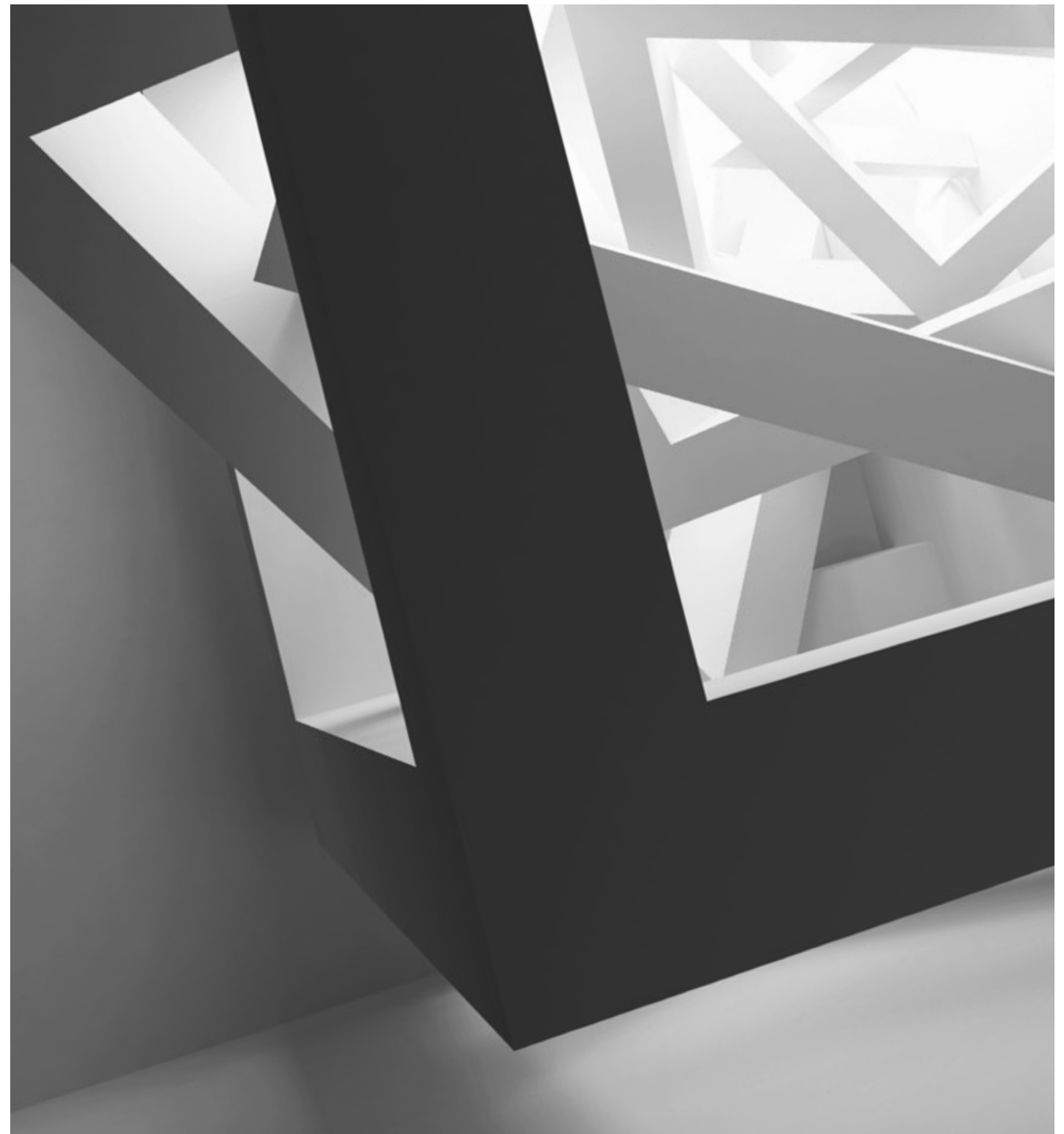
The traditional tailors of Jermyn Street are now neighbored beside a new wave of lifestyle retail, catering to the discerning, design-led shoppers of London.

RETAIL

Tiger
Church's
SMEG
ASSOS
Paul & Shark
Dover Street Market
Floris

Norwegian Rain
Truefitt & Hill
Fortnum & Mason
Berry Brothers
Justerini and Brooks
Lobb
Crockett & Jones

Boggi Milano
Paxton & Whitfield
Sunspel
Turnbull & Asser
James J. Fox
Arc'teryx



Institutions to Installations

The merging of old and new is ever clear in the galleries of St James's, where contemporary and classic art grace the walls, between the four walls of some of the world's most renowned members' clubs.

