

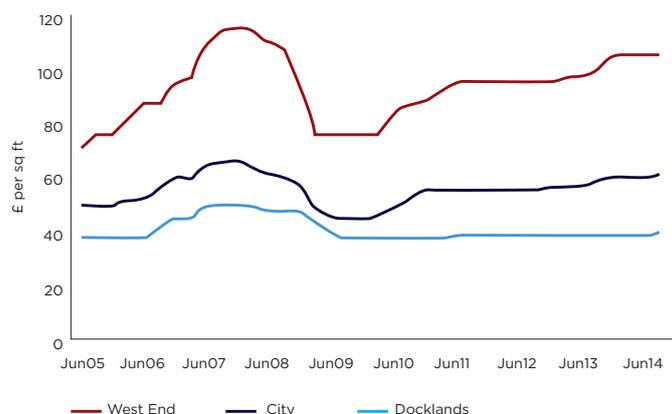
STRONG RENTAL GROWTH DURING 2014

Supply in St James's during 2014 remained critically low at approximately 2.5% which, coupled with strong demand led to sustained rental growth. Several transactions showed rents for prime Grade A accommodation in excess of **£100 per sq ft**, with banking and financial occupiers being the most active sector.

With a good pipeline supply scheduled to hit the market in 2015, there is potential for further significant rental growth over the next 12 months.

St James's consists of **268** office buildings with a total floor area of **6,291,717 sq ft**.

Central London prime headline rents 2005 - 2014 Q3



ST JAMES'S TRANSACTIONS Q4 2014

Address	Floor	sq ft	rent	lease	rent free
23 King Street	4th	7,800	£115+	10 years	Confidential
	3rd	7,820	£107.50	15 years	24 months
	2nd	7,870	£102.50	15 years	24 months
	1st	7,900	£100.00	15 years	24 months
	Ground	5,075	£85.00	10 years*	Confidential
The Economist Tower	7th	3,500	£95.00	9 years	6 months
	6th	3,500	£92.50	9 years	6 months
100 Pall Mall	2nd	9,349	£92.00	12 years	Confidential
33 Jermyn Street	3rd	10,827	£93.50	10 years	12 months
45 Pall Mall	4th	8,167	£85.00	10 years	18 months

*break at 5th



www.quaglinos-restaurant.co.uk

The menu, designed by Executive Head Chef Mickael Weiss, is a master class in European classics, with a nod towards Middle Eastern spicing, using the highest quality British ingredients.

With not one, but two bars, from 10pm, the restaurant transforms into an entertainment mecca, showcasing music icons, renowned DJ's and the resident house bands.

CURRENT OFFICE AVAILABILITY

0 - 5,000 SQ FT - 66,810 SQ FT

5 - 10,000 SQ FT - 29,495 SQ FT

10 - 50,000 SQ FT - 114,494 SQ FT

50,000+ SQ FT - 65,660 SQ FT

2015 PIPELINE STOCK

Address	Developer	Sq ft	Comments
11 Charles II St	Crown Estate	21,277	P.C Q1 2015
8 St James's Sq	Green Property	65,660	P.C Q1 2015
16 St James's St	L&G	14,000	P.C Q1 2015
25-27 Bury St	Crown Estate	11,000	P.C Q3 2015
3 St James's Sq	Quintain	50,000	P.C Q2 2015
50 St James's St	Lothbury	23,098	P.C Q2 2015
48-49 Pall Mall	Qatar National Bank	44,000	P.C Q4 2015
2 St James's St	Berry Brothers	9,840	P.C Q2 2015



FLORIS
LONDON



Juan Floris, a Minorcan perfumer came to London in 1730 and his successful business still resides at 89 Jermyn Street, 284 years later... now those are long term occupiers!

93 PAXTON & WHITFIELD 93

Paxton and Whitfield commenced business at 18 Jermyn Street, moving to number 93 in 1781. They are still there 223 years later.

NEW DEVELOPMENTS...

55 ST JAMES'S STREET, SW1

Sitting between two of London's most beautiful squares, 55 St James's Street is a grade A office and residential development by Lothbury. Comprising **23,089 sq ft** and featuring unique glass art by world renowned Martin Donlin and modern feature doors by award winning furniture designer Sarah Kay, it will be available from May 2015.



8 ST JAMES'S SQUARE, SW1

A once-in-a-generation opportunity in one of the world's finest addresses, 8 St James's Square will provide approximately **65,660 sq ft** of the highest quality office space across eight open and expansive floors, with terraces on the upper floors offering some of the best views in town and benefitting from natural light on three elevations.

11 CHARLES II STREET, SW1

21,000 sq ft of Grade A office space, beautifully refurbished by the Crown Estate. With average floor plates of 3,800 sq ft, amenities include a new double height entrance hall, 2x13 person passenger lifts, VRF air conditioning, raised floors, basement cycle parking and showers on most floors.



George Reynolds
greynolds@mellersh.co.uk
020 7522 8524

Julian Leech
jleech@mellersh.co.uk
020 7522 8525

Paul Brewster
pbrewster@mellersh.co.uk
020 7522 8523

Jonathan Stern
jstern@mellersh.co.uk
020 7522 8517

Stephen Weitzmann
sweitzmann@mellersh.co.uk
020 75228519