



NEW

TRADITIONS

20

KING STREET
— ST JAMES'S —

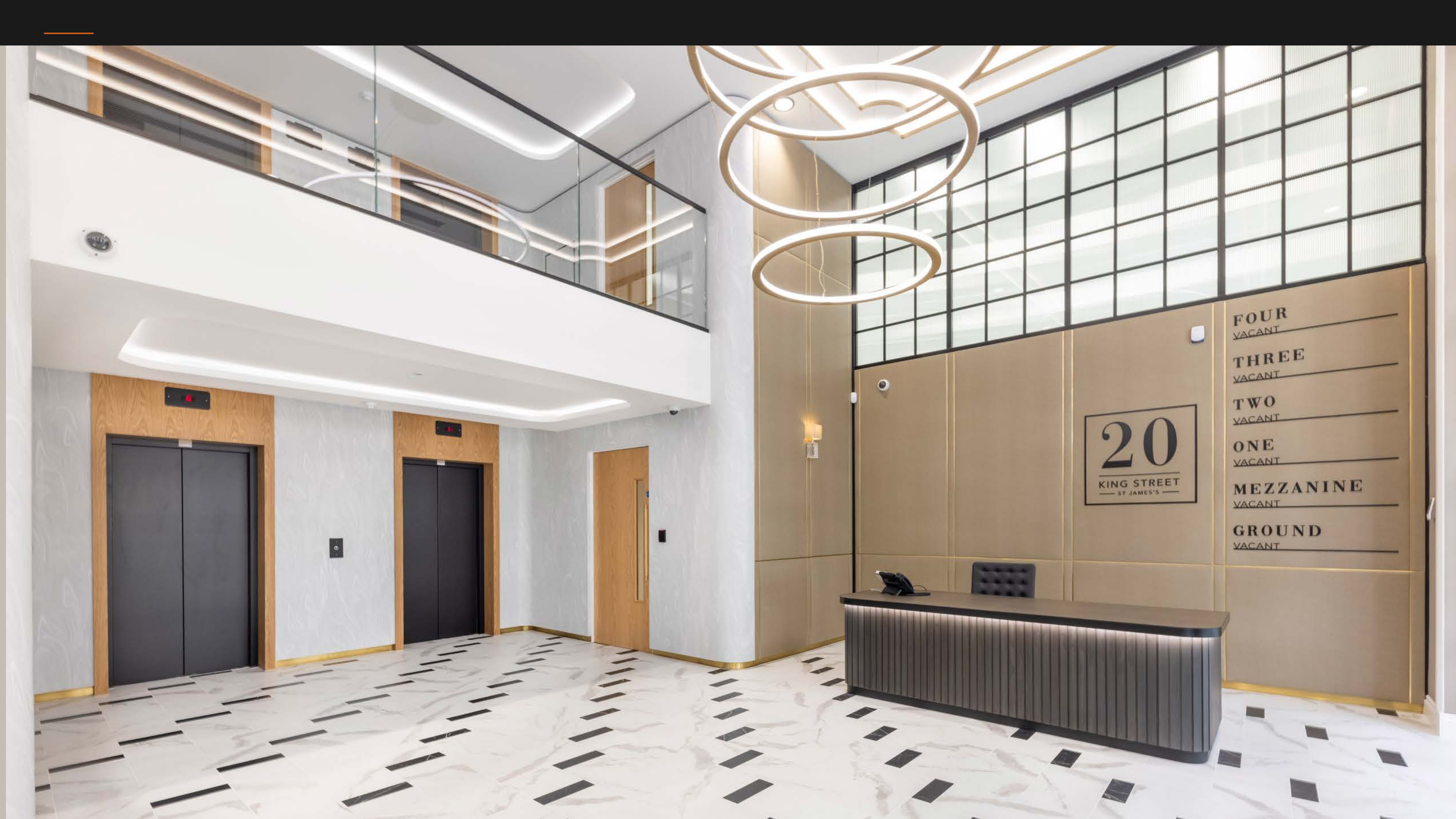


D E S I G N E D T O

I M P R E S S

A prominent Grade II listed corner building, offering 7,521 sq ft of exquisitely transformed office space in the heart of St James's, just moments from London's Royal Parks.

Carefully restored to its historic grandeur, 20 King Street provides six floors of exceptional work space for the modern day business.



