

EAGLE HOUSE

ST JAMES'S

108 JERMYN STREET SW1



CONTEMPORARY GRADE A OFFICE SPACE

THIRD FLOOR

6,039 SQ FT (561 SQ M)

EAGLE HOUSE

ST JAMES'S



THIS LANDMARK CORNER OFFICE BUILDING IS SITUATED ON THE SOUTH SIDE OF JERMYN STREET IN THE HEART OF ST JAMES'S.



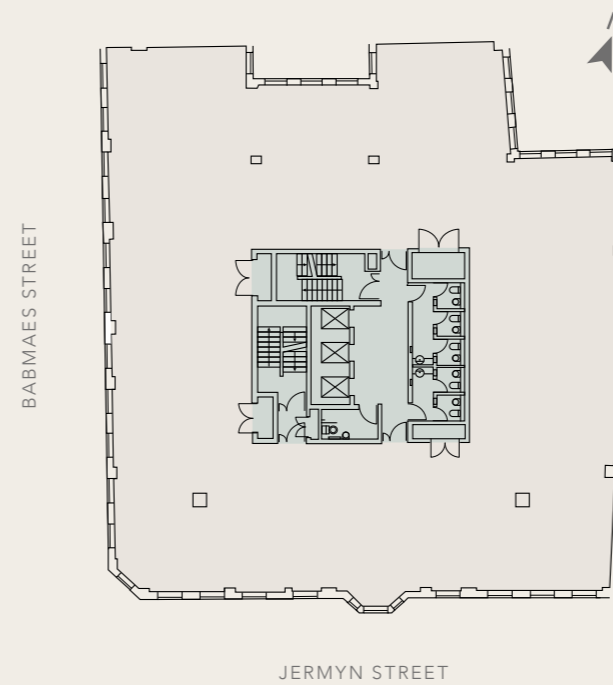
THE RECEPTION AREA HAS UNDERGONE A COMPREHENSIVE REFURBISHMENT WHICH HAS RADICALLY TRANSFORMED THE ARRIVAL EXPERIENCE.





THE AVAILABLE ACCOMMODATION COMPRISES THE THIRD FLOOR WHICH HAS RECENTLY BEEN REFURBISHED TO PROVIDE HIGH QUALITY GRADE A OFFICE ACCOMMODATION BENEFITING FROM EXCELLENT NATURAL LIGHT.

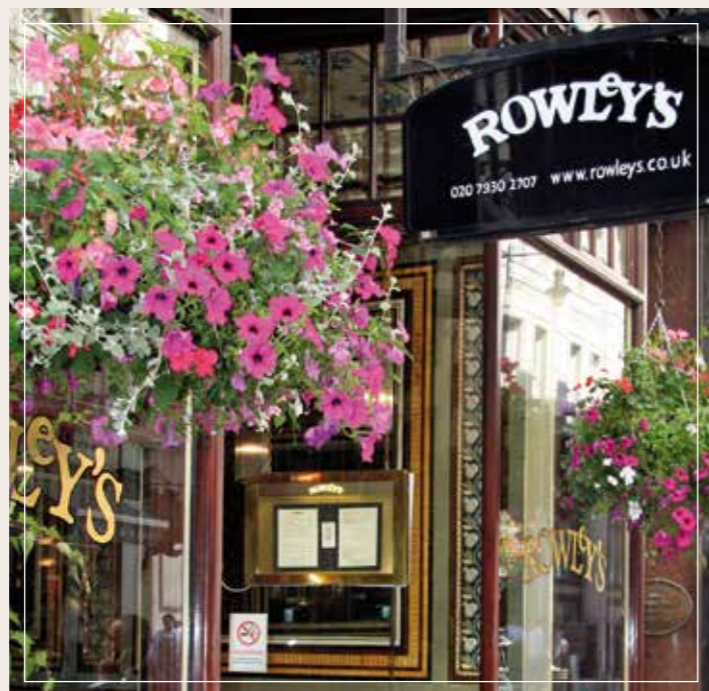
THIRD FLOOR
6,039 SQ FT (561 SQ M)



Not to scale. For indicative purposes only.

