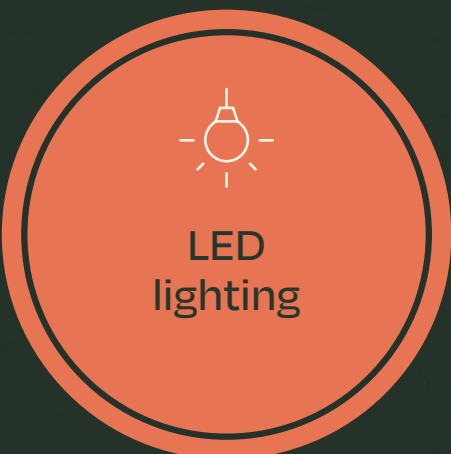




FULLY FITTED CONTEMPORARY OFFICE SPACE BY THE CROWN ESTATE



Located in the heart of St James's, Charles House is an exceptional office building. The available 1st and 6th floors each offer c.4,600 sq ft of workspace – which have been comprehensively refurbished and fully fitted to a high standard.



WITH
ATTENTION
TO EVERY
DETAIL

FIRST FLOOR



Flexible
collaborative
spaces



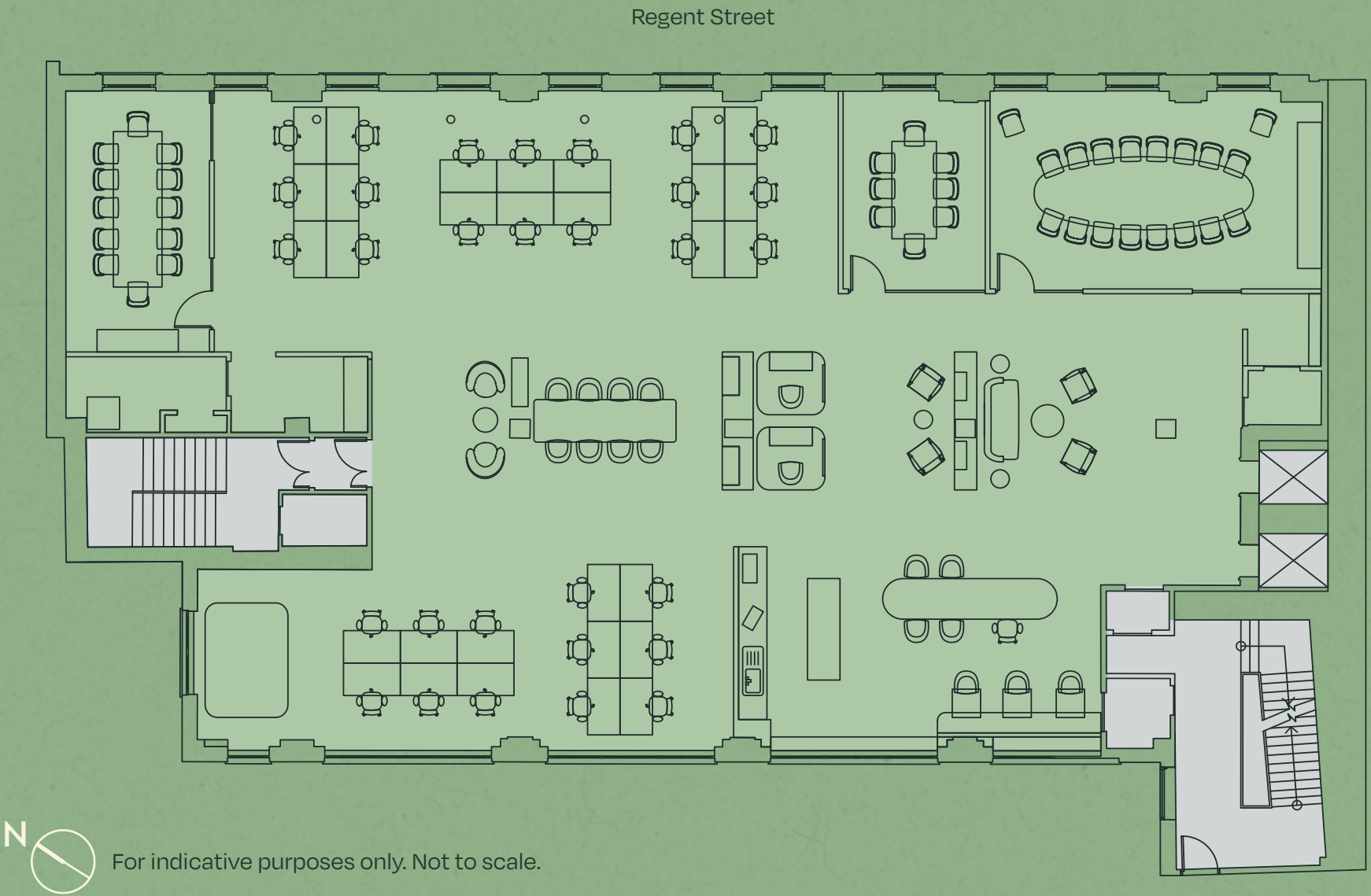
FIRST FLOOR – HIGH QUALITY PLUG & PLAY WORKSPACE