MEMBERS' CLUBS

The Arts Club
Tramp
East India Club
Carlton Club
RAC
Brooks's

67 Pall Mall Wine Club
Boodles
The In and Out
Turf Club
Oxford & Cambridge Club
White's

GALLERIES

White Cube
Chris Beetles
Bowman Sculpture
Alan Cristea
Skarstedt
Royal Academy



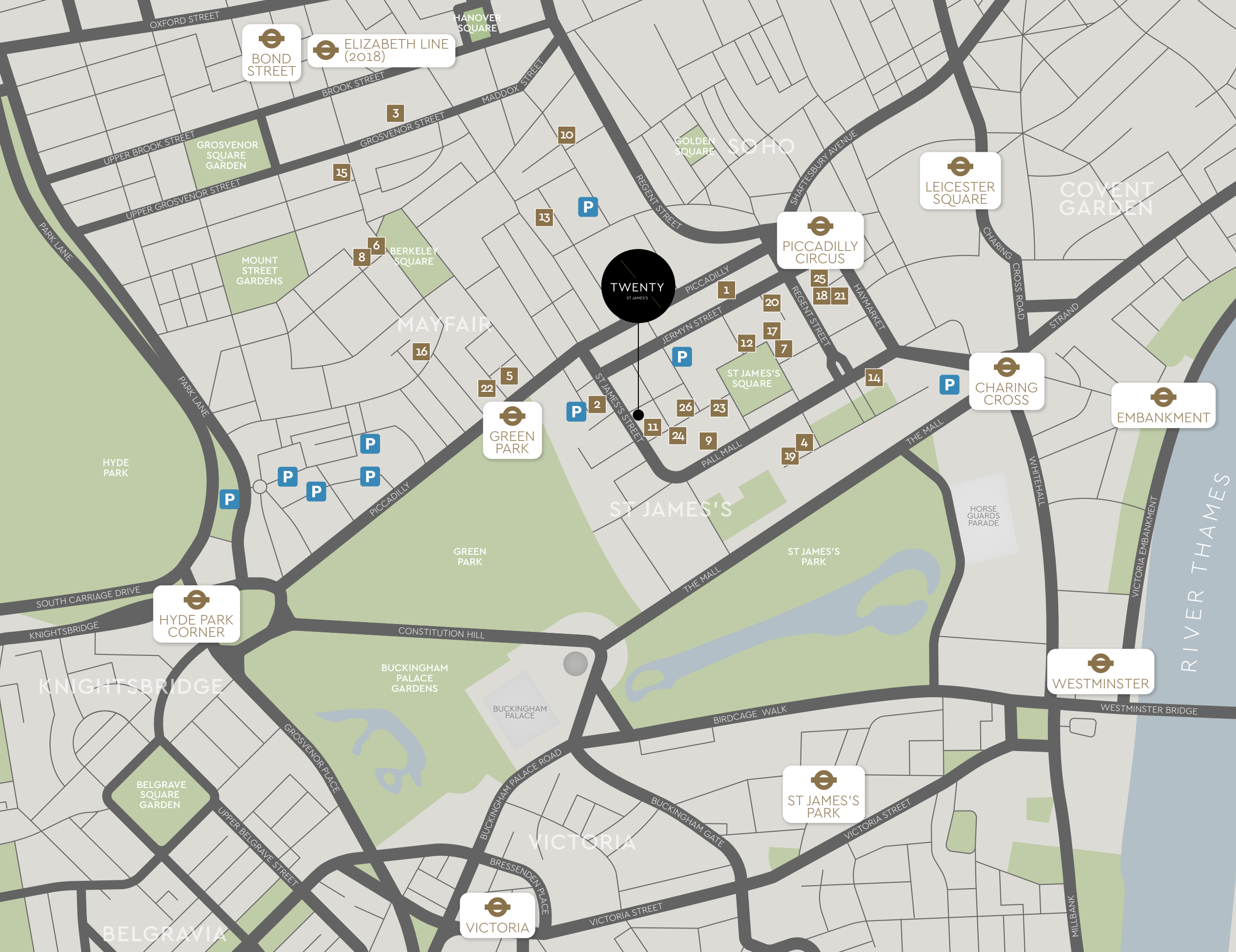
Loungewear to Sportswear

St James's offers you the opportunity to take time for yourself in some of the most manicured green spaces in the city. Alternatively, take your workout inside in one of the luxury fitness centres nearby.



