



6 DUKE ST
ST JAMES'S

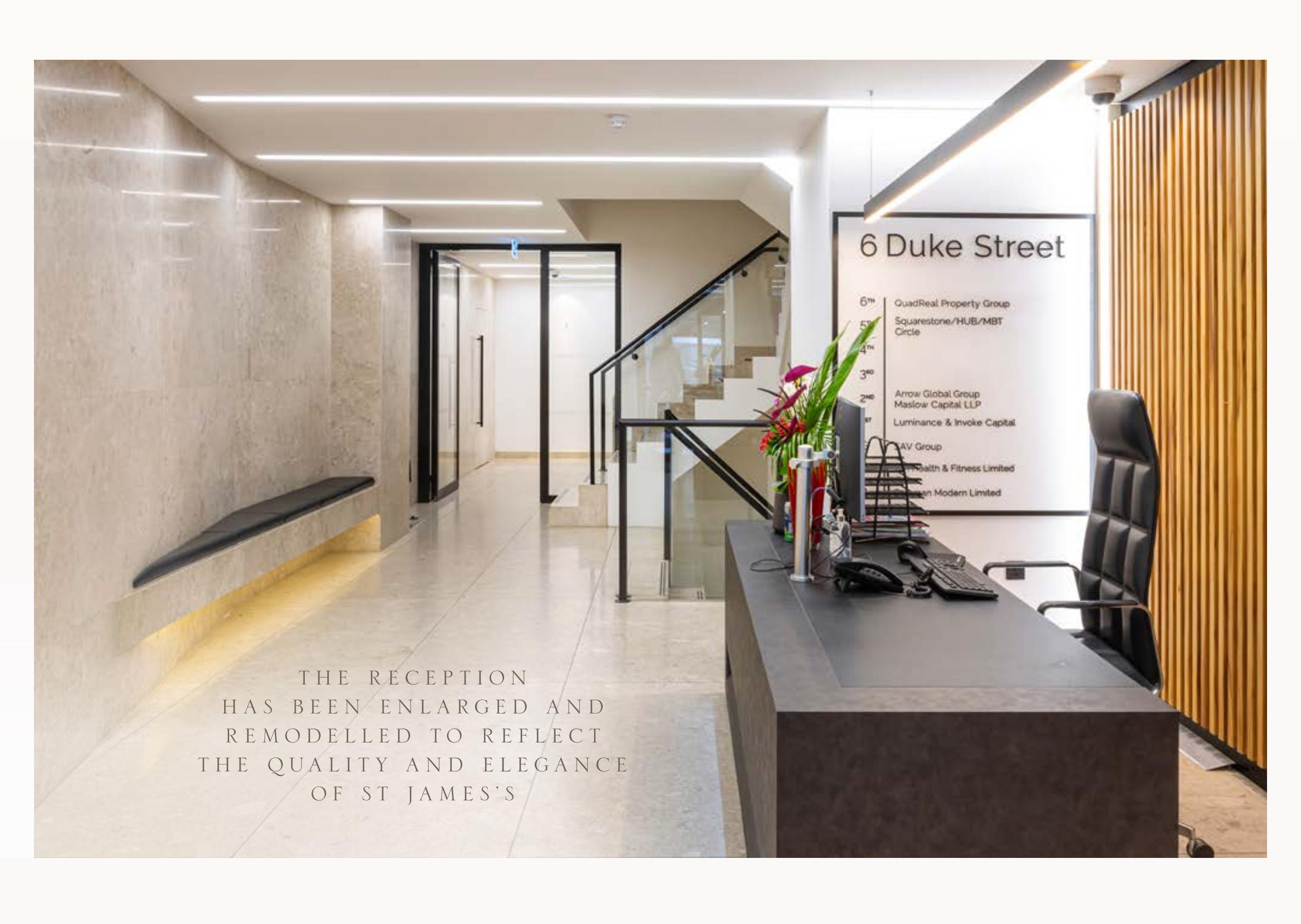
THE THIRD AND FOURTH FLOOR
OF THIS COMMANDING
ST JAMES'S CLASSIC
HAS BEEN COMPREHENSIVELY
REFURBISHED AND WILL PROVIDE
9,286 SQ FT OF CONTEMPORARY
OFFICE SPACE

A CONTEMPORARY YET CLASSIC ST JAMES'S OFFICE BUILDING



6 Duke Street St James's has been designed by Barr Gazetas to provide a contemporary yet classical St James's office building.