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

Offering 30 workstations in situ, there is the ability to add more desks to suit your needs.



FIRST FLOOR – 4,627 SQ FT / 430 SQ M



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



Fully fitted,
ready to occupy

SIXTH FLOOR

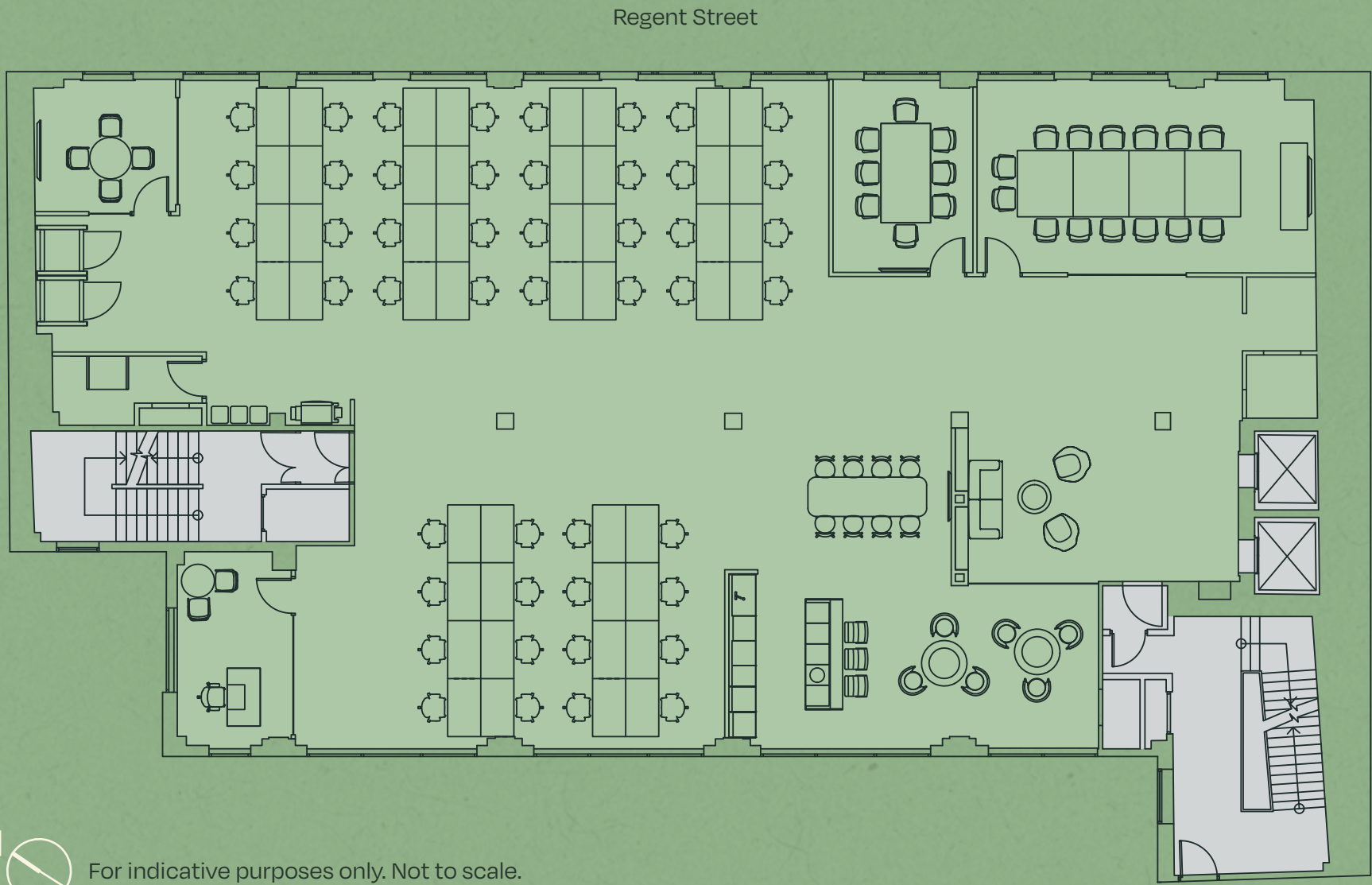


SIXTH FLOOR – CONSIDERED WORKSPACE

The 6th floor has also been refurbished to offer fully fitted workspace, with a range of collaborative and breakout spaces including a kitchenette.



SIXTH FLOOR – 4,586 SQ FT / 426 SQ M



- 48 open plan desks
- 1 collaboration area
- 2 meeting rooms
- 1 x 14 person boardroom
- Private office
- 2 phone booths
- Kitchenette
- Comms room



ONE OF
LONDON'S
MOST DESIRABLE
LOCATIONS



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.