20
KING STREET
ST JAMES'S

FOUR
VACANT

THREE
VACANT

TWO
VACANT

ONE
VACANT

MEZZANINE
VACANT

GROUND
VACANT



T H E

BUILDING

A C O N T E M P O R A R Y

C L A S S I C

One of St James's most beautiful and historic gems has been completely reimagined to create an exemplary office location with sophisticated charm and understated grandeur.

20 King Street is a Grade II listed building with many of its striking original features brought back to their former glory. Delicately restored, the vision for the building was to preserve history whilst providing exceptional, elegant offices for today's forward-thinking businesses.

The result is a stunning transformation that will upturn the status quo of even the most discerning of businesses and future talent.





A R R I V E I N

STYLE

The building's entrance is located on King Street. As you pass through the impressive grand regency-era columns, you'll step into a breathtaking double-height reception and lounge.

Stepping through the palatial colonnades, the building envelopes you with a sheer wealth of style and sophistication.

The new luxury lounge and reception has been meticulously designed to provide an arrival experience akin to a 5* hotel. Beautifully restored original features combined with the finest finishes and materials, makes a lasting first impression to visitors and gives occupiers a workplace to be proud of.





F L A W L E S S

F A C I L I T I E S

The building's sophisticated and beautifully finished features offer club-like style comfort and effortless end-of-trip facilities.

There's a separate cycle entrance and premium cycle store with pump and repair station, and spacious lockers to store helmets and other belongings.

Refresh and revitalise after your journey in the opulent rainfall-feature showers and impeccable changing rooms.

