



Princes House

38 Jermyn Street
St James's

THE CROWN
ESTATE

Brushed with the past. Designed for the future.

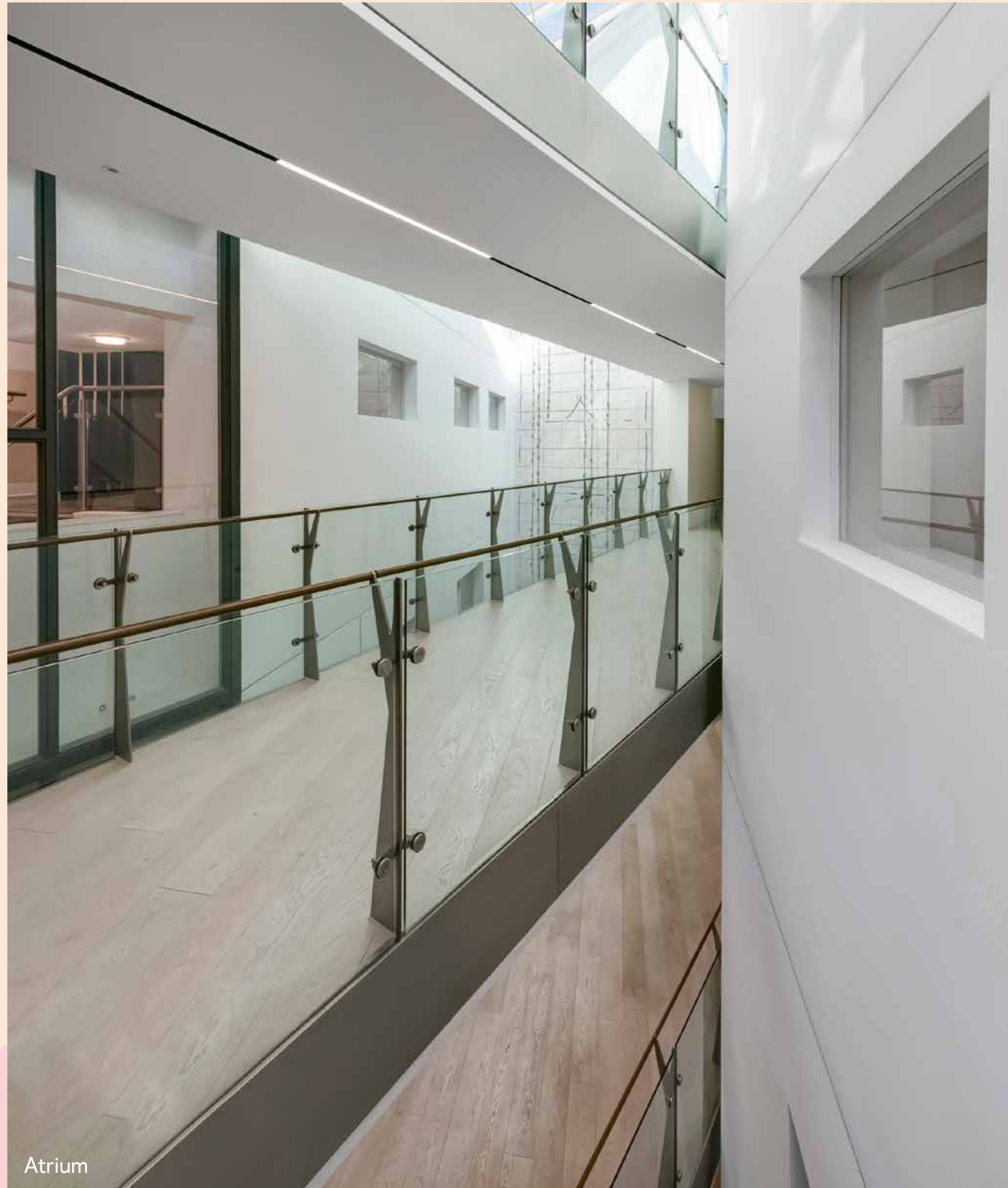
In 1883 the Institute of Painters in Water Colour was based in this building, just across the road from the Royal Academy.

