

1,857 Sq ft Fully Fitted Office to Let

# ONE EAGLE PLACE

ST JAMES'S

THE CROWN  
 ESTATE

## THE BUILDING

# Fully fitted CAT A+ landmark office space by The Crown Estate

Below  
One Eagle Place façade onto Piccadilly

Right  
First floor office collaboration space



## SUMMARY SPECIFICATION

- Fully fitted CAT A+ space
- BREEM 'Excellent'
- Fibre ready
- Double-height reception with commissionaire
- 72 Bike racks plus lockers
- 11 Showers
- Air conditioning
- 1 x 13 person passenger lifts
- Occupation of 1:10 per sq m

Located between Piccadilly and Jermyn Street, One Eagle Place is an outstanding development providing premium office accommodation at the heart of St James's.

Beyond the stunning double-height reception, the part 1st offers fully fitted CAT A+ space, ready for businesses who want to get straight to work.

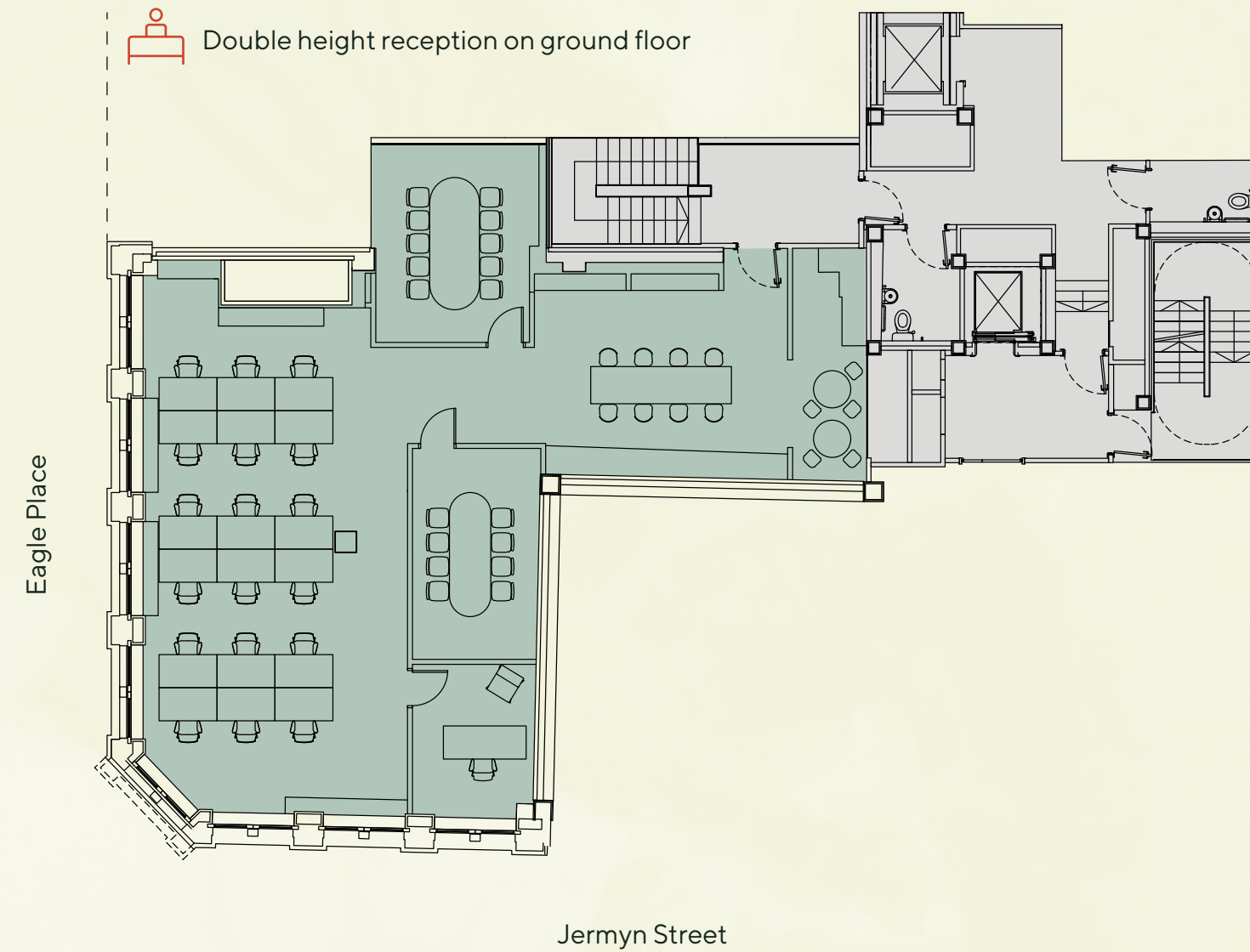
# Modern St James's workspace








Meeting room CGI

**First Floor – fully fitted CAT A+**  
 1,857 sq ft / 173 sq m



-  18 sit/stand desks
-  1 collaboration area
-  1 x 8 person meeting room
-  1 x 10 person meeting room
-  1 private office
-  Kitchenette

For indicative purposes only.  
 Not to scale.