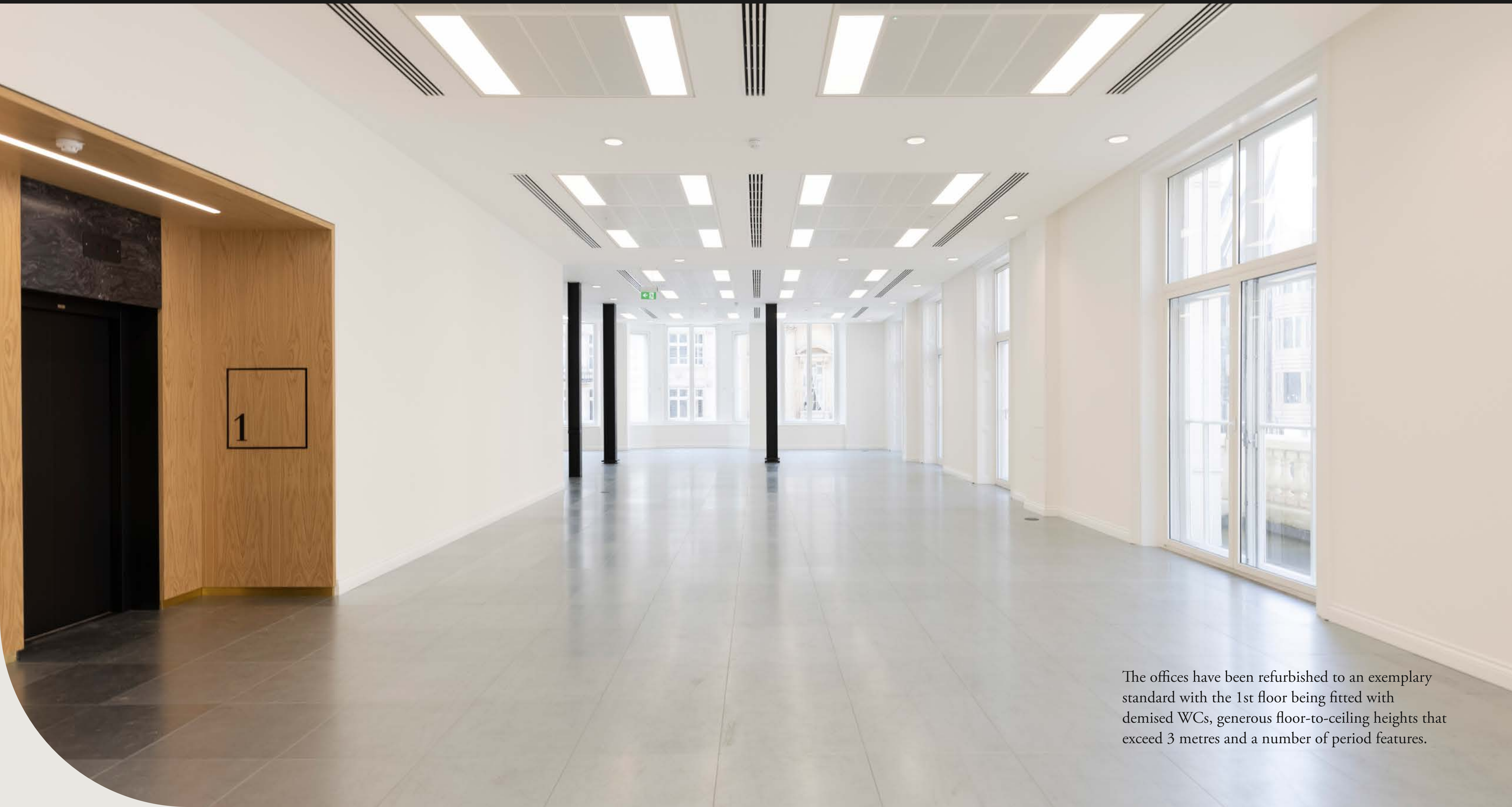




SPACE AND LIGHT

The office floors at 20 King Street have been restored to allow a wealth of natural light. Stepping out of the lifts, the office floors greet you with a bright, flexible space and multi aspect views over St James's Street, King Street & the iconic Crown Passage.





The offices have been refurbished to an exemplary standard with the 1st floor being fitted with demised WCs, generous floor-to-ceiling heights that exceed 3 metres and a number of period features.

T H E

F L O O R S

FLOOR	SQ FT	SQ M
FOURTH		LET
THIRD		LET
SECOND		LET
FIRST	4,655	432
MEZZANINE WEST	1,921	178
MEZZANINE EAST	945	88
MEZZANINE TOTAL	2,866	266
GROUND		LET
TOTAL REMAINING	7,521	698