SPECIFICATION

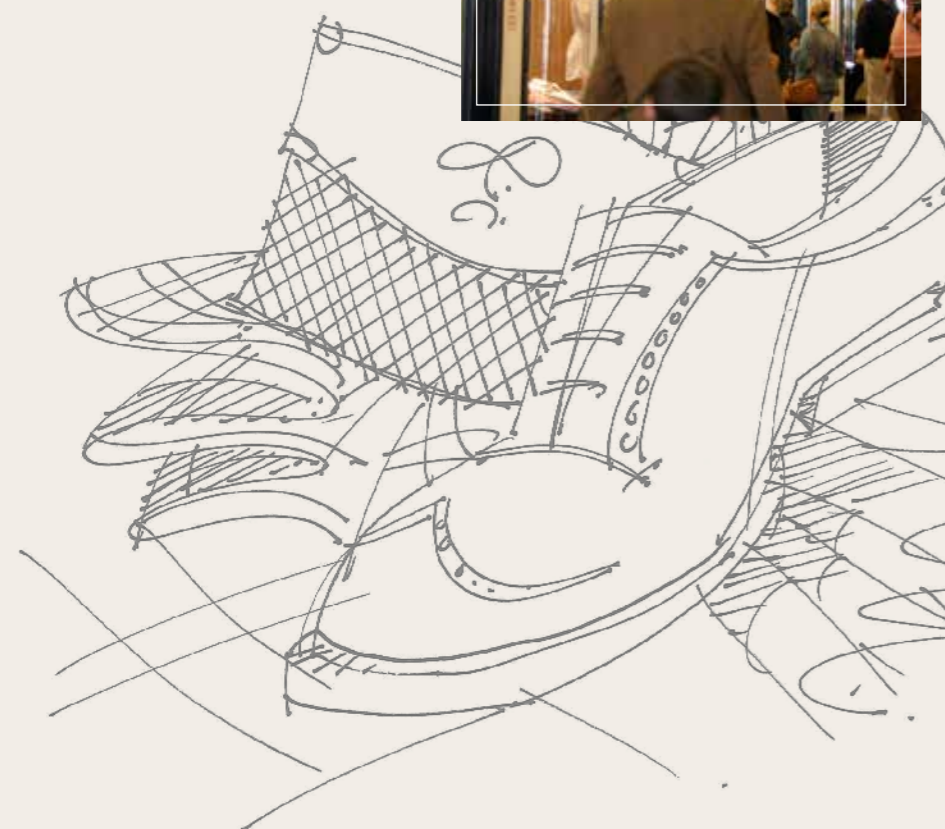
- NEWLY REFURBISHED
- AIR-CONDITIONING
- METAL TILE SUSPENDED CEILING
- LED LIGHTING
- NEW FULL ACCESS RAISED FLOORS
- COMMISSIONAIRE
- 3 PASSENGER LIFTS
- REFURBISHED WCS
- REFURBISHED COMMON AREAS



LOCATION

EAGLE HOUSE IS LOCATED ON JERMYN STREET WITHIN THE HEART OF ST JAMES'S.