GREEN SPACES
Green Park
St James's Park
St James's Square

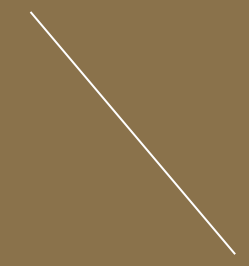
HEALTH & FITNESS
E by Equinox
Nordic Balance
Fitness Space
Pure Gym
Ten Health & Fitness



Occupiers

- 1 Apax Partners
- 2 Artemis Investment
- 3 Associated British Foods
- 4 BAE Systems
- 5 Bain Capital
- 6 Blackstone Group
- 7 BP
- 8 Caxton
- 9 Credit Suisse
- 10 Davidson Kempner
- 11 Putnam Investments
- 12 Société Générale
- 13 HSBC Private Bank
- 14 IoD
- 15 Lansdowne Partners
- 16 PJT Partners
- 17 Rio Tinto
- 18 The Carlyle Group
- 19 Centrica
- 20 Waverton Investment Management
- 21 Formula 1
- 22 Manchester United
- 23 Rolex
- 24 Temasek
- 25 JO Hambro
- 26 Christie's

P Parking



**Berkeley
Square**

**Green
Park**

The Ritz

**Regent
Street**

Piccadilly

**Piccadilly
Circus**

**St James's
Square**



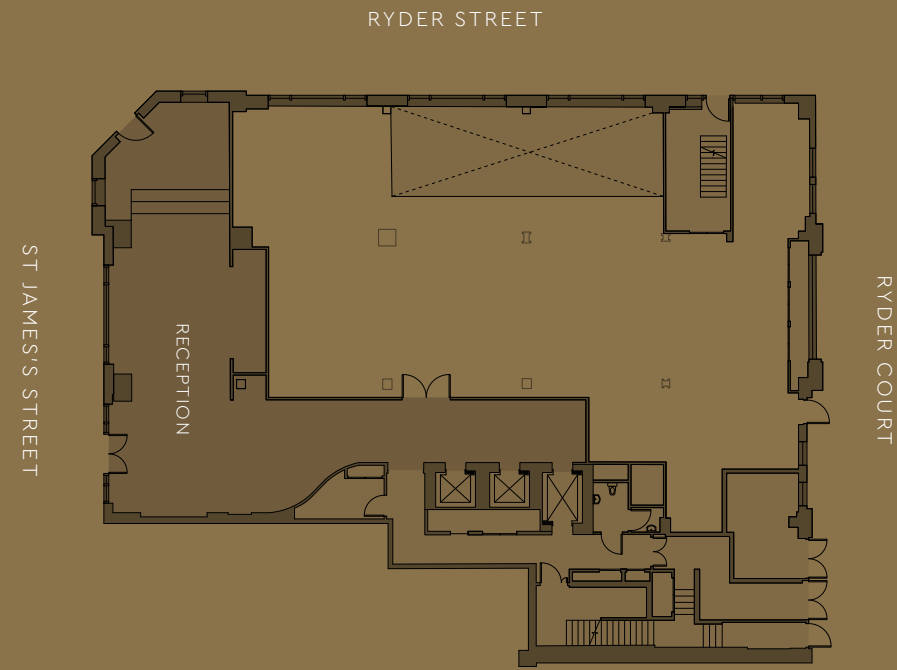
Schedule of Areas

FLOOR	SQ_FT	SQM
EIGHTH	4,222	392.2
SEVENTH	UNDER OFFER	
SIXTH	5,777	536.7
FIFTH	UNDER OFFER	
FOURTH	UNDER OFFER	
THIRD	6,540	607.6
SECOND	6,534	607.0
FIRST	4,916	456.7
GROUND	2,899	269.3
LOWER GROUND	4,013	372.8
RECEPTION	1,629	151.3
TOTAL	34,901	3,242.3

