



22 King Street

St James

SW1Y 6QY

Superb fully fitted, furnished and work ready office suite located in the heart of St James. Available on a fully managed lease.

532 sq ft available on 4th floor.

Available fully managed, fitted, furnished and work ready.

Internal Workspace

11 - 14 workstations 

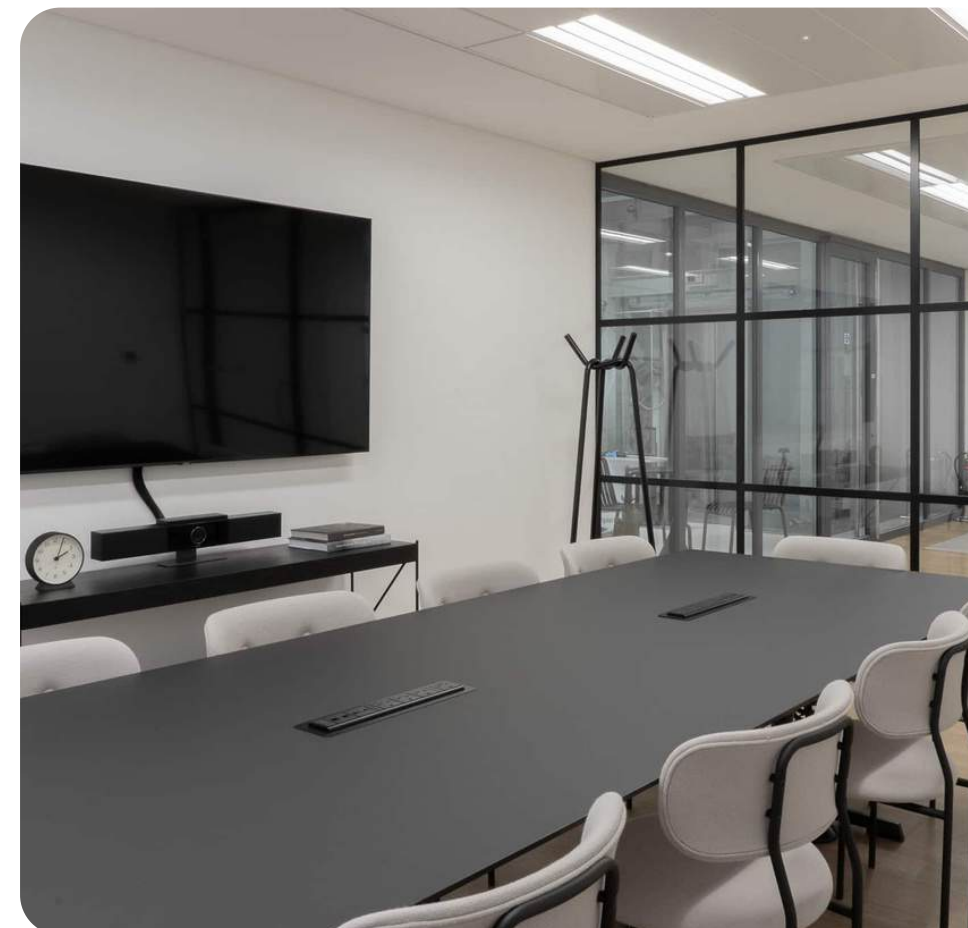
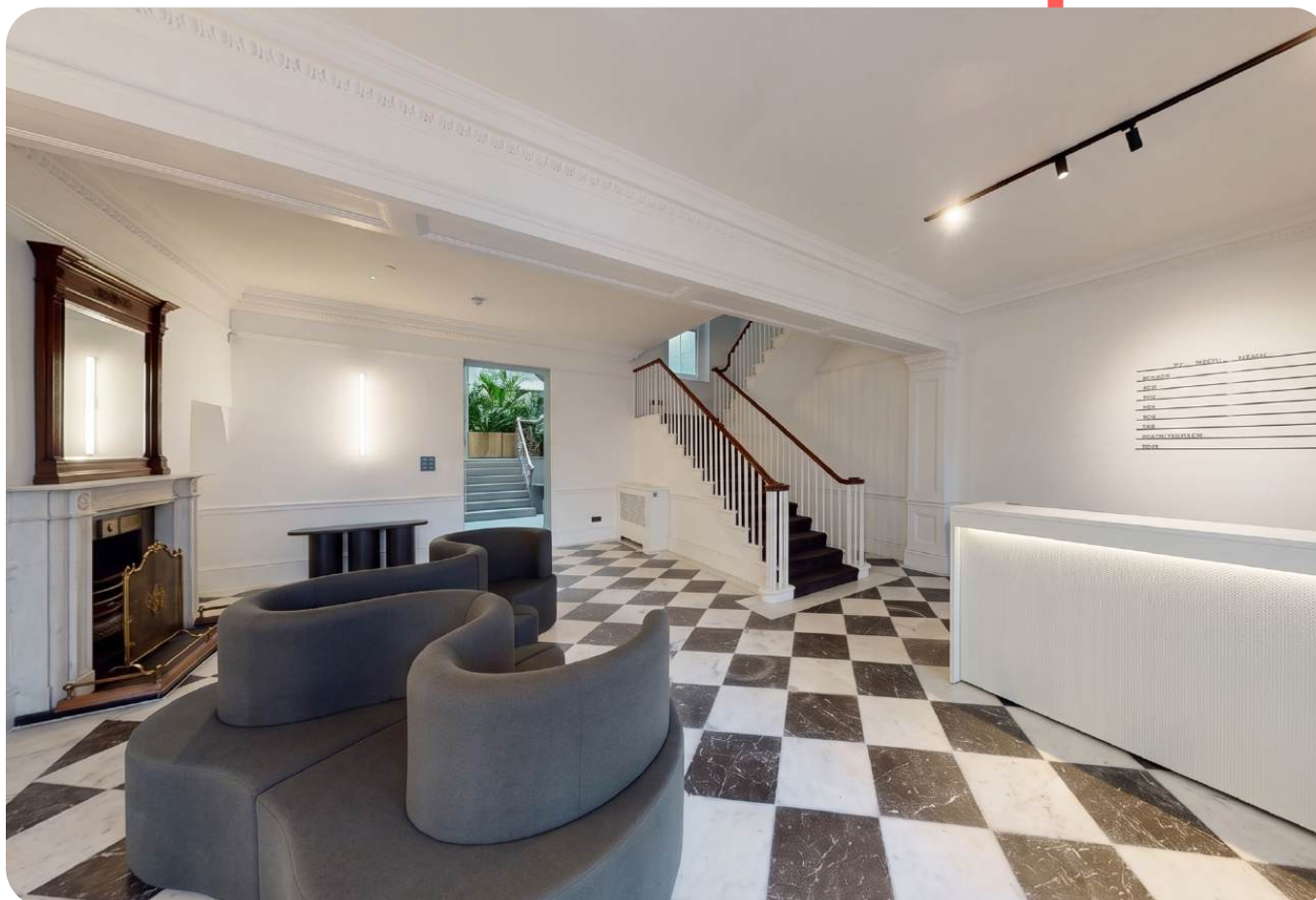
Communal occupier lounge 

