



SPECTACULAR FITTED PENTHOUSE OFFICE FLOORS TO LET

# SMITHSON PLAZA

25 ST JAMES'S STREET LONDON SW1

STUNNING 360 DEGREE VIEWS  
3606 - 7183 sq ft / 335 - 667.31 sq m approx







## WELCOME TO SMITHSON PLAZA

This world renowned building is situated just off St James's Street within the iconic Smithson Plaza Estate. The property is therefore located in one of the most desirable parts of St James's and in one of the most prestigious areas in the West End, served by some of London's finest hotels, shops and restaurants.



## SPECTACULAR PRIME FITTED PENTHOUSE OFFICE FLOORS

The top two floors are available for what is understood to be the first time in the open market, offering spectacular fitted offices with 360 degree views of London and beyond. These floors are arguably the finest fitted space currently being offered anywhere today in the West End and are available either together or separately as follows:

**13th Floor:** 3606 sq ft / 335 sq m approx

**14th Floor:** 3577 sq ft / 332.31 sq m approx

**Total:** 7183 sq ft / 667.31 sq m approx







## AMENITIES

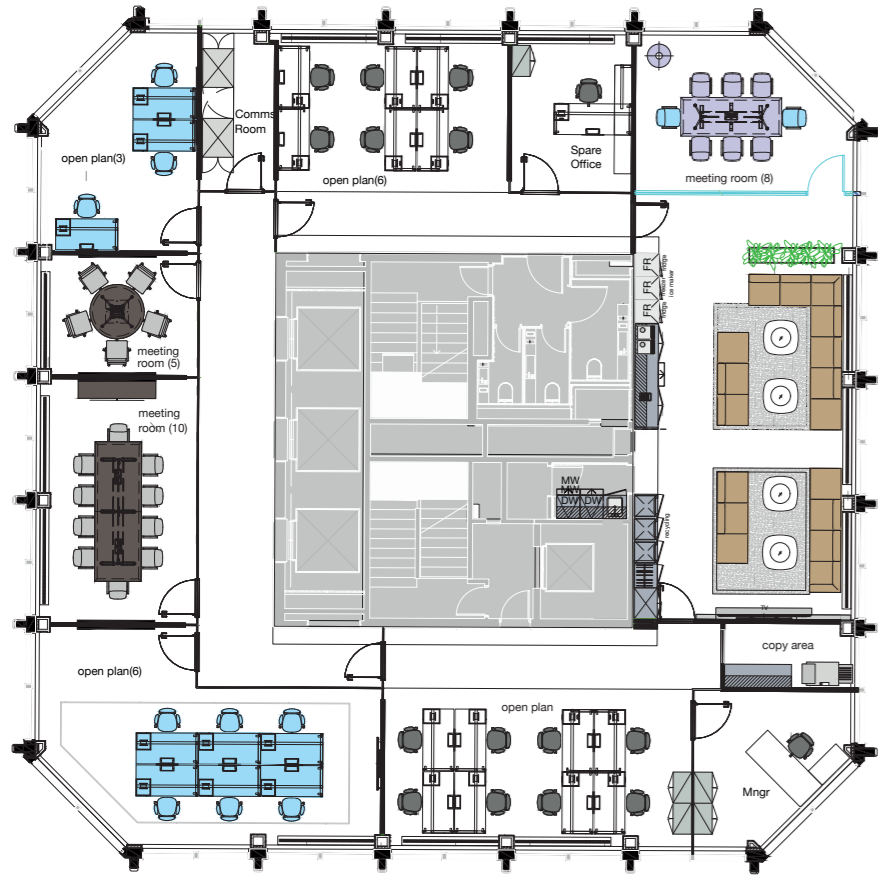
- Stunning panoramic views and natural light
- Air conditioning
- Full access raised floors
- Timber flooring
- Demised WC and kitchens on both floors
- LED lighting
- 24hr security
- 3x automatic passenger lifts
- Onsite concierge team
- Showers, lockers, changing rooms and towel service
- Bicycle storage
- EPC Energy rating C
- Furniture available by separate arrangement

Both floors were refurbished to CAT A and fully fitted as a mixture of open plan, boardroom, smaller meeting rooms and private offices in 2018.