Net Internal Areas

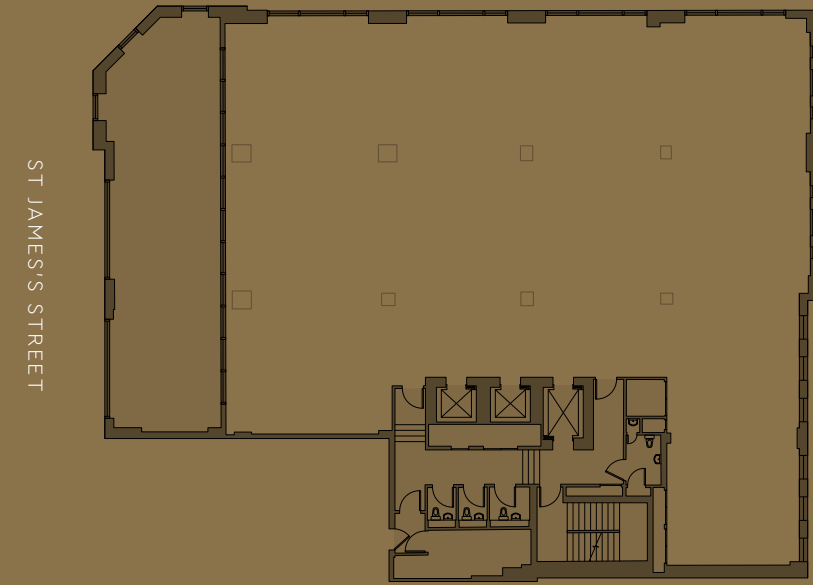






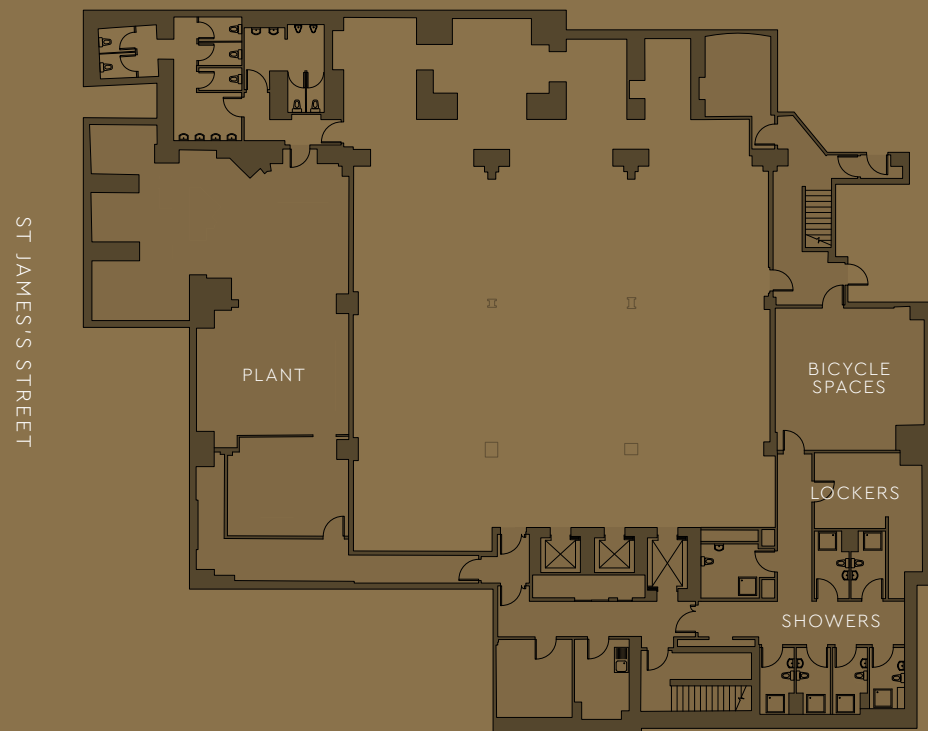
Ground

2,899 SQ FT | 269.3 SQ M



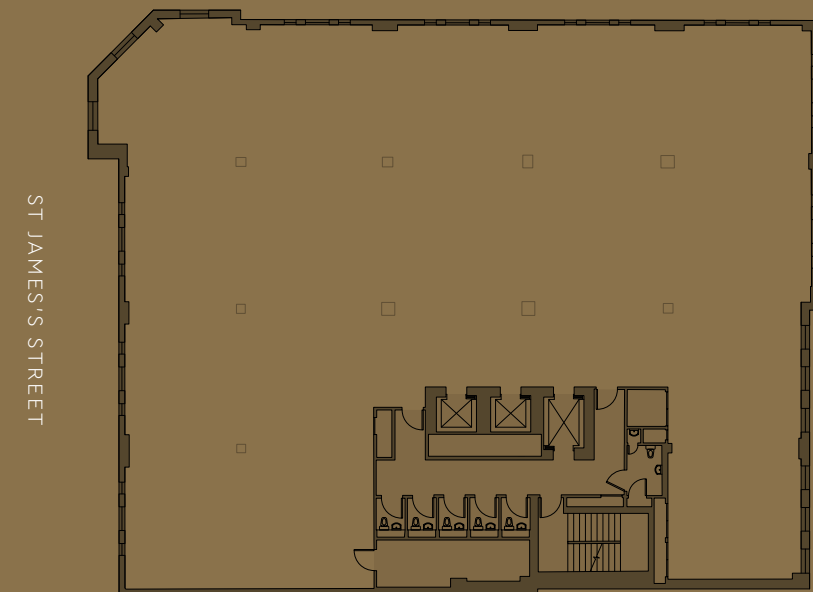
First

4,916 SQ FT | 456.7 SQ M



Lower Ground

4,013 SQ FT | 372.8 SQ M

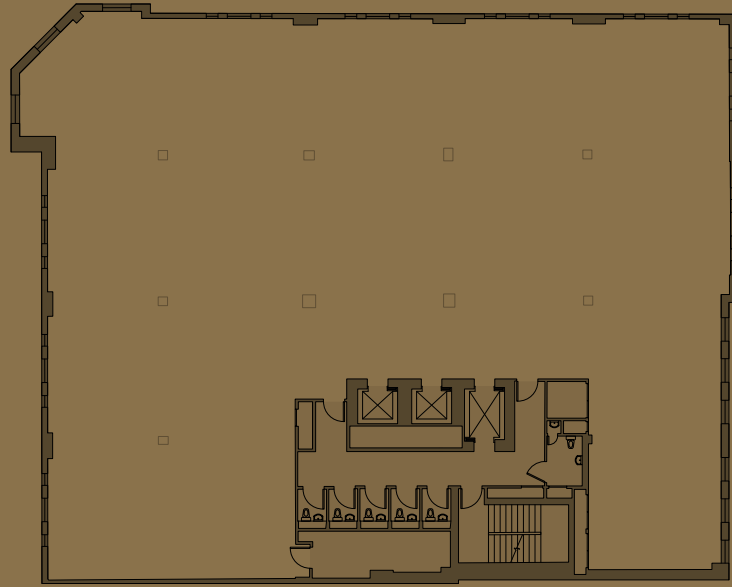


Second

6,534 SQ FT | 607 SQ M



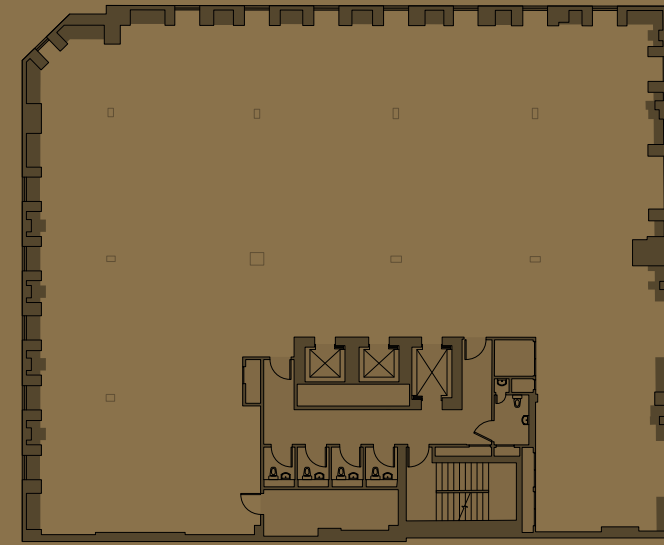
ST JAMES'S STREET



Typical Upper

6,532-6,604 SQ FT | 606.8-613.5 SQ M