Now behind the canvas of its classical portland stone façade, Princes House has been artfully transformed.

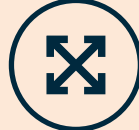


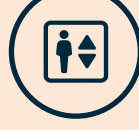







Today it's a space to create. Here, the highest quality contemporary office space is enhanced by a soaring statement atrium. An exhibition of good taste that always impresses.

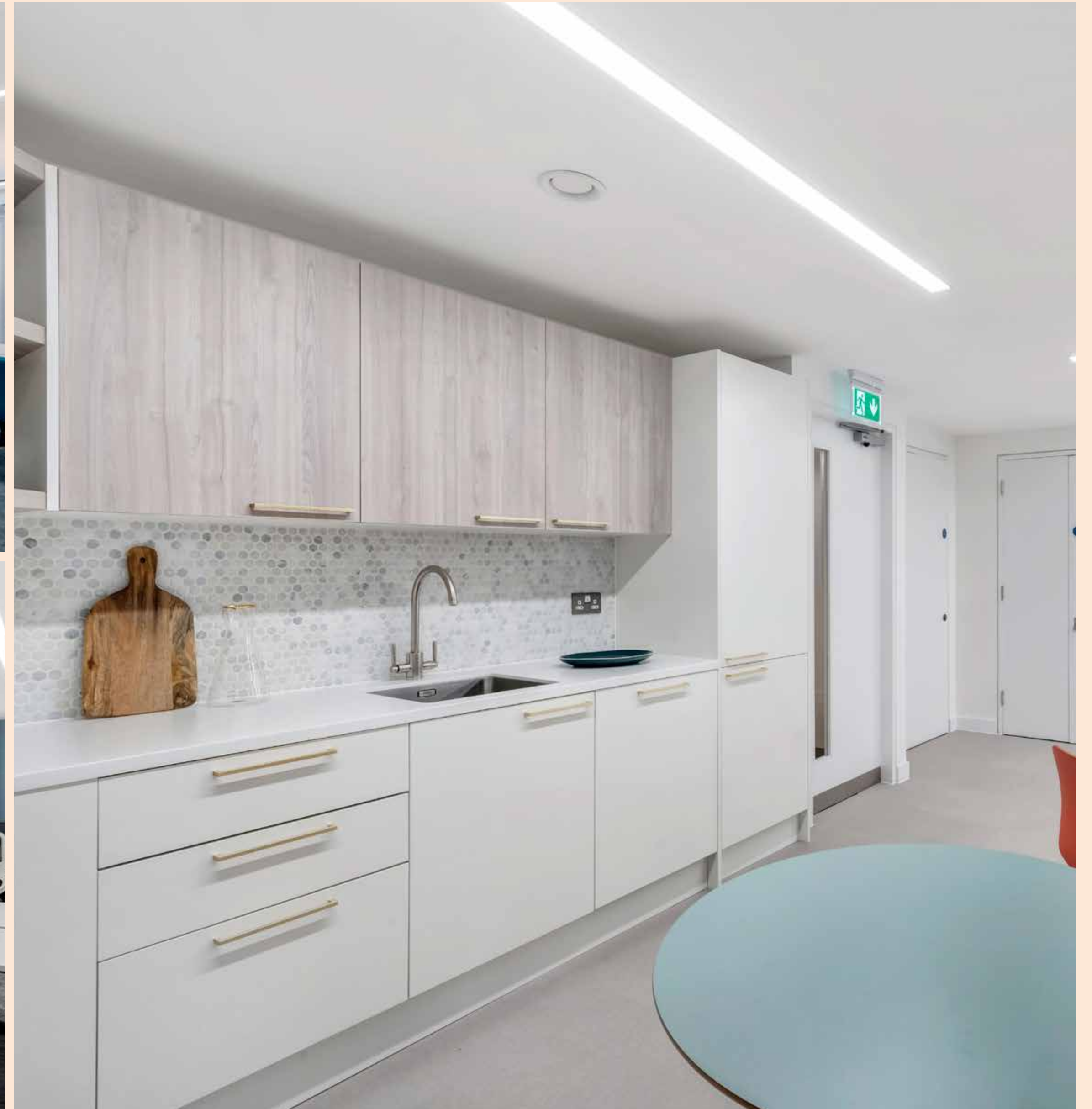
Artists love light, and natural light pours into the building from the grand central atrium. Stunning wall climber lifts impressively rise up from the ground floor to the offices, while airy galleried walkways complete the picture.