THE RECEPTION
HAS BEEN ENLARGED AND
REMODELLED TO REFLECT
THE QUALITY AND ELEGANCE
OF ST JAMES'S

6 Duke Street

6 TH	QuadReal Property Group
5 TH	Squarestone/HUB/MBT Circle
4 TH	
3 RD	
2 ND	Arrow Global Group Maslow Capital LLP
1 ST	Luminance & Invoke Capital
	AV Group
	Health & Fitness Limited
	Modern Limited



TYPICAL FLOOR (EAST VIEW)



ST JAMES'S
SQUARE

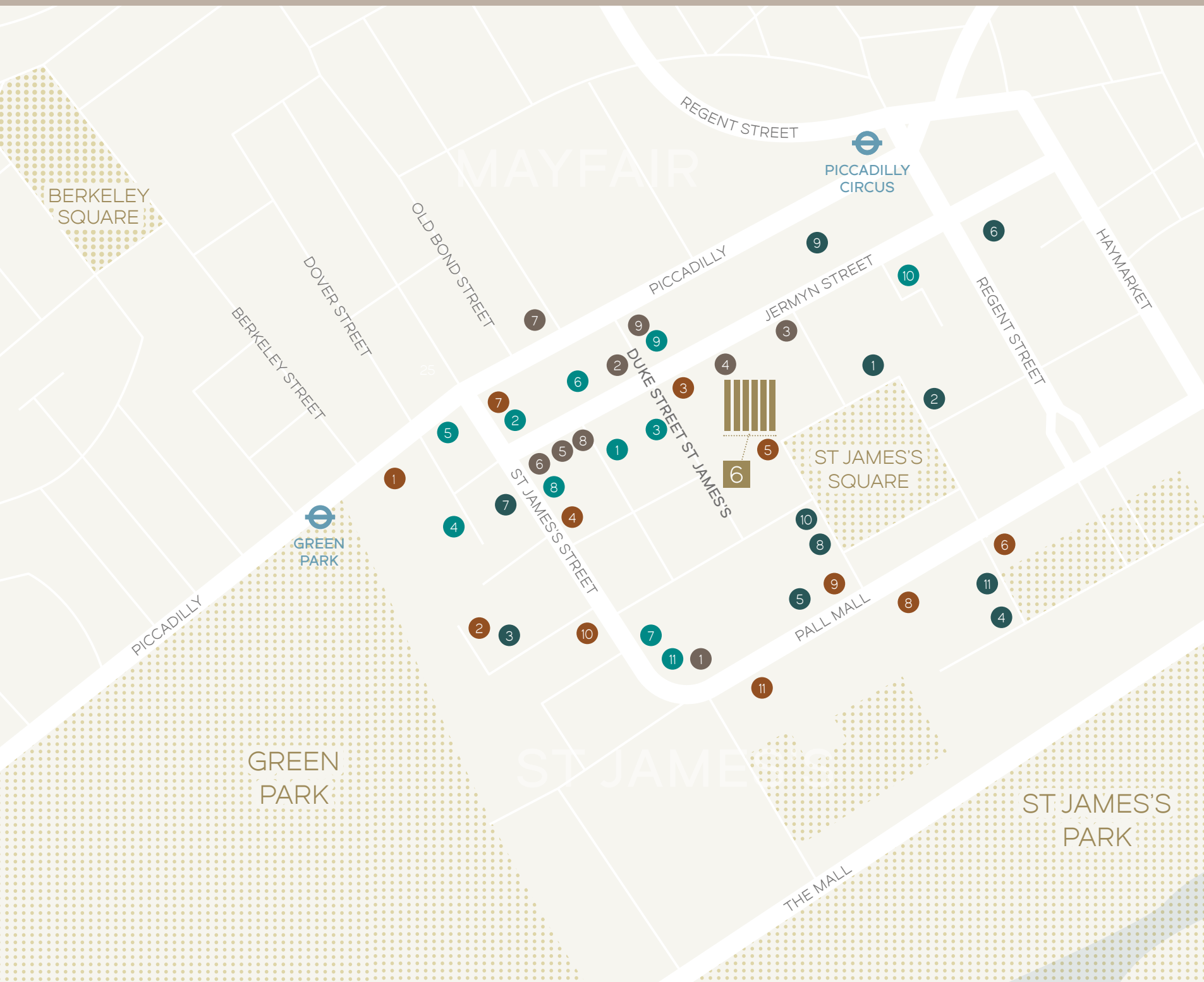
6 DUKE STREET
ST JAMES'S IS
IN A PRIME
LOCATION—