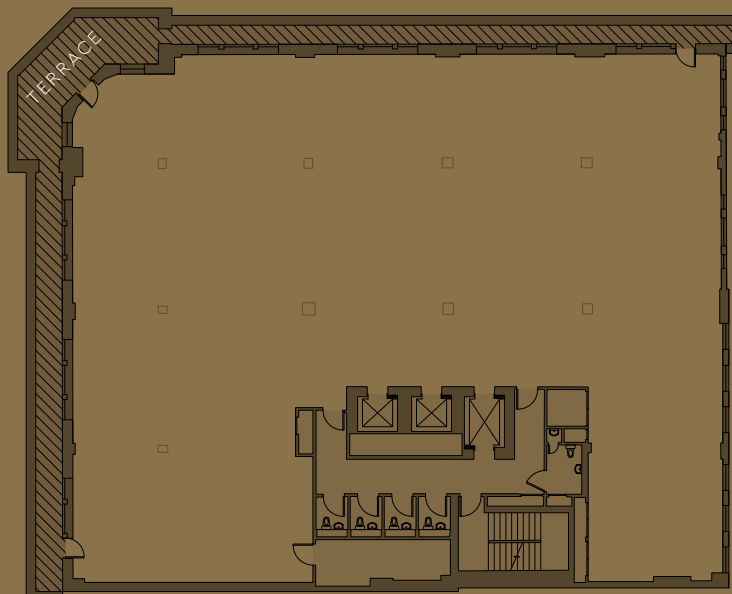
ST JAMES'S STREET



Seventh

5,259 SQ FT | 488.6 SQ M

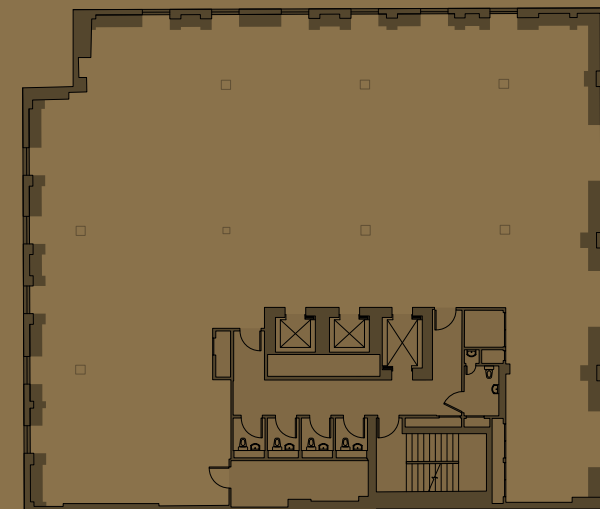
ST JAMES'S STREET



Sixth

5,777 SQ FT | 536.7 SQ M

ST JAMES'S STREET



Eighth

4,222 SQ FT | 392.2 SQ M







Summary Specification

VIP ENTRANCE

The building benefits from dual access — the main entrance with reception, and a separate VIP / client entrance with waiting lounge / ability to serve hot and cold drinks