M MEZZANINE

2,866 sq ft

266 sq m

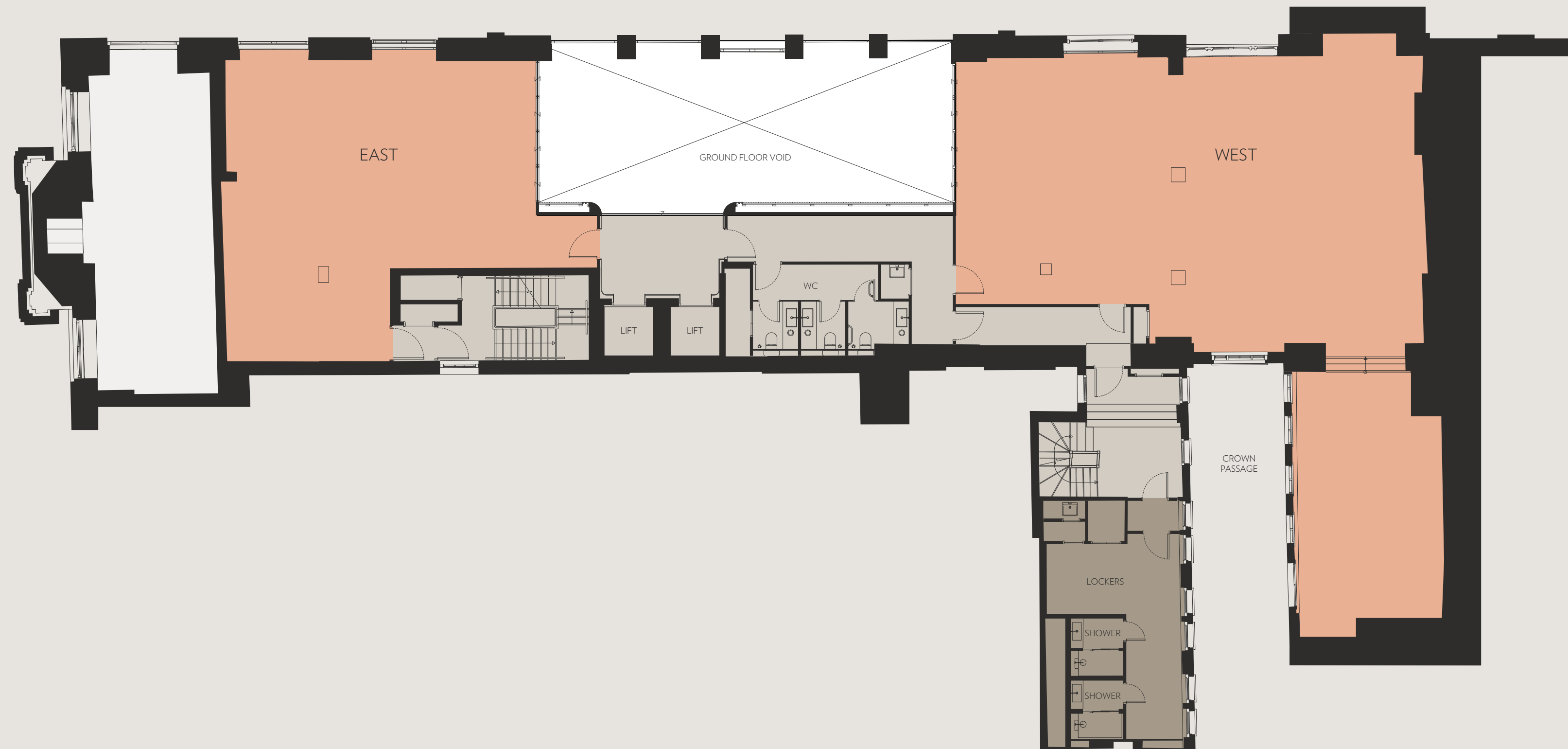
East 945 sq ft / 88 sq m

West 1,921 sq ft / 178 sq m



S T J A M E S S ' S S T R E E T

K I N G S T R E E T



K E Y

- Office area
- Core
- Amenities



01

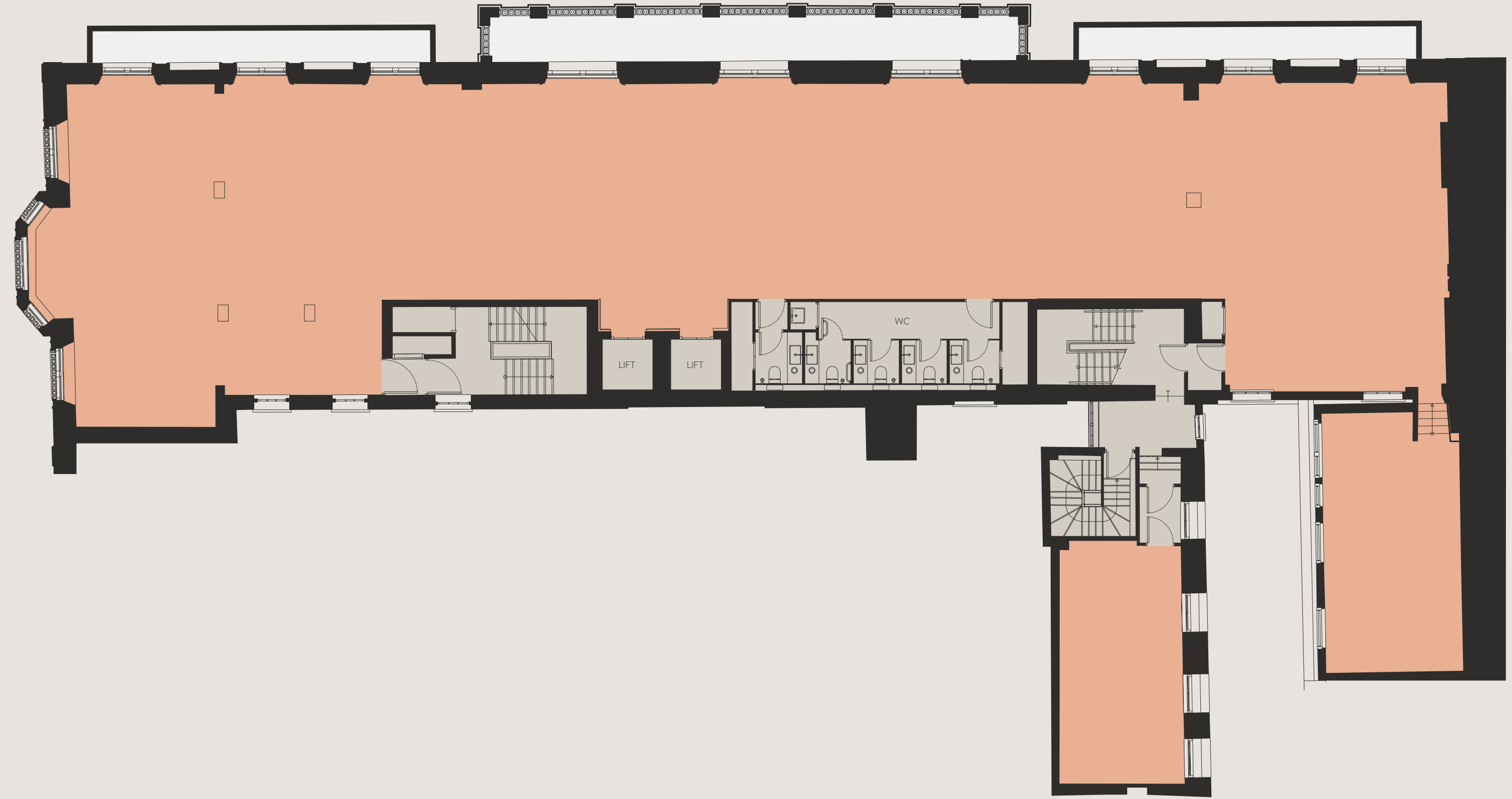
FIRST FLOOR

4,655 sq ft
432 sq m



S T J A M E S S ' S T R E E T

K I N G S T R E E T



K E Y

● Office area ● Core



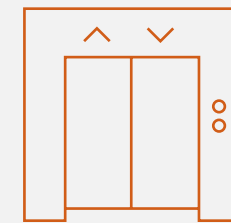
First floor office space



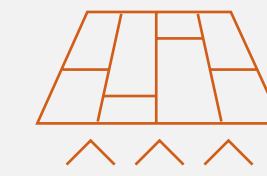
T H E
D E T A I L



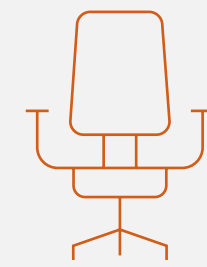
Prominent King Street
entrance



2x 10 person
passenger lifts



New fully
accessible
raised floors



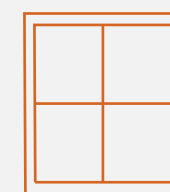
1:8 office occupancy
density



17 cycle spaces



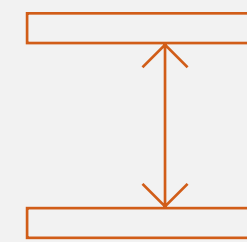
Dedicated cycle
entrance designed for
convenient arrival



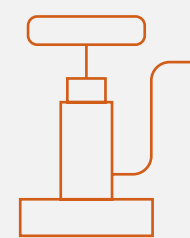
Multi-aspect views
over Crown Passage,
St James's Street and
King Street



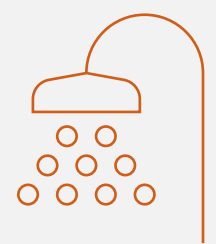
New VRV air
conditioning



3.6m floor-to-ceiling
height on first floor



Cycle store with repair
station and lockers



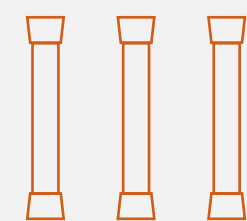
2 showers finished
with premium oak
and gold trim



Close proximity to
nearly 100 acres of
green space



New LED lighting



Exposed black
columns

A TRADITIONALLY

DIFFERENT

ST JAMES'S





ONE HUNDRED

ENRICHING ACRES



 4 Green Park
MINS

Nestled between Green Park and St James's Park, nearly 100 acres of London's finest green spaces are only a 5 minute walk away and act as your own personal gardens.

Take a walk amongst the famous flower beds, pelicans and fountains on your lunch break and feel refreshed in the serene surroundings.

