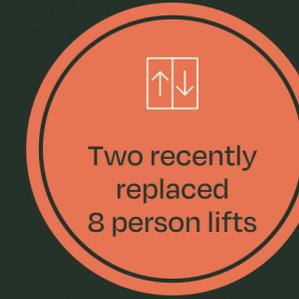




FULLY FITTED CONTEMPORARY OFFICE SPACE BY THE CROWN ESTATE

Located in the heart of St James's, Charles House is an exceptional office building. The available 1st floor offers 4,600 sq ft of workspace – which has been comprehensively refurbished and fully fitted to a high standard. The 6th floor is currently undergoing refurbishment and will also offer 4,600 sq ft of fully fitted space.



WITH ATTENTION TO EVERY DETAIL



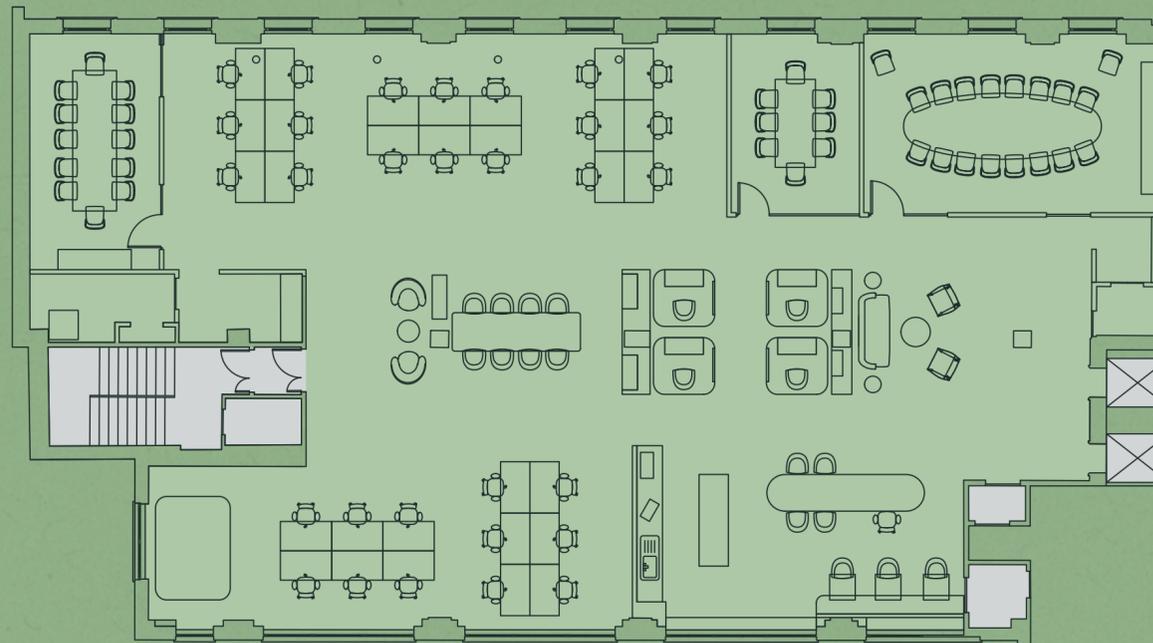
HIGH QUALITY PLUG & PLAY WORKSPACE

The premier plug & play 1st floor has been refurbished to suit a range of occupiers, with bright open plan work space.



FIRST FLOOR 4,600 SQ FT / 427 SQ M

Regent Street



For indicative purposes only.
Not to scale.



-  30 open plan desks
-  1 collaboration area
-  2 meeting rooms
-  1 x 16 person boardroom
-  4 phone booths
-  Kitchenette
-  Comms room


Fully fitted,
ready to occupy



First floor workspace

THE LOCATION



Charles House occupies a prominent position on Regent Street in St James's close to St James's Square.

The building is opposite St James's Market home to contemporary cafés, restaurants, and retail amenities.

The wider area continues to attract some of London's most prestigious retailers, galleries and private members club and is home to convenient lunch offerings and fine dining experiences.