LIFTS

2 x 13-person lifts, 1 x 15-person lift

OCCUPANCY

Workplace Density of 1:10 sq m

AIR CONDITIONING

VRF fan coil air conditioning

EXTERNAL TERRACE

Sixth floor terrace with living wall

SUSPENDED CEILINGS

Metal tiled suspended ceilings

LIGHTING

400 lux to office areas

FLOOR-TO-CEILING HEIGHTS

Up to 2.77m clear floor-to-ceiling height

FLOOR PLATE DIVISION

Floor plates designed to be divided in two if required

RAISED FLOOR ZONE

All office floors provide 150mm raised floor zone

LANDLORD GENERATOR

Landlord generator for life safety provided

KITCHEN FACILITIES

Planning consent for large kitchen facility and extract system at roof level

FM / STAFF ROOM

Separate Facility Managers room and staff room

CHANGING FACILITIES

Seven unisex shower cubicles including a disabled person's shower room, together with lockers, drying room facilities with Dyson hand and hair driers and towel service

BICYCLE SPACES

32 bicycle spaces and 48 lockers

WC FACILITIES

WCs on all floors including one disabled WC on each floor

BREEAM

'Very Good' rating



Specification

OCCUPANCY DESIGN CRITERIA

BUILDING SERVICES

One person per 10 sq m (net).

MEANS OF ESCAPE

One person per 6 sq m (net).

SANITARY ACCOMMODATION

One person per 10 sq m (net) 60% male / 60% female including one accessible WC per floor.

CYCLES

32 bike spaces plus 48 lockers.

Seven unisex showers including accessible facilities at lower ground floor.

OFFICE ACCOMMODATION

PLANNING GRID

The office accommodation layout provides opportunity for cellular, mixed or open-plan office layouts utilising a 1.5m module.

CLEAR CEILING HEIGHTS

Floor-to-ceiling heights up to 2.77m.

RAISED FLOORS

All office floors provide for 150mm overall raised floor zone.

CEILING / LIGHTING ZONE

A lighting zone of 75mm is generally provided in the offices.

INTERNAL FINISHES, OFFICE CEILINGS

Accessible 1650mm x 300mm plank perforated white metal suspended ceiling and white vinyl matt emulsion painted plasterboard margins.

FLOORS

600 x 600mm medium grade metal raised access floor panels.

INTERNAL DOORS

Solid core lacquered finish timber doors provided in the core, stairs and toilets.

RECEPTION

CEILINGS

White emulsion painted plasterboard ceiling margin and stretched Barrisol ceiling.

FLOORS

Natural stone floors.

FURNITURE

Bespoke high end reception furniture with Corian security desk.

WALLS

RECEPTION

Leather wall panels with brass high level veil feature wall with polished plaster / plaster wall finishes.

OFFICE AREAS

Painted plasterboard finishes generally.

CORE / WC AREAS

Painted plasterboard / lacquered panelling / mirror finishes.

TOILET ACCOMMODATION

FLOORS

Reconstituted stone floors with skirtings.

CUBICLES

Full height solid partition walls and lacquered finish timber doors.

SANITARY-WARE

High quality Duravit WCs, urinals and basins with polished chrome fittings.

DISABLED WC

One accessible WC provided per office floor.

SHOWERS

Seven self-contained unisex shower cubicles with locker and drying room facilities with Dyson hand and hair driers, and one disabled shower room. Towel service is also available.

FAÇADE WORKS

EXTERNAL WALLS / FAÇADES

St James's Street / Ryder Street façade

Comprising of a self-supporting Portland stone façade with full-height large double glazed curtain walling.

Second to eighth floor painted / stained sash windows.

Ryder Court façade

Comprising of self-supporting Portland stone, render and ceramic glazed brickwork with stained sash windows and painted exit doors.

Accessible roof terrace with living wall, on the sixth floor.

STRUCTURAL DESIGN CRITERIA

The building has a structural steel frame, with intumescent paint / concrete / brickwork for fire protection with composite metal deck concrete floor slabs as appropriate / existing pot and beam and concrete floors ground to roof around reinforced concrete cores.

