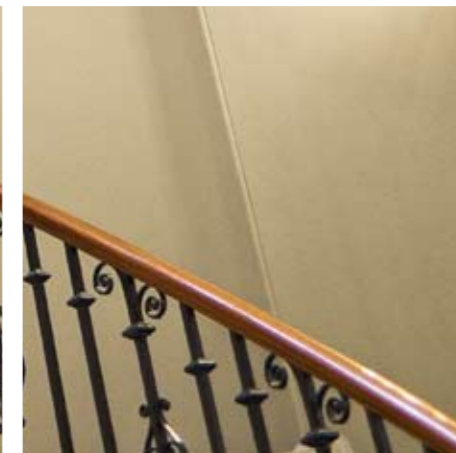
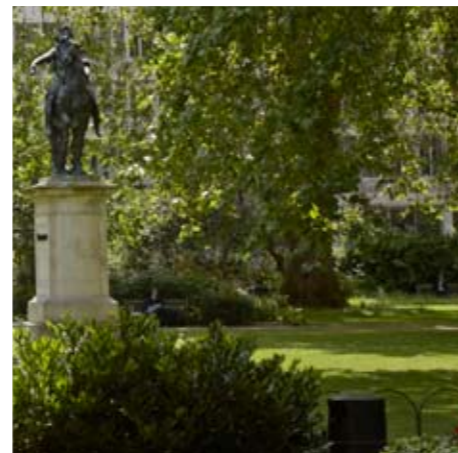
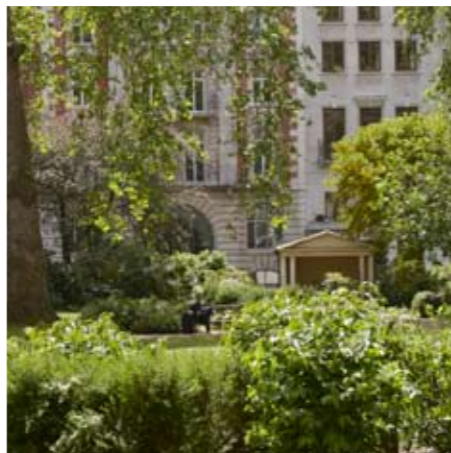


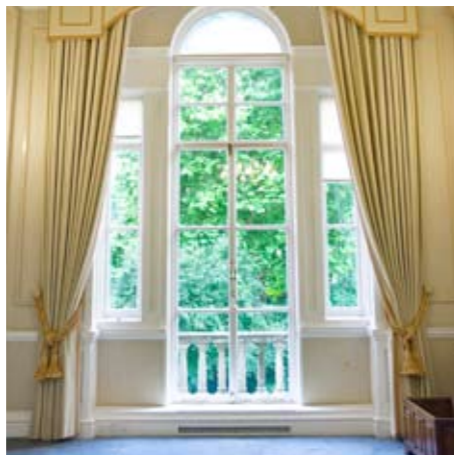
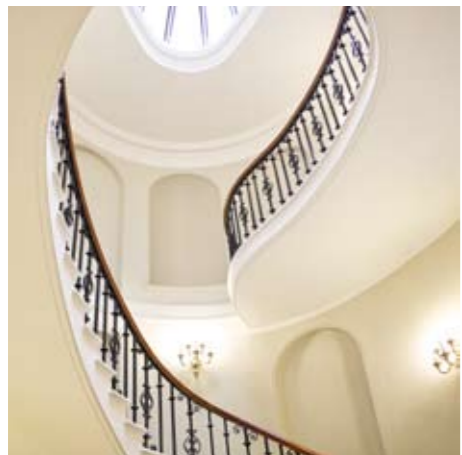
32  
ST  
JAMES'S  
SQ, SW1