**ACCOMMODATION**

**It's all about the attention to detail**

The first floor is being fitted out to a high level, offering occupiers flexible collaboration area, meeting rooms, private office and a kitchenette / breakout area – in a space that benefits from excellent natural light.



Collaboration area CGI

LOCAL AREA

# St James's, renowned & unrivalled

Clockwise from below

- Jermyn Street
- Maison Francois
- 45 Jermyn Street
- Fortnum & Mason
- Fallow



One Eagle Place occupies a prominent position on Piccadilly in St James's. The building is within easy reach of the rich amenity mix of cafés, restaurants, and retail amenities.

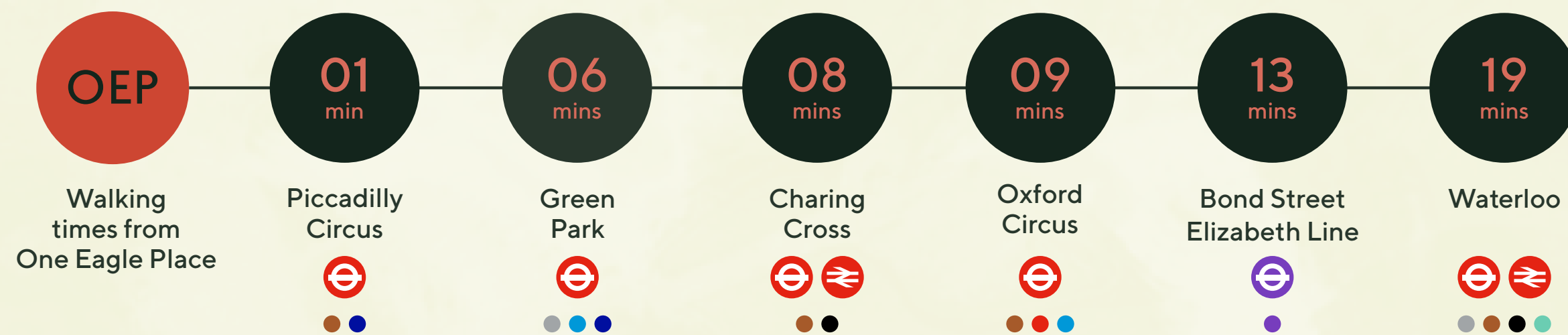
The wider area attracts some of London's most prestigious retailers, galleries and private members clubs.

CONNECTIVITY

# Move near, or far with ease...

St James's continues to attract many highly regarded companies, drawn to the area thanks to the premium amenity offering and excellent transport connections.

One Eagle Place is under a minute's walk to Piccadilly Circus station (Bakerloo and Piccadilly lines), Green Park is just eight minutes away offering access to mainline rail services and the Elizabeth line at Bond Street is also nearby offering reduced travel times across London.



LOCAL AMENITIES

- |                       |                     |                           |
|-----------------------|---------------------|---------------------------|
| 01. Aspinal of London | 06. Sael            | 11. Wiltons               |
| 02. Café Murano       | 07. Fallow          | 12. Ambassadors Clubhouse |
| 03. Christie's        | 08. Fortnum & Mason | 13. Scully                |
| 04. Chutney Mary      | 09. Franco's        | 14. 45 Jermyn Street      |
| 05. Davidoff          | 10. 'O Ver          | 15. Maison François       |

WORKSPACES+

# Introducing Workspaces+ by The Crown Estate



## DELIVERING MORE THAN JUST OFFICE SPACE

Workspaces+ gives you the flexibility to work your way. Enjoy access to collaborative workspaces, bookable meeting rooms, event space hire, wellbeing facilities, and a vibrant community of like-minded professionals. Plus, with its range of exclusive perks, from fitness classes to an on-site Community Team, Workspaces+ creates an office experience unlike any other.



# Workspaces+ making 'work' work for you

## WORKSPACES+ BENEFITS

- Access to fitness and wellbeing classes
- Access to talks and networking events
- Exclusive discounts for bookable meeting rooms
- St James's Office customers get free membership to 6 Babmaes Street
- 24/7 maintenance support
- 24/7 security
- Exclusive discounts for internal and external event spaces
- Bespoke perks and discounts around the portfolio

# 6 Babmaes Street



As a customer of The Crown Estate you will have privileged access to 6 Babmaes Street and the amenities it offers.

This includes use of:

- Private meeting rooms at discounted rate
- Co-working space
- Business lounge & roof terrace
- Auditorium space



Our new flexible work space hub for when you need space



# Further information



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