A MOMENT'S WALK
FROM ST JAMES'S
SQUARE



6 DUKE ST
ST JAMES'S

THE BEST THAT ST JAMES'S HAS TO OFFER



OFFICE OCCUPIERS

- | | |
|-------------------------|-------------------------|
| 1 Rio Tinto | 7 Artemis Capital |
| 2 BP | 8 Rolex |
| 3 Rothschild Foundation | 9 Apax Partners |
| 4 B.A.E. Systems | 10 Civen Partners |
| 5 Credit Suisse | 11 Low Carbon Investors |
| 6 Carlyle Group | |

HOTELS & CLUBS

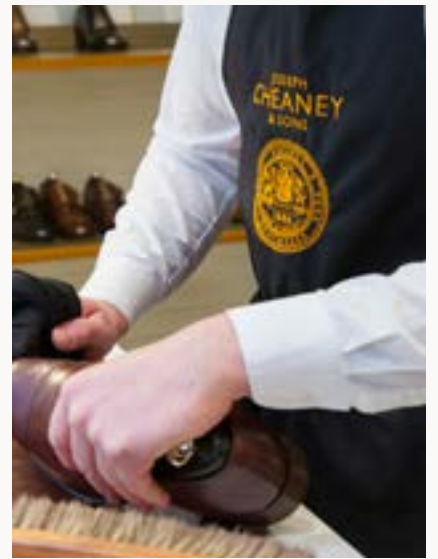
- | | |
|-------------------|-------------------------|
| 1 The Ritz | 7 White's Club |
| 2 The Stafford | 8 Royal Automobile Club |
| 3 The Cavendish | 9 Army & Navy Club |
| 4 Boodle's | 10 Carlton Club |
| 5 East India Club | 11 67 Pall Mall |
| 6 Reform Club | |

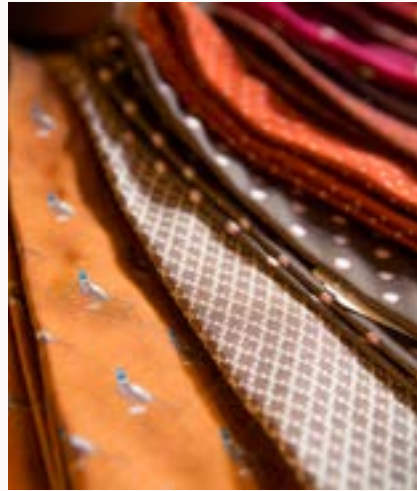
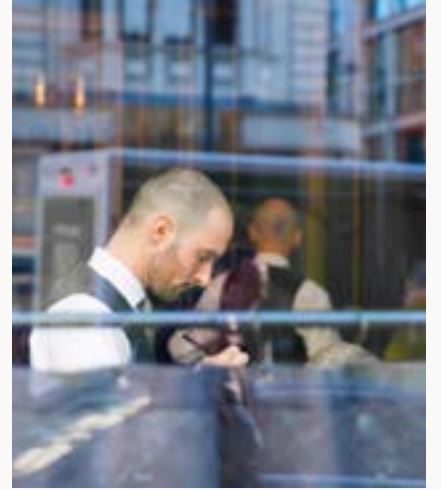
RETAIL