7,944 sq ft Grade II\* listed office building

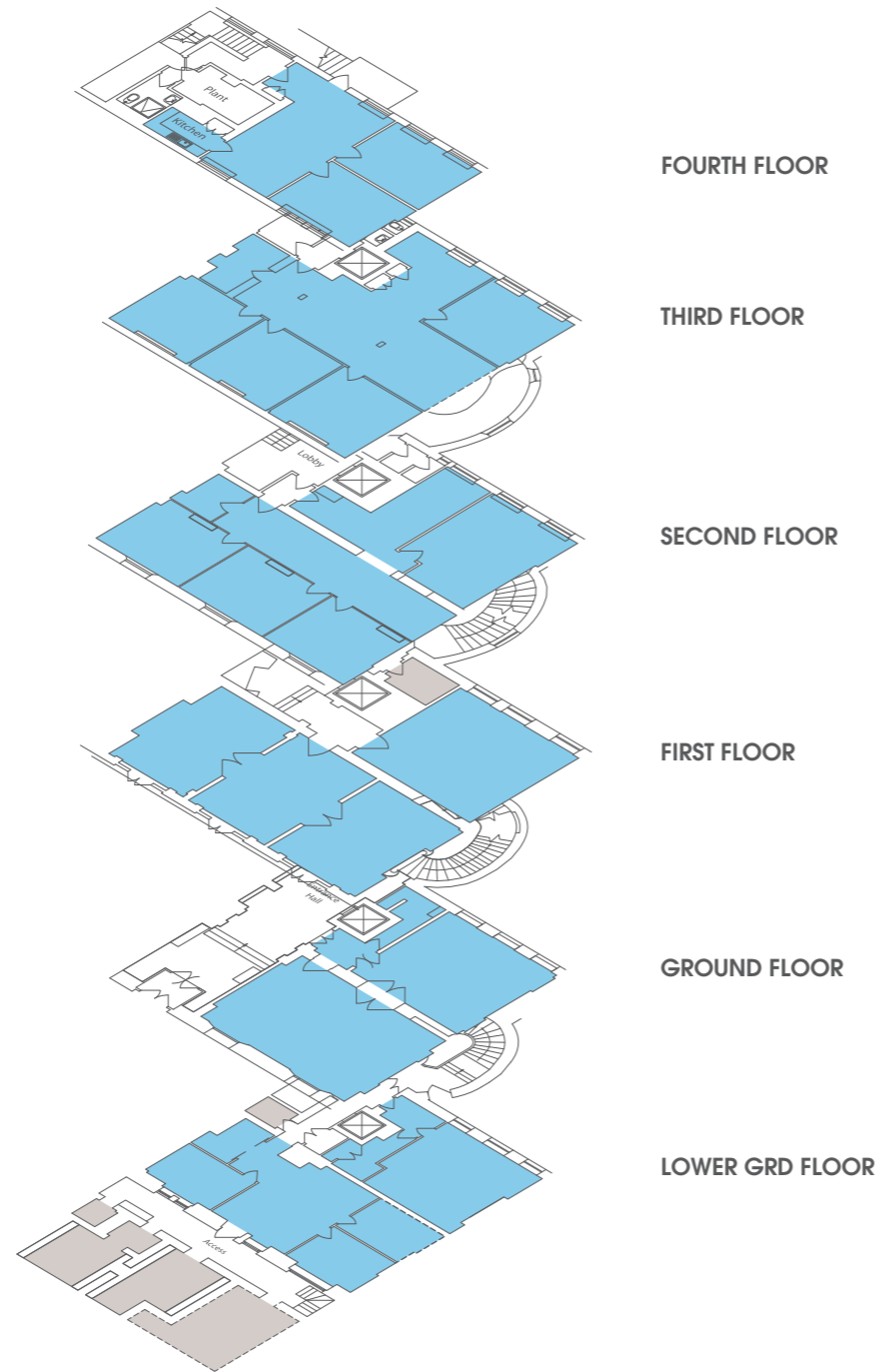


## DESCRIPTION

32 St James's Square is a Grade II\* listed building which originally dates back to the 17th Century. The property is arranged over lower ground, ground and four upper floors totalling 7,944 sq ft (738 sq m), providing a mixture of modern office accommodation and elegant rooms.



32  
ST  
JAMES'S  
SQ, SW1



### FLOOR AREAS

Floor	Use	sq ft	sq m
Fourth	offices	596	55.4
Third	offices	1,545	143.5
Second	offices	1,385	128.7
First	offices	1,298	120.7
Ground	offices	1,119	103.9
Lower Grd	offices	1,379	128.1
Vaults		622	57.8
<b>TOTAL</b>		<b>7,944</b>	<b>738.1</b>

Not to scale.  
For indicative purposes only.