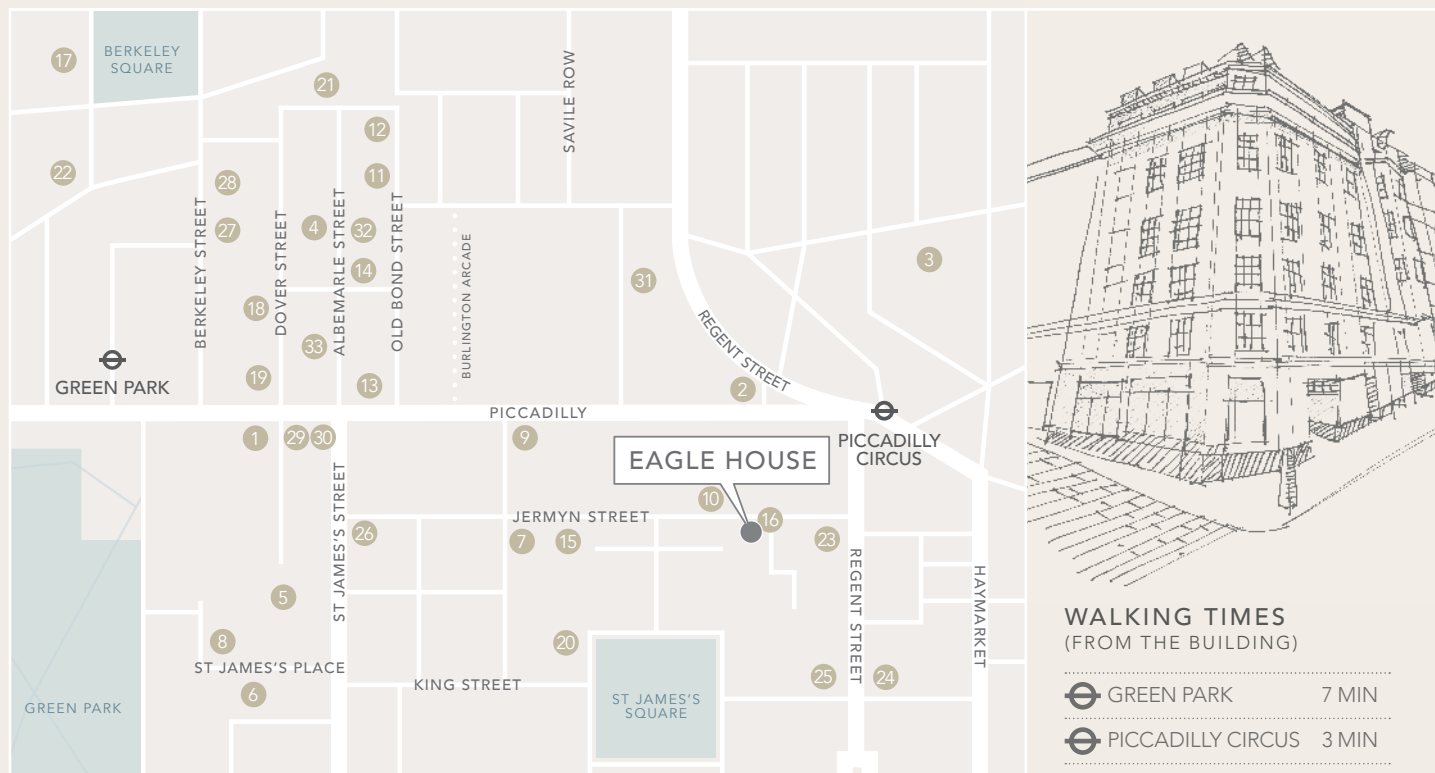
THE BUILDING BENEFITS FROM EXCELLENT LOCAL AMENITIES WITH NUMEROUS SHOPS, BARS, RESTAURANTS AND CAFÉS ALL WITHIN WALKING DISTANCE.



COMMUNICATIONS

TRANSPORT LINKS ARE EXCELLENT WITH GREEN PARK (PICCADILLY, JUBILEE AND VICTORIA LINES), PICCADILLY CIRCUS (PICCADILLY AND BAKERLOO LINES) AND CHARING CROSS (BAKERLOO, NORTHERN AND NATIONAL RAIL LINES) ALL WITHIN EASY WALKING DISTANCE.

IN ADDITION, NUMEROUS BUS ROUTES RUN ALONG PICCADILLY AND REGENT STREET.



HOTELS

1. THE RITZ
2. LE MERIDIEN PICCADILLY
3. HAM YARD
4. BROWN'S
5. ST JAMES'S
6. DUKES
7. THE CAVENDISH
8. THE STAFFORD

RETAIL

9. FORTNUM & MASON
10. SUNSPEL
11. CARTIER
12. ASPREY
13. DE BEERS
14. PAUL SMITH
15. HACKETT
16. CHURCH'S

CLUBS

17. ANNABEL'S
18. THE ARTS CLUB
19. THE MAYFAIR CLUB
20. EAST INDIA CLUB
21. THE CLUBHOUSE
22. THE LANDSDOWNE CLUB

RESTAURANTS

23. ROWLEY'S
24. BILBAO BERRIA
25. ESTIATORIO MILOS
26. CAFE MURANO
27. NOBU BERKELEY STREET
28. PARK CHINOIS
29. THE WOLSELEY
30. CAVIAR HOUSE
31. GAUCHO
32. REXTAIL
33. GYMKHANA

www.eaglehousesw1.com

(includes virtual tour of the building)

STRICTLY BY APPOINTMENT THROUGH JOINT SOLE LETTING AGENTS KNIGHT FRANK AND CBRE



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