Communal meeting rooms 

Teapoint / Kitchens 

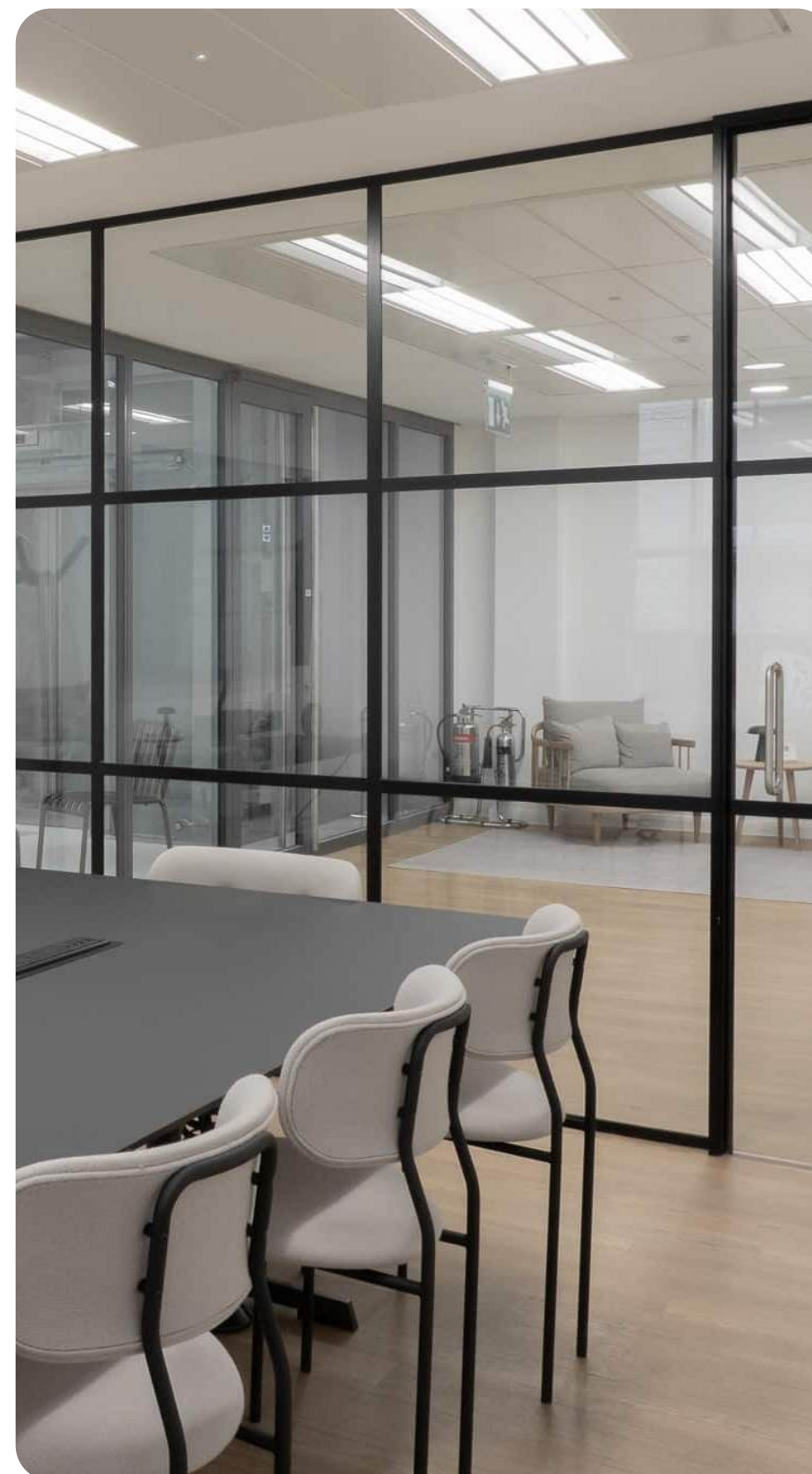
Cycle storage 

Shower facilities 



Amenities

- Available on a fully managed basis.
- Fully fitted and furnished office space, including desks, chairs, kitchens, and meeting rooms.
- 24-hour building access provided alongside a concierge service.
- Dedicated daily cleaning, in-house maintenance, and IT support services.
- On-site facilities including shower access and bike storage.
- Communal break-out and meeting areas available for use.