A range of plug and play office suites available

-  Impressive reception
-  Air conditioning
-  Inset LED lighting
-  2 x glass wall climbing passenger lifts
-  Commissionaire
-  Showers
-  Pre-installed fibre
-  Ability to move quickly and easily with zero up front fit-out costs
-  Your own front door with private meeting rooms and breakout areas
-  Kitchenette within your demise
-  Short form flexible leases



Mezzanine

The background of the image shows the pages of an old book, with a prominent curved spine on the right side. The pages are aged and yellowed, with some darker spots and a textured appearance. A dark teal circle is centered over the pages, containing the text 'Floor Plans' in a white, serif font.

Floor Plans

Mezzanine 2,491 sq. ft.

- 18 x workstations
- 1x 10-12 person boardroom
- 1x 6-8 person meeting room
- 1x 6-8 person meeting room OR private office
- 1x 2 person meeting room
- 1x informal meeting booth
- 1x fully fitted kitchen with break out
- 1x Office storage units



Jermyn Street

An aerial photograph of a city at night, showing a dense grid of lights and roads. A large, dark blue circular overlay is centered on the image, containing the text "Location & Transport" in a white, serif font. The city lights are visible in the background, with a prominent diagonal road or highway cutting through the scene.

Location & Transport

The Centre of St James's

St James's is home to an eclectic community with an ever growing mix of shopping and fine dining.

Princes House is located on world famous Jermyn Street; traditionally known for menswear, now high end designers mingle with independents in a charming location for the fashion conscious.

On your doorstep is a wide variety of restaurants showcasing some of the best contemporary world cuisine, with St James's Market quickly earning a reputation as one of London's top dining hotspots.

The area is easy to get to and from, with nearby Piccadilly Circus and Green Park underground stations served by the Piccadilly, Bakerloo, Victoria and Jubilee lines.



Connectivity



Walking distance
from Princes House

Green Park	6 minutes	
Piccadilly	4 minutes	
Leicester Square	10 minutes	
Charing Cross	11 minutes	
Oxford Circus	13 minutes	