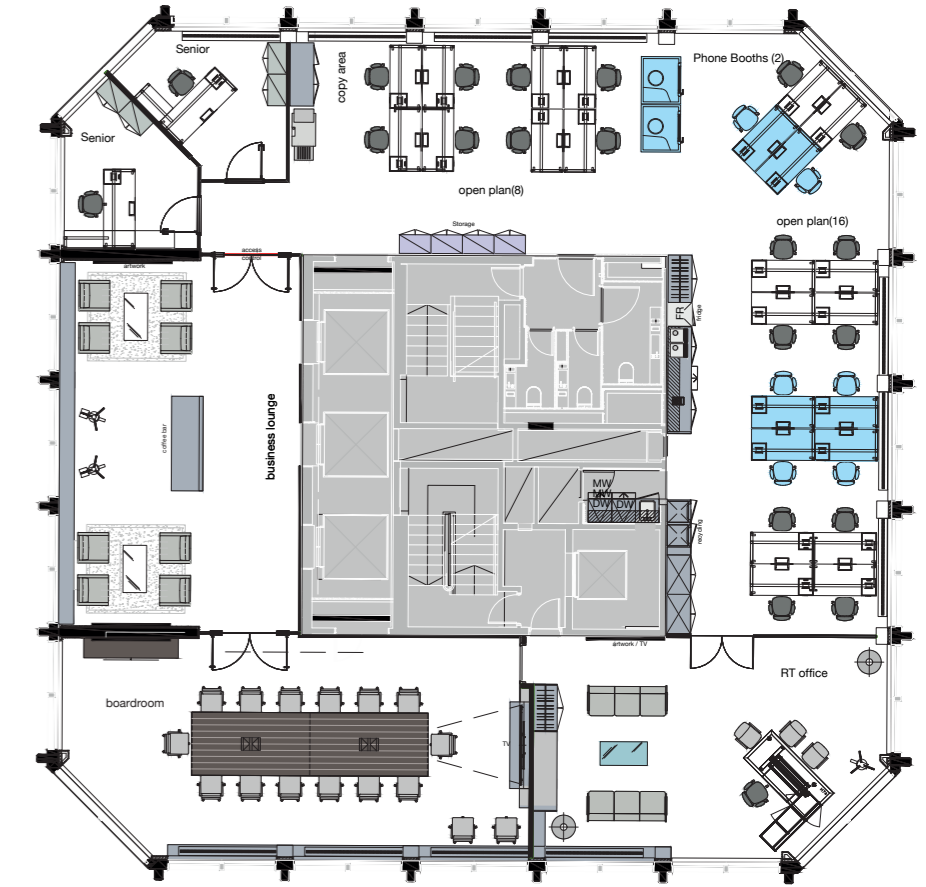






**13th FLOOR**  
3606 sq ft (335 sq m) approx

NOTE: all areas are approximate and are for guidance purposes only



**14th FLOOR**  
3577 sq ft (332.31 sq m) approx

NOTE: all areas are approximate and are for guidance purposes only



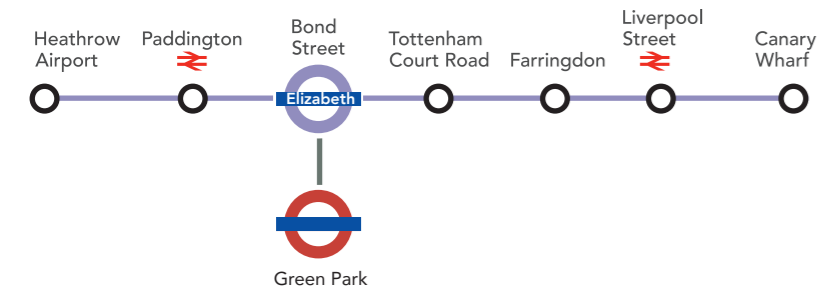
## LOCATED IN ONE OF THE MOST PRESTIGIOUS AREAS IN THE WEST END

The property is very well situated for public transport with Green Park and Piccadilly Circus Underground stations (Jubilee, Piccadilly, Victoria and Bakerloo Lines) close by.

Underground Stations		Mainline Stations	
Green Park	3 mins	Charing Cross	12 mins
Piccadilly Circus	6 mins	Victoria	16 mins
St. James's Park	11 mins	Waterloo	22 mins
Leicester Square	11 mins	Waterloo East	25 mins

\*Walking times are approx.

### ELIZABETH LINE







**Terms:** Both floors are held on co-terminus leases for a term to expire in August 2028 without break and available for assignment individually or together.



[Click here for a Virtual Tour](#)

**Viewing:** Strictly via sole letting agents Stephen Warren Associates as follows:

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