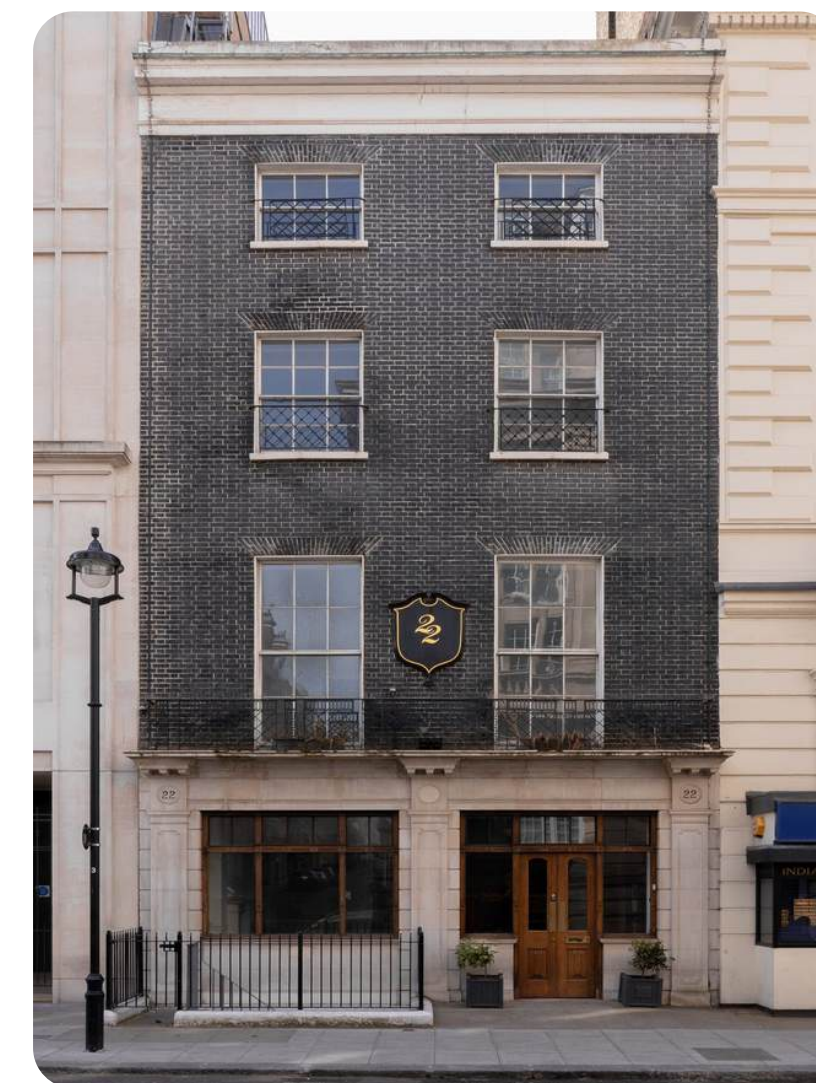
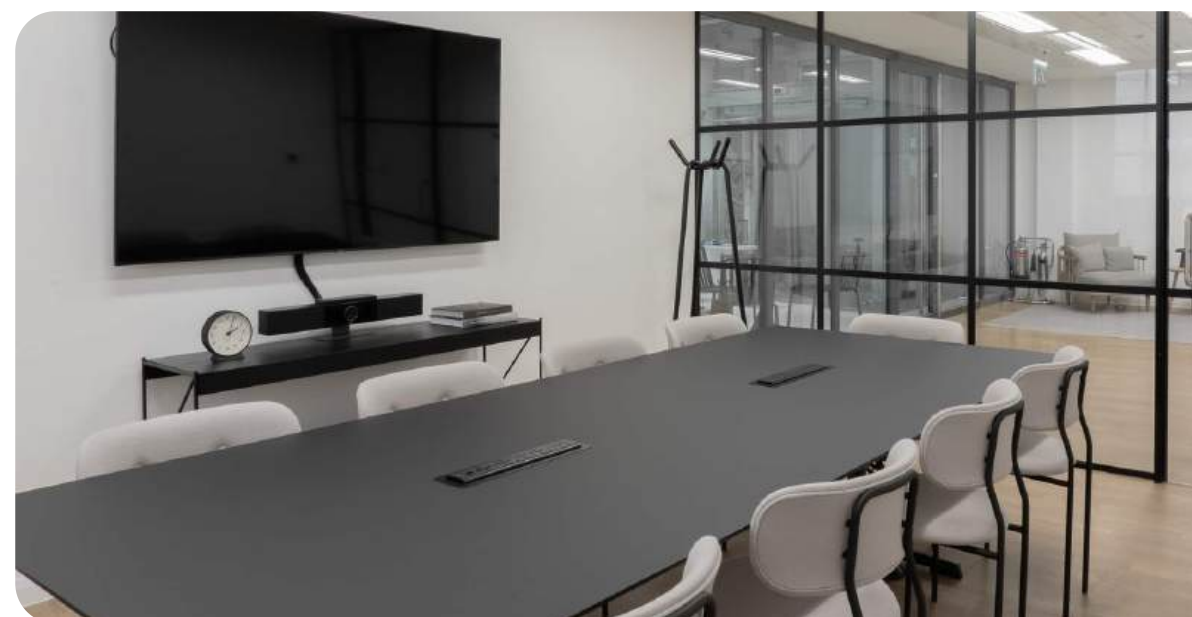
Property Description