 5 St James's Park
MINS







E by Equinox
St James's

L U X U R Y

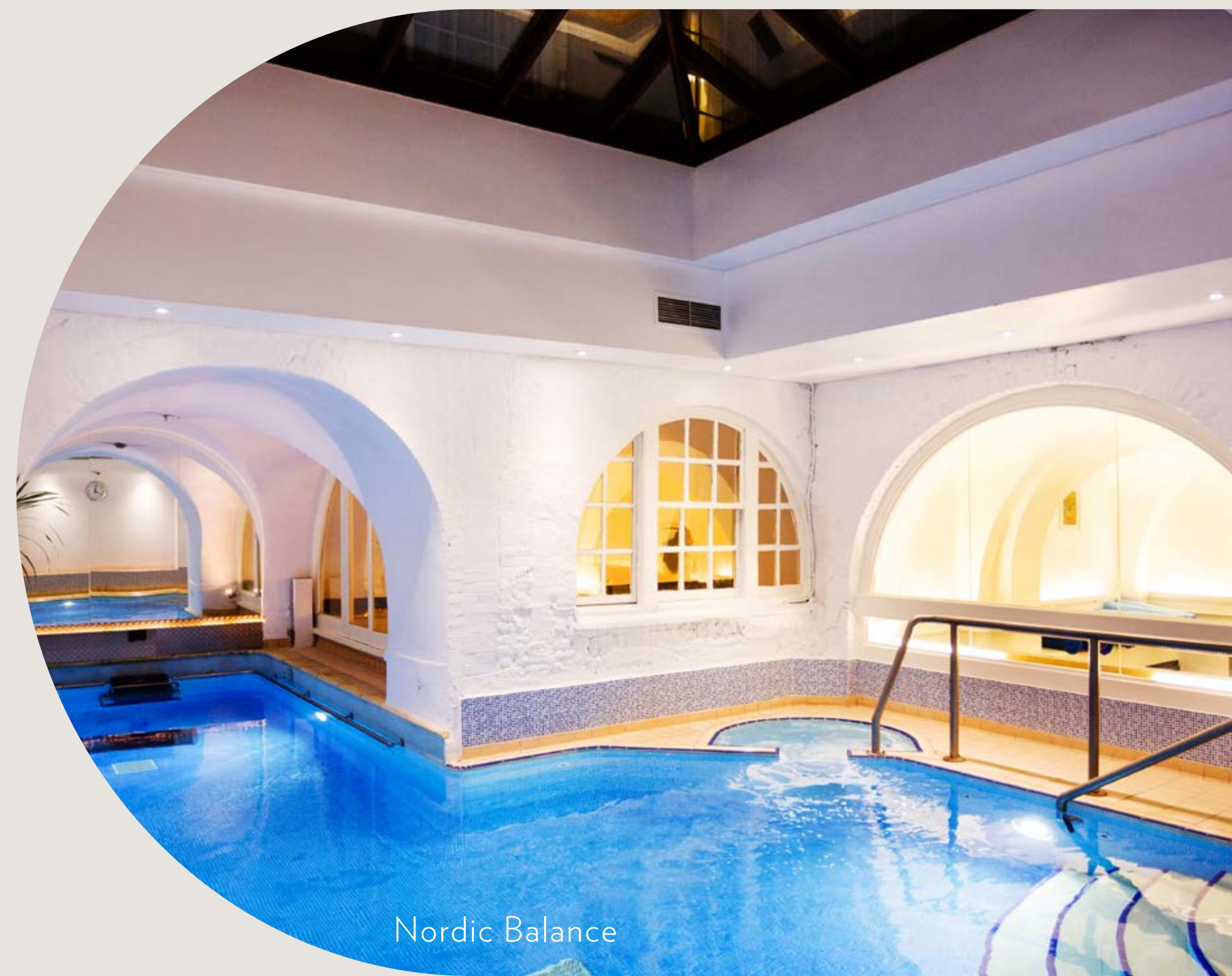
W E L L N E S S

Situated moments from 20 King Street are some of London's finest wellbeing establishments including E by Equinox which sits opposite the building.