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.



St James's Park

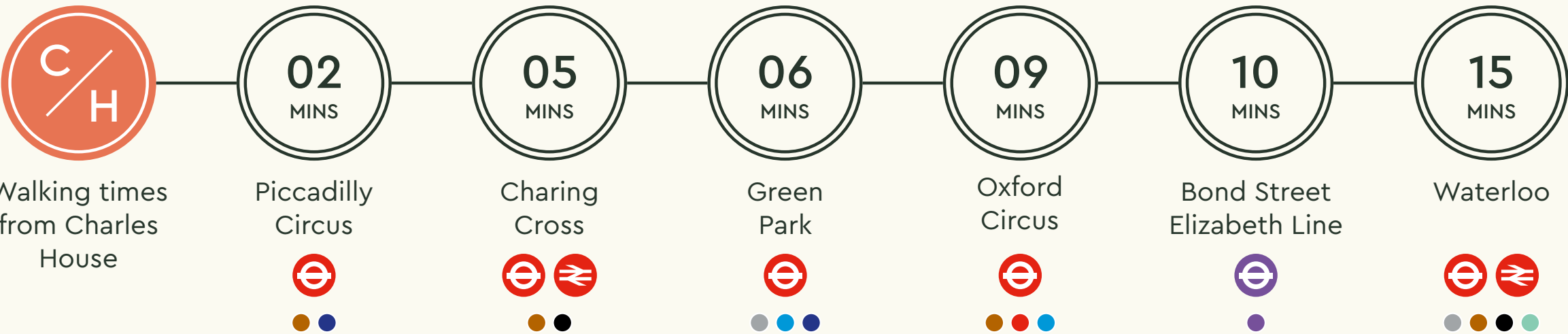


St James's Square



LOCAL AMENITIES

- | | | |
|-----------------------|---------------------|---------------------------|
| 01. Aspinal 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. Claro London | 10. O'Ver | 15. Maison François |



INTRODUCING WORKPLACES+ BY THE CROWN ESTATE



Delivering more than just office space.

Workplaces+ 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, Workplaces+ creates an office experience unlike any other.



Workplaces+ 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

WORKPLACES+
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, including:

- 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

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