Situated in the heart of St. James, 22 King Street is a striking Grade II listed building that perfectly blends historic character with modern office requirements.

The building is nestled within the exclusive St James submarket, in close proximity to global heavyweights like BP and Rio Tinto, and conveniently across from the historic Christie's auction house.

The interior space is finished to an excellent standard and ready to occupy.

Each floor has been thoughtfully designed to include its own kitchenette, meeting rooms, and breakout spaces. Beyond the office suites, the building offers a professional concierge service, communal areas, communal kitchens, meeting rooms, secure bike storage, and shower facilities, all supported by 24-hour building access.



Location

Located in the prestigious St. James district, 22 King Street offers access to a wealth of local amenities. The surrounding area is well-served by an extensive selection of high-end retail boutiques, fine dining restaurants, and established bars, catering to both professional and leisure requirements. This central position ensures that occupiers remain well-integrated into one of London's most vibrant commercial and cultural hubs.

Green Park underground station, which provides access to the Victoria, Jubilee, and Piccadilly lines, is approximately a 7-minute walk from the building. Additionally, Piccadilly Circus station is located within a 6-minute walk.



Fully managed

With a single monthly payment, a managed lease combines typical outgoings, including rent, utilities, maintenance, and office services provided by the landlord.



Floor/unit	Size sq ft	Inclusive rent per sqft	Inclusive rent per month	Including rent per year
4th	532	£252.12	£11,177	£134,127

What's included

Within a managed lease, the landlord looks after you, your team and your space.