Cycle distance
from Princes House

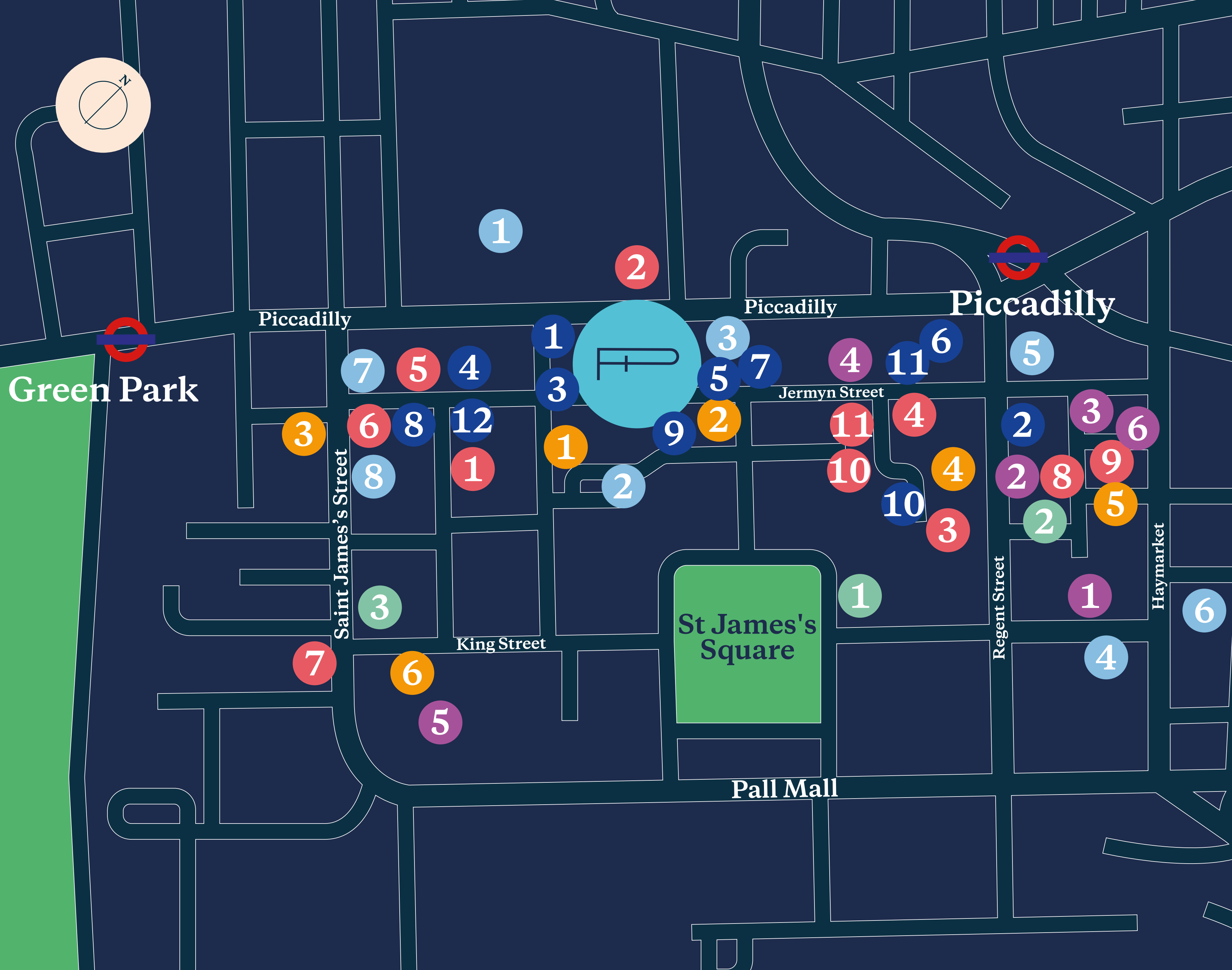
Victoria	17 minutes	
Charing Cross	13 minutes	
Kings Cross	19 minutes	
Euston	19 minutes	
London Bridge	29 minutes	



Tube times
from Green Park

Victoria	2 minutes	
Euston	5 minutes	
London Bridge	10 minutes	
Kings Cross	11 minutes	
Marylebone	12 minutes	

*All walking distances from citymapper



Restaurants

- 1 Quaglino's
- 2 Benihana Piccadilly
- 3 Shoryu Ramen
- 4 Rowley's
- 5 Wiltons
- 6 Cafe Murano St James
- 7 Chutney Mary
- 8 Aquavit London
- 9 Duck & Waffle Local
- 10 Ikoyi
- 11 Scully St James's



Culture

- 1 Royal Academy of Arts
- 2 White Cube Mason's Yard
- 3 BAFTA Piccadilly
- 4 Her Majesty's Theatre
- 5 The Criterion Theatre
- 6 Theatre Royal Haymarket
- 7 White's Club
- 8 Boodle's



GYM

- 1 Nordic Balance
- 2 PureGym
- 3 E by Equinox



Bars/Pubs

- 1 Chequers Tavern
- 2 The Red Lion
- 3 Blue Posts
- 4 Three Crowns
- 5 The Beau Brummell
- 6 Davy's at St James's



Shopping

- 1 Fortnum and Mason
- 2 Aspinal of London
- 3 Christy's Hats
- 4 Cubitts
- 5 Grenson
- 6 Arc'teryx
- 7 SageBrown
- 8 Crockett & Jones
- 9 Harvie and Hudson
- 10 Orvis
- 11 Sunspel
- 12 Taylor of Old Bond Street



Coffee

- 1 Borough Barista
- 2 Coffee & Friends
- 3 Urban Tea Rooms
- 4 Caffè Nero
- 5 Coco di Mama
- 6 Ole & Steen