

# 33 ST. JAMES'S SQUARE

LONDON, SW1Y 4JS



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

St. James's Square is a tranquil garden square in London's West End, ideally placed between Pall Mall and Piccadilly. The area is a sought after business location and home to many high-end businesses, including multinationals such as BP. Our impressive Grade II listed property at 33 St James's Square, London SW1, which was designed by the renowned architect Robert Adam and built in the 1770s, has been meticulously restored to provide office space, virtual office services and meeting rooms of the very highest standard. The interiors benefit from an abundance of original period features including ornate coving, elaborate fireplaces and beautiful chandeliers. Impressive, fully serviced offices are available to rent on a flexible basis. Suites are arranged over eight floors and many benefit from lovely views of St James's Square.

## SPECIFICATION/AMENITIES

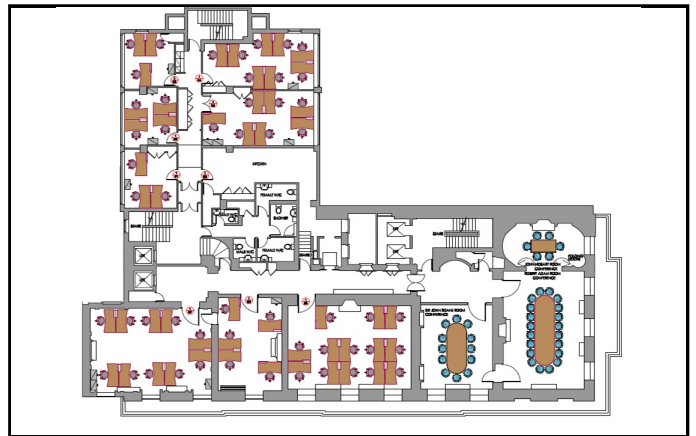
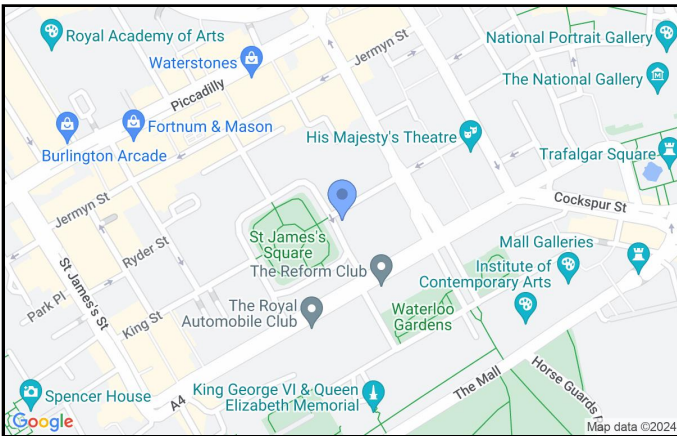
- Meeting rooms
- Flexible licence agreement
- Admin support
- IT Solutions
- Virtual Offices

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

[andrew@gryphon.uk.com](mailto:andrew@gryphon.uk.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2024