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

LOWER GRD FLOOR

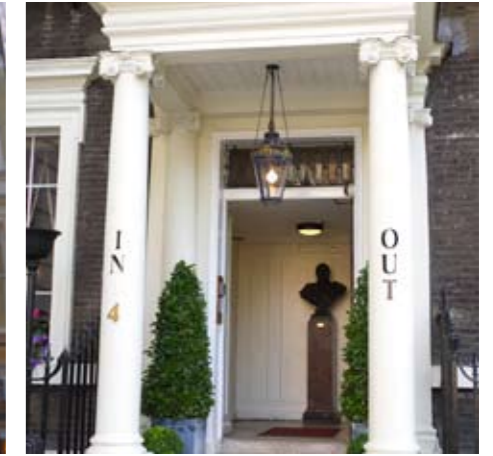


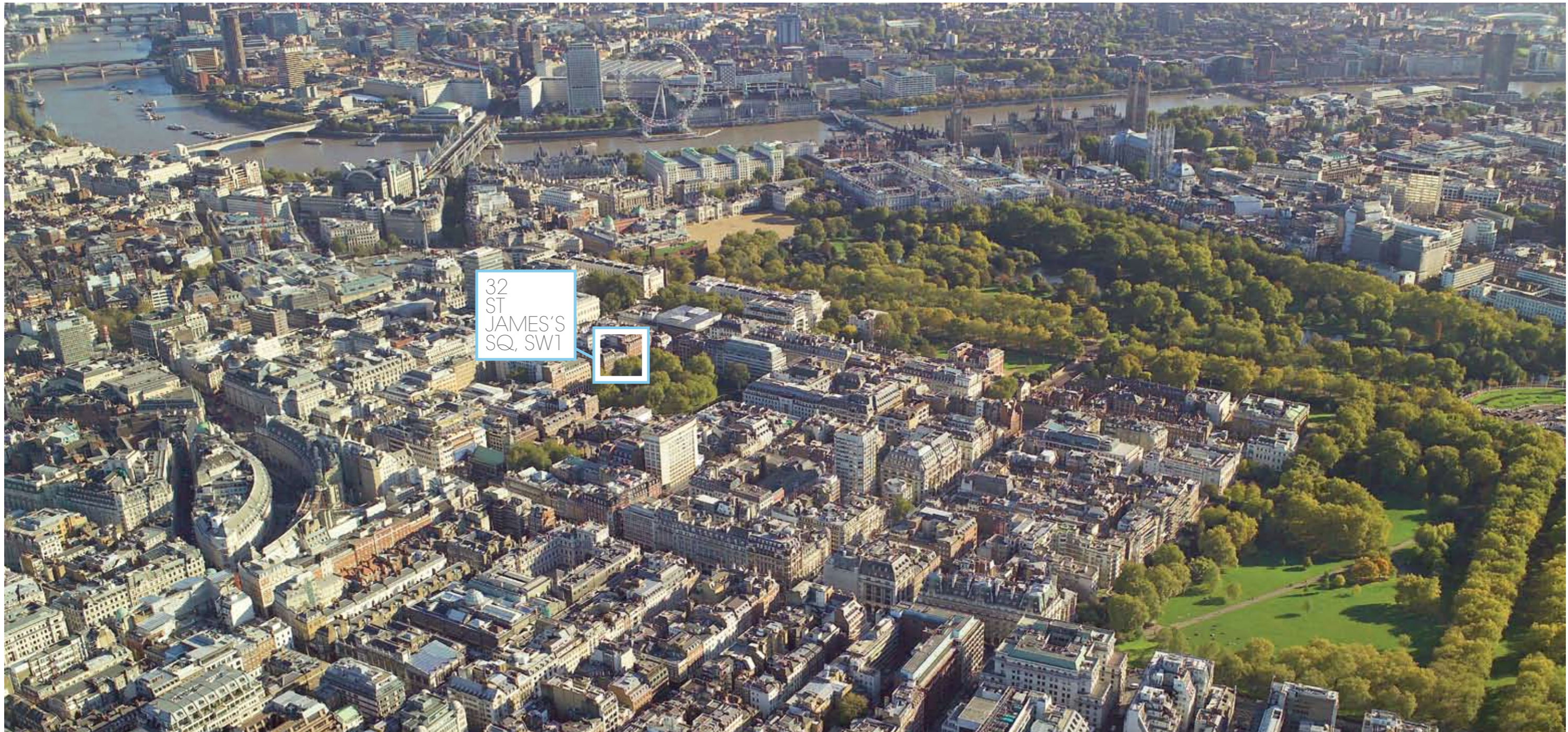
### AMENITIES

- Excellent natural light
- Comfort cooling
- Gas fired central heating
- Five person passenger lift
- Under floor trunking
- WC's
- Kitchen

# LOCATION

St James's is one of London's premier business addresses and is renowned for its private clubs, hotels, restaurants and retail. The property is situated on the eastern side of the square, south of its junction with Charles II Street.





32  
ST  
JAMES'S  
SQ, SW1