FLOOR LOADINGS

The following imposed loads have been adopted in the design:

- Office areas (total): 3.0 kN/sq m + 1.0 kN/sq m for partitions
- Main plant areas: 7.5 kN/sq m

SERVICES DESIGN CRITERIA

MECHANICAL SERVICES

Design Parameters

External Design Conditions

- Summer 29°Cdb/20°Cwb
- Winter minus 4°C saturated

Internal Office Conditions

- Winter 20° C+/- 2°C
- Summer 22°C+/- 2°C

Internal toilets, staircases and reception conditions

- Toilets 19°C minimum
- Staircases 19°C minimum
- Reception 20°C+/- 2°C winter, 22°C+/- 2°C summer

Occupancy & Fresh air provision to the offices

- Occupancy One person per 10 sq m
- Fresh air 1.4 l/s/m²

Toilet / shower ventilation rate

- 10 air changes per hour extract or 25l/s extract for super-loos

Cooling Loads

- Small power loading 25W/m² with an additional 15W/m² across 25% of the office areas
- Heat gain for lighting 15W/m²
- Sensible heat gains 90W per person
- Latent heat gain 50W per person

Building Services Noise levels

- Office NR38
- Reception NR40
- Toilets NR45

Building Heating and Cooling Systems

The building has a three pipe variable refrigerant flow (VRF) inverter driven heat recovery system capable of providing simultaneous heating and cooling at adjacent fan coil units to serve the office areas. The external VRF condensers are located at roof level with internal terminal units concealed within the suspended ceilings. Fan coil heated and cooled air is delivered to the offices through ceiling mounted grilles.

Office Ventilation

Mechanical ventilation, complete with heat recovery and connected to a heat pump unit is provided within the roof plant area. The fresh air distribution to the office floors is via vertical ductwork risers with on floor distribution of fresh air via the raised floor. The fresh air is delivered to the office accommodation through floor grilles.

Reception Heating / Cooling System and Ventilation

The reception area is provided with an independent inverter driven heat recovery split system providing heating or cooling. Ventilation is provided by the office ventilation system.

Toilet / Shower / Circulation Space Heating & Ventilation Systems

The shower and toilet area is provided with mechanical ventilation to remove vitiated air.

The toilet areas are heated via electrically heated supply air from adjacent office areas.

The lower ground shower areas are heated and cooled by VRF fan coil units.

The circulation areas are heated by electric panel heaters.

Hot and Cold Water Services

The mains cold water service serves a new cold water storage and associated pumping equipment located at lower ground floor level. The boosted water service equipment distributes to all toilet appliances and tenant capped off tea point facilities.

Pipework is distributed through the ceiling voids and risers.

Capped and valved cold water connections for future tenant tea points are installed on each floor.

Hot water is generated by a Megaflo hot water calorifiers positioned in the lower ground floor plant room and distributed to landlord toilet appliances.

TMV3 valves are provided to toilet core wash hand basins. Disabled toilets are provided with thermostatic mixers as part of Doc M packs in accordance with the Building Regulations.

A sanitary plumbing installation including capped off services for future tea points is provided throughout the building.

Gas

A gas supply is available.

Condensate Drainage

The fan coil units connect to a condensate drainage pipework system installed within the suspended ceilings. This pipework then connects to local internal drainage stacks via waterless traps.

Specification

ELECTRICAL SERVICES

Design Parameters

Electrical Supply Characteristics

The premises are provided with two UKPN power supplies rated 400A and 800A. One serves the landlord areas, with another serving the tenant offices areas from lower ground to eighth floors.

Lighting

Lighting Levels — As CIBSE Lighting Guide includes the following

Office Areas — 400 lux average maintained illuminance at 0.75m working plane and 0.7 uniformity in task areas.

Toilets and Showers — 200–250 lux
Plant rooms — 250 lux average
Staircases — 150 lux average
Reception — 300–350 lux / 350 lux at reception desk

Circulation areas — 150 lux average

Other Areas — As CIBSE

Lighting Guide

Lighting Loads — 15 W/m²

Small Power Loads

Office Areas — 25 W/m² for office areas plus 15 W/m² spare capacity for 25% of the area per office floor.

Emergency Lighting

In accordance with BS 5266.

Lightning Protection

In accordance with BS EN 62305 Parts 1, 2 and 3.

Fire Alarm System

In accordance with BS 5839: Part 1 Category L1 with single stage evacuation.

Mains Distribution

The building is provided with a 400A TP&N and 800A TP&N low voltage electrical supply from the local UKPN network.

General Lighting Installation

Lighting within the landlord's common parts, including toilets, lift lobbies and circulation spaces comprise LED down lighters recessed within new plasterboard ceilings coupled with architectural LED feature lighting. Back of house areas as well as roof / plant spaces are provided with LED polycarbonate battens / bulkhead fittings. The reception area is provided with feature LED lighting to the ceilings, walls and reception desk with feature pendants.

Emergency Lighting

A comprehensive system of emergency / escape lighting is provided in accordance with BS 5266.

Small Power Installation

General small power supplies are provided to the landlord's areas, including dedicated future hand drier connection points within each toilet core, adequate power outlets are provided to the general circulation areas, staircases and plant areas for cleaning purposes. Supplies are also provided to mechanical services plant and equipment for items such as fan coil units, toilet extract, electric water heaters serving WC cores and shower room, electric space heating to staircases / circulation spaces and controls systems.