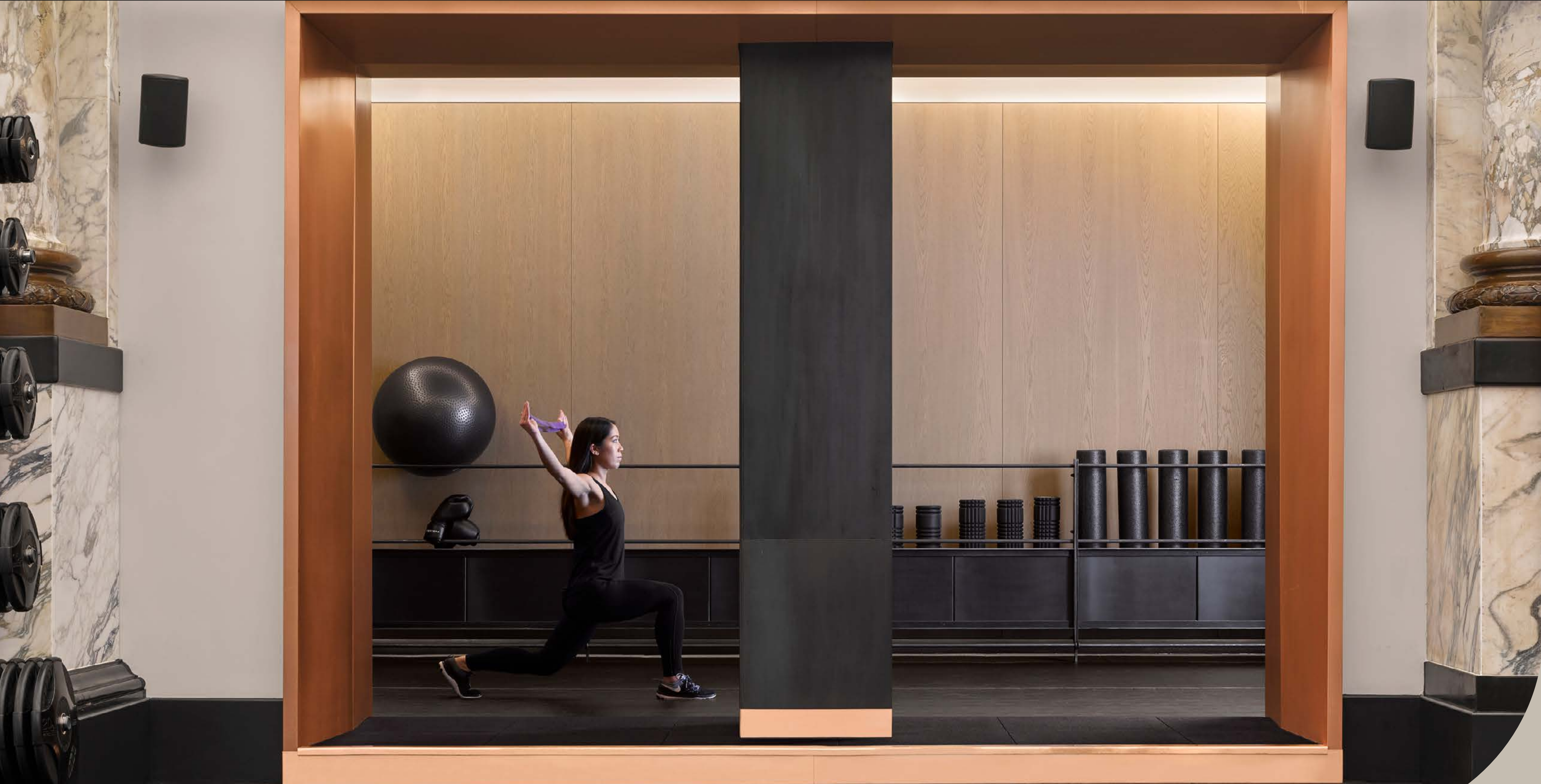
E by Equinox St James's is the most elevated Equinox experience. Intimate settings curated with the most elite training, signature classes, and bespoke service.

Nordic Balance provides members with an intimate and tranquil oasis. A place where you can come to train, relax and rejuvenate. The multi-disciplinary team of Personal Trainers and Therapists offer a truly holistic experience.

Truefit & Hill are recognised as London's finest traditional gentleman's barber and grooming establishment. They have been providing exceptional grooming services to London's discerning gentlemen since 1805.



Nordic Balance





The American Bar

O L D - F A S H I O N E D

WITH A TWIST

Rubbing shoulders with some of the finest establishments in London, new bars and reinvented restaurants have created a dynamic destination for culinary surprises and a treasure trove of treats.

Gymkhana is inspired by the elite clubs of India where members of high society socialise, eat, drink, and play sport. It's held a Michelin star since 2014 for its classic and contemporary Indian cuisine.

Sexy Fish is a stunning art-filled Asian restaurant and late night bar serving Japanese-inspired sushi, sashimi, seafood, fish and meat cooked on a Robata grill. The bar is also home to the world's largest Japanese whisky collection.

The American Bar at The Stafford is one of London's original American cocktail bars complete with vintage cocktails and a selection of cigars that can be enjoyed out on the unique courtyard.