- | | |
|---------------------|--------------------|
| 1 Berry Bros & Rudd | 6 Davidoff |
| 2 Alfred Dunhill | 7 De Beers |
| 3 Harvie & Hudson | 8 Turnbull & Asser |
| 4 Hackett | 9 Fortnum & Mason |
| 5 Crockett & Jones | |

RESTAURANTS

- | | |
|-------------------|--------------------|
| 1 Quaglino's | 7 Avenue |
| 2 Franco's | 8 Cafe Murano |
| 3 Maison Francois | 9 45 Jermyn Street |
| 4 Le Caprice | 10 Rowley's |
| 5 The Wolesley | 11 Saint Jacques |
| 6 Wiltons | |





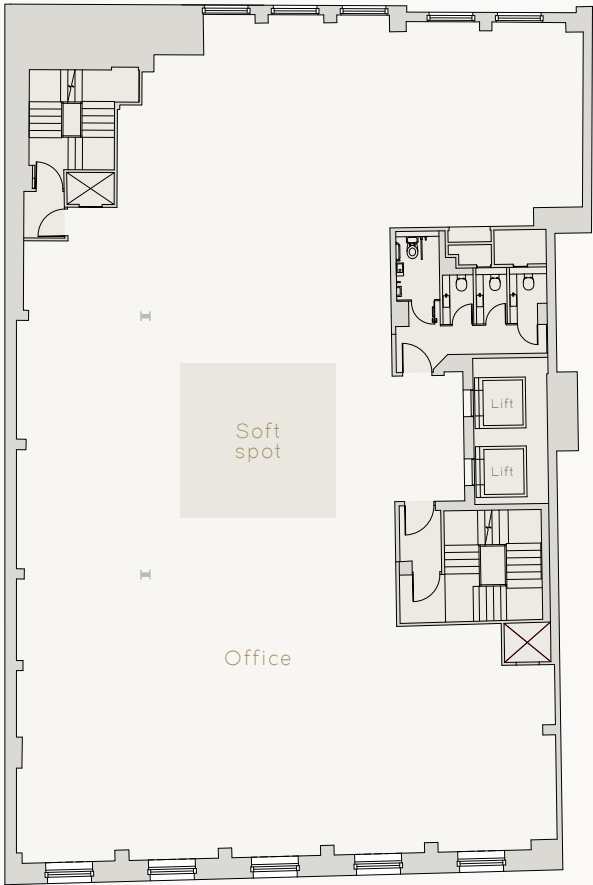


TYPICAL FLOOR (WEST VIEW)
AND FOURTH FLOOR TERRACE



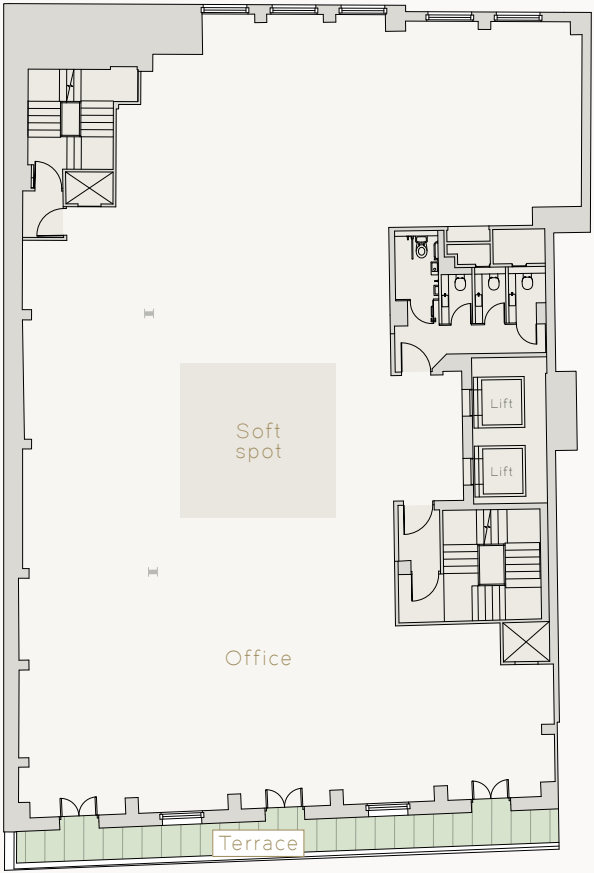
THIRD FLOOR

Available space – 4,804 sq ft



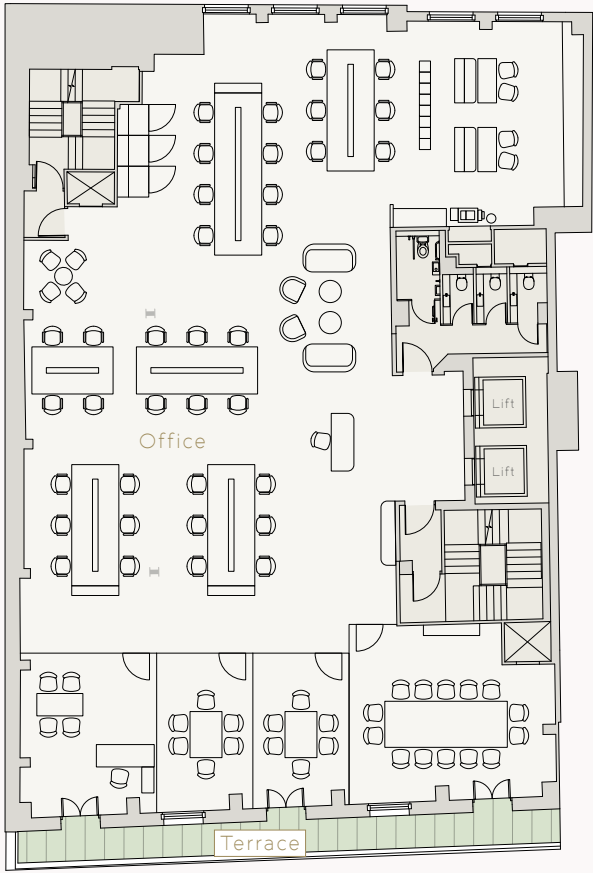
FOURTH FLOOR

Available space – 4,482 sq ft



FOURTH FLOOR
SPACEPLAN

CAT A



POSSIBILITY TO INTERCONNECT FLOORS
3 AND 4 VIA SPIRAL STAIRCASE



PLANS ARE NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY.

Open Plan Workstations	36
Private Offices	1
Meeting Rooms	3
Reception	1
Large Break-out Spaces	1
Phone Booths	3
Printing / Post Room	1
Teapoints	2

SPECIFICATION



OCCUPANCY

Means of escape density:
1 person/6 m²

Occupation density:
1 person/10 m²

Lift Provision:
Two x 8-person passenger lifts

Sanitary provision:
1 person/10 m²

FLOOR LOADINGS

Lower Ground Floor:
5.00 kN/m² + 1.00 kN/m² for partitions

Ground Floor
5.00 kN/m² + 1.00 kN/m² for partitions

First Floor to Fifth Floor
5.00 kN/m² + 1.00 kN/m² for partitions

Roof:
5.00 kN/m² in areas with a concrete slab
and 2.50 for others.