A disabled person's WC distress alarm together with sounder and reassurance light have been fitted in each disabled toilet / shower. All alarms are repeated both locally external to the toilet and at a common indicator panel within the reception at ground level.

Security Systems

Access control system including video door entry systems to primary entrance doors is provided. Internal tenant entrance doors supplied with containment systems only. CCTV coverage is provided to main entry points of the building and lifts.

Telecommunications

Incoming ducts for telecommunications facilities.

Vertical containment is provided in the risers for tenant's future data / telecom installations.

Telephone lines are provided for the reception desk and passenger lifts.

Lightning Protection System

A lightning protection system incorporating protection tapes and a steel frame provide lightning protection facilities in accordance with BS EN 62305.

Disabled Person WC and Disabled Person Refuge Alarm systems

The premises are provided with a disabled person WC alarm system with remote indication. A disabled refuge alarm system is provided with intercom facilities provided at refuge points connecting to an indicator panel at reception / security desk.

LIFTS

The building is provided with two 13-person / 1,000 kg gearless and one 15-person 1,150kg motor room less traction passenger lifts operating as a triplex group at a speed of 1.75 metres per second. One of the lifts provides fire fighting facilities with rear access from the fire fighting lift lobby.

FIRE PRECAUTIONS

A Mist system to the office areas is provided to BS 8489. A fully addressable analogue system affording L1 coverage, is installed to all areas of the building in accordance with the Fire Officer and Building Control Officer's requirements and to comply with the requirements of BS 5839: Part 1. The system comprises smoke and heat detectors, break glass units, electronic sounders (base mounted and standalone), flashing beacons and interface units. Within the reception area a high sensitivity smoke detection system is provided to afford a visually pleasing ceiling.

EXTERNAL LIGHTING

External lighting is provided to the façade to enhance the appearance of the building within the street scene.

PROVISION FOR TENANTS' FITTING OUT

ADDITIONAL PLANT SPACE

Plant space is provided within the roof external plant areas for tenants' future plant.

ELECTRICAL SMALL POWER AND LIGHTING

Tenants can make connections for their fitting out into dedicated supplies at each floor level distribution board. A raised floor is provided at each office floor for the distribution of tenant's small power and data facilities.

DATA AND TELECOMMUNICATIONS

Tenants can install their own data and telecommunications systems via their provider from the position of existing service ducts within the lower ground floor plant room.

WATER SERVICES AND DRAINAGE CONNECTIONS

There is provision for tenants to make water service and drainage connections at riser positions on each office floor for their tea points.

Tenant WCs can be added.

TEA POINT AND KITCHENETTE FACILITIES

Louvres are provided on the Ryder Court elevation to facilitate tenants ventilation from tea points and kitchenette facilities.

SATELLITE AND TERRESTRIAL TV INSTALLATIONS

A landlord satellite and TV installation backbone arrangement is provided for extension by tenants on each floor.

BREEAM and SUSTAINABILITY

The Building will achieve a BREEAM 'Very Good' rating and a 'B' rated Energy Performance Certificate rating.

FIRE PRECAUTION SYSTEM

The Building has a dry riser system combined with a Mist protection system in accordance with BS 8489 and a Colt smoke ventilation system. Standby electrical generation is provided for life safety systems including bulk fuel storage.

A DEVELOPMENT BY
GRAFTON ADVISORS ON
BEHALF OF WELPUT

Professional Team

DEVELOPMENT MANAGER
GRAFTON ADVISORS

PROJECT MANAGER
CITY SOUTH PROJECTS LTD

STRUCTURAL ENGINEER
HEYNE TILLET STEEL

ARCHITECT
ORMS ARCHITECTS

COST CONSULTANT
MPG SHREEVES LLP

SERVICES ENGINEER
WATKINS PAYNE PARTNERSHIP

PRINCIPAL DESIGNER
MLM

PLANNING CONSULTANT
DP9

CUSHMAN & WAKEFIELD

Richard Howard
+44 (0) 20 7152 5497
richard.howard@cushwake.com

Oliver Dobson
+44 (0) 20 7152 5498
oliver.dobson@cushwake.com

EDWARD CHARLES & PARTNERS

Craig Norton
+44 (0) 20 7009 2303
cnorton@edwardcharles.co.uk

Ian Bradshaw
+44 (0) 20 7009 2314
ibradshaw@edwardcharles.co.uk

BNP PARIBAS REAL ESTATE

Alex Walters
+44 (0) 20 7318 5043
alex.walters@realestate.bnpparibas

Sarah Brisbane
+44 (0) 20 7318 4621
sarah.brisbane@realestate.bnpparibas

Cushman & Wakefield, BNP Paribas Real Estate & Edward Charles & Partners on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Cushman & Wakefield, BNP Paribas Real Estate & Edward Charles & Partners has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. January 2019. S09776



20SJS.CO.UK