Park Chinois is well known for its striking interiors and exquisite Chinese cuisine, as well as serving up some of the most inventive cocktails Mayfair has to offer.





Estiatorio Milos



Locket's



Fortnum & Mason

CULTURAL

E V O L U T I O N

Situated in central London, St James's is known as a more serene and encapsulating neighbourhood full of world-class galleries, antique auctioneers and traditional British outfitters waiting to be discovered.

Jermyn Street holds a worldwide reputation for high quality British artistry and craftsmanship. The street is home to London's finest men's tailors, shirt makers, suppliers of leather goods, food and wine merchants, restaurants, hotels and art galleries.

Cubitts are makers of modern spectacles. All spectacles are handmade in the traditional way, and go through fifty crafted stages of production over a period of six weeks. The Jermyn Street Atelier, offers thorough eye examinations, as well as an exclusive St James's-inspired Bespoke collection, which is handmade in their London studio.

Fortnum & Mason has been at the heart of London life, supplying the finest goods and services since 1707. From the Food Halls to the Diamond Jubilee Tea Salon on the Fourth Floor, it is filled with unique and exceptional food and gifts.

Sladmore Contemporary is a respectable sculpture and bronzing gallery creating bespoke sculptures for homes and public spaces. Since 1965, Sladmore has regularly loaned pieces to museums all over the world.



Crockett and Jones



St James's art district



Burlington Arcade

M E E T T H E

NEIGHBOURS

With many hedge funds, finance, law firms and blue chip businesses in the local area, settling in at 20 King Street will give you a sense of calming familiarity.





READY TO
EXPLORE

Everything you need in one of London's finest postcodes.

RESTAURANTS & BARS

- 01 Brasserie Zedel
- 02 Cecconi's
- 03 Gaucho
- 04 Sexy Fish
- 05 Gymkhana
- 06 Cafe Murano
- 07 Estiatorio Milos
- 08 The Rivoli Bar
- 09 Locket's
- 10 Davy's Wine Bar
- 11 The American Bar
- 12 Chutney Mary
- 13 The Red Lion
- 14 The Wolseley
- 15 Park Chinois

CAFÉS

- 16 Ole & Steen
- 17 Barista
- 18 Pret A Manger

LEISURE & CULTURE

- 19 Sladmore Contemporary
- 20 Royal Academy of Arts
- 21 Ten Health & Fitness
- 22 Truefitt and Hill
- 23 E by Equinox
- 24 Nordic Balance
- 25 White Cube Gallery

RETAIL

- 26 Dover Street Market
- 27 Fortnum & Mason
- 28 Burlington Arcade
- 29 Piccadilly Arcade
- 30 Bond Street
- 31 Jermyn Street

HOTELS & CLUB

- 32 Browns Hotel
- 33 The Ritz
- 34 The Stafford
- 35 Dukes London
- 36 Carlton Club
- 37 67 Pall Mall
- 38 East India Club
- 39 The Reform Club

20
KING STREET
ST JAMES'S



BEYOND

ST JAMES'S



TRAVEL TIMES
FROM GREEN PARK

2 MINS


VICTORIA

6 MINS


EUSTON

7 MINS


KING'S
CROSS

29 MINS


GATWICK
AIRPORT

30 MINS*


HEATHROW
AIRPORT

E A S Y

COMMUTING

Situated in an enviable location, 20 King Street is only a 5 minute walk to Green Park, giving access to three underground lines and onward connections across the rest of London and beyond.

*Figures based on Crossrail travel times from Citymapper

WALK & CYCLE

LONDON FROM 20 KING STREET



GREEN PARK
⊖

🚶 5 min walk
🚲 2 min cycle

● ● ●

CHARING CROSS
⊖ ➡

🚶 15 min walk
🚲 7 min cycle

● ●

EMBANKMENT
⊖

🚶 17 min walk
🚲 9 min cycle

● ● ● ●

ST JAMES'S PARK
⊖

🚶 12 min walk
🚲 5 min cycle

● ●

WESTMINSTER
⊖

🚶 16 min walk
🚲 8 min cycle

● ● ●

VICTORIA
⊖ ➡

🚶 20 min walk
🚲 12 min cycle

● ● ●

HYDE PARK

GREEN PARK

BUCKINGHAM
PALACE GARDENS

ST JAMES'S
PARK

VICTORIA
TOWER
GARDENS

LAMBETH
PALACE
GARDENS

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