Raised floors, ceiling and services
equipment

– Lower Ground Floor
0.50 kN/m²

– Ground Floor to Fifth Floor
1.15 kN/m²

FLOOR VOIDS

Raised floor zone: As existing
(circa 120mm clear void)

Services Ceiling Zone:
Varies as existing (circa 400mm clear void
with areas of downstand beams)

STRUCTURE

Basement – Reinforced concrete frame
with precast concrete floors

Lower Ground Floor to Sixth Floor –
Steel frame with precast concrete floors

INTERNAL OFFICE FINISHES

Walls:
Emulsion paint finished plaster

Floors:
600 x 600mm accessible medium duty
metal raised floor with carpet tile finish

Ceilings:
Emulsion painted plasterboard margin
Concealed grid suspended PPC metal
plank system

Windows:
Double Glazed Units refinished internally
and externally

Light Fittings:
LED lighting designed in accordance with
the spirit of CIBSE LG7

Doors:
Solid core timber doors

Skirting:
Planted painted MDF skirting

RECEPTION

Walls:
Emulsion paint finished plaster
Shell gris limestone, honed finish
Bespoke timber cladding

Floors:
Shell Gris Limestone, honed finish

Ceilings:
Emulsion painted plasterboard

Desk:
Block desk in hot rolled steel by Isomi

TOILETS AND SHOWERS

3 no. superloos and 1 no. accessible
superloo per floor

2 no. showers with WC and 1 no. accessible
superloo on the Ground Floor

2 no. showers with WC, 1 no. WC
superloo on the Lower Ground Floor

Wall hung white vitreous china WC pans
with pipework and cisterns concealed
behind IPS panels

Walls:
Porcelain-tiled and emulsion-painted

Floors:
Porcelain tiles

Ceilings:
Emulsion-painted plasterboard with
recessed lighting

Hand Basins:
Corian vanity tops

Mirrors:
Wall mounted mirror over each vanity
top with concealed fixings and LED
feature lighting behind

Cubicles:
Veneer finish full height cubicle system

Black stainless steel ironmongery
and accessories

CYCLING FACILITIES

Secure cycle store accessed via
stair with integrated bike slide

30 standard cycle spaces

3 Brompton lockers

Locker room with 18 lockers

4 no. showers with WC
and underfloor heating

LIFTS

2 x 8-person passenger lifts serving
Lower Ground Floor to Fifth Floor

Access to Sixth Floor via 1 no.
passenger lift

Walls:
Back painted glass smoked mirror
to rear wall

Hot rolled steel cladding panels

Floor:
Shell Gris Limestone, honed finish

Ceiling:
Backlit acid etched perspex panel

MECHANICAL INSTALLATIONS

Cooling and Heating

Office Area:
VRF type air conditioning system
consisting of ceiling void mounted units
located to BCO zoning recommendations

DESIGN PARAMETERS

External Temperatures

Summer:
30°C dry bulb

21.9°C wet bulb

Winter:
-4°C saturated

Internal Temperatures

Office:
Winter 20°C +/-2°C

Summer 24°C +/-2°C

Reception:
Winter 20°C +/-2°C

Toilets:
Winter 19°C min

Illumination Levels

Office:
300 – 500 lux average illuminance at
working plane above FFL

WCs and showers:
150 – 200 lux average illuminance
at floor level

Reception:
150 – 200 lux average illuminance
at floor level

Lobbies:
200 lux maintained illuminance
at floor level

Heat Gain Allowance

Lighting:
8 W/m² office areas

Small Power:
25 W/m² for office area terminal
unit sizing

Occupants:
Sensible – 70 W per person
Latent – 45 W per person

Ventilation Rates

Office:
12 litres/s/person + 10% fresh air supply

WCs:
10 air changes per hour extract

EPC

The building has an EPC rating of B (50)

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