ONE OF LONDON'S MOST DESIRABLE LOCATIONS

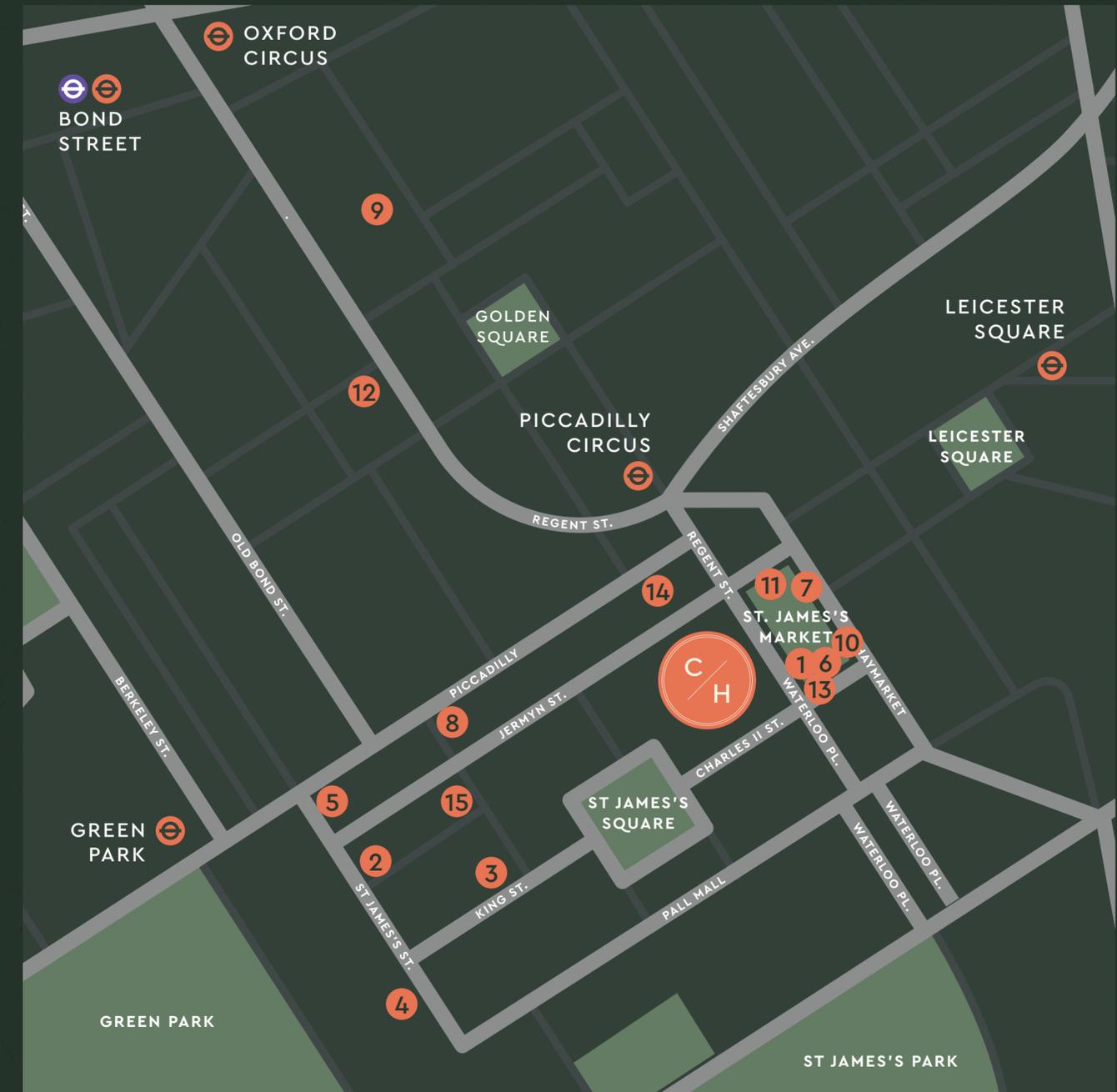


THE PERFECT POSITION

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

Charles House is easily accessible with Piccadilly Circus station just a two-minute walk away (Bakerloo and Piccadilly lines), Charing Cross is just five minutes away offering access to mainline rail services and the Elizabeth line at Bond Street is also nearby offering reduced travel times across London.

1. Hanover Square (Elizabeth Line entrance)
2. St James's Square



LOCAL AMENITIES

- | | | |
|------------------------|---------------------|---------------------------|
| 01. Aspinall of London | 06. Sael | 11. Ole & Steen |
| 02. Café Murano | 07. Fallow | 12. Ambassadors Clubhouse |
| 03. Christie's | 08. Fortnum & Mason | 13. Scully |
| 04. Chutney Mary | 09. Kingly Court | 14. Farmer J |
| 05. Davidoff | 10. O'Ver | 15. Maison François |

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+ 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
- 24/7 maintenance support
- 24/7 security
- Exclusive discounts for internal and external event spaces
- Bespoke perks and discounts around the portfolio

WORKSPACES+ MAKING 'WORK' WORK FOR YOU

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



JAMES TAYLOR

james.taylor@cushwake.com
020 7152 5166

JOEL RANDALL

joel.randall@cushwake.com
020 7152 5517

HECTOR MACNEAL

hector.macneal@cushwake.com
020 7152 5102



SIMON TANN

simon.tann@levyrealestate.co.uk
020 7747 0141

MEGAN CARR

megan.carr@levyrealestate.co.uk
020 7747 0143

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