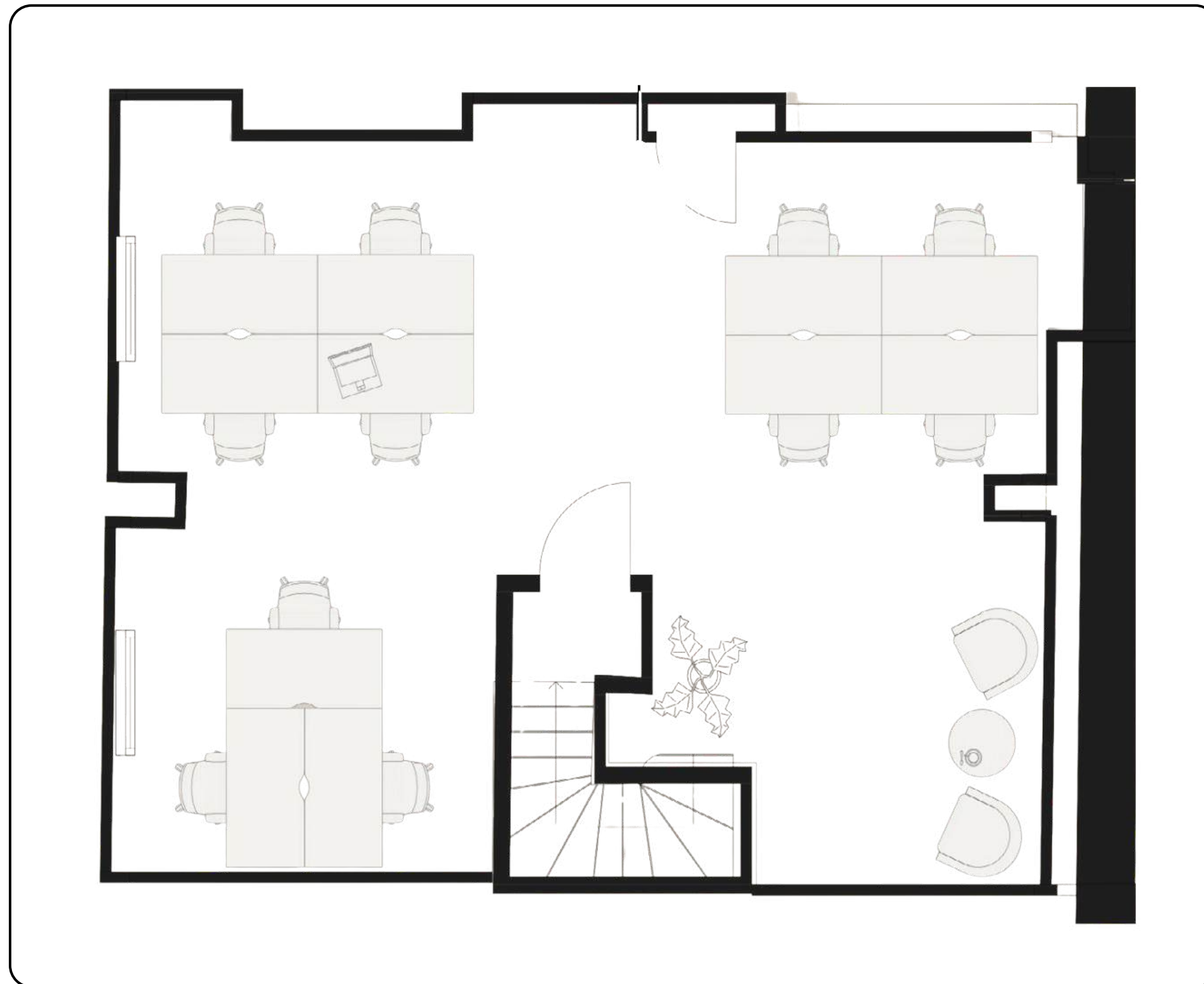
All office running costs are wrapped into one simple monthly payment, which includes a suite of services from community management and consumables maintenance and compliance.



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St James SW1Y 6QY

Key servies	Essential	Core	Premium
Rent, S/ch, Rates	✓	✓	✓
Fitout, furniture, dressing	✓	✓	✓
IT infrastructure	✓	✓	✓
Cleaning	✓	✓	✓
Facilities management	✓	✓	✓
Repair & maintenance	✓	✓	✓
Health & safety	✓	✓	✓
F&B consumables		✓	✓
Community manager		✓	✓
Enhanced catering			✓
Fresh plants			✓
Deep cleaning			✓
Enhanced IT			✓

Floor plans - fitted & furnished



4th floor

-  11 - 14 workstations
-  Communal occupier lounge
-  Communal meeting rooms
-  Teapoint / Kitchens
-  Cycle storage
-  Shower facilities

Want to arrange a viewing?

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