



H O B H O U S E

*Suffolk Street*



*St. James's SW1*

O F F I C E S



### Offices

3 <sup>rd</sup> Floor :	3,623 sq ft	336.6 sq m
2 <sup>nd</sup> Floor :	4,849 sq ft	450.5 sq m
1 <sup>st</sup> Floor :	3,717 sq ft	345.3 sq m
Reception :	637 sq ft	59.2 sq m
<b>Total</b>	<b>12,826 sq ft</b>	<b>1,191.6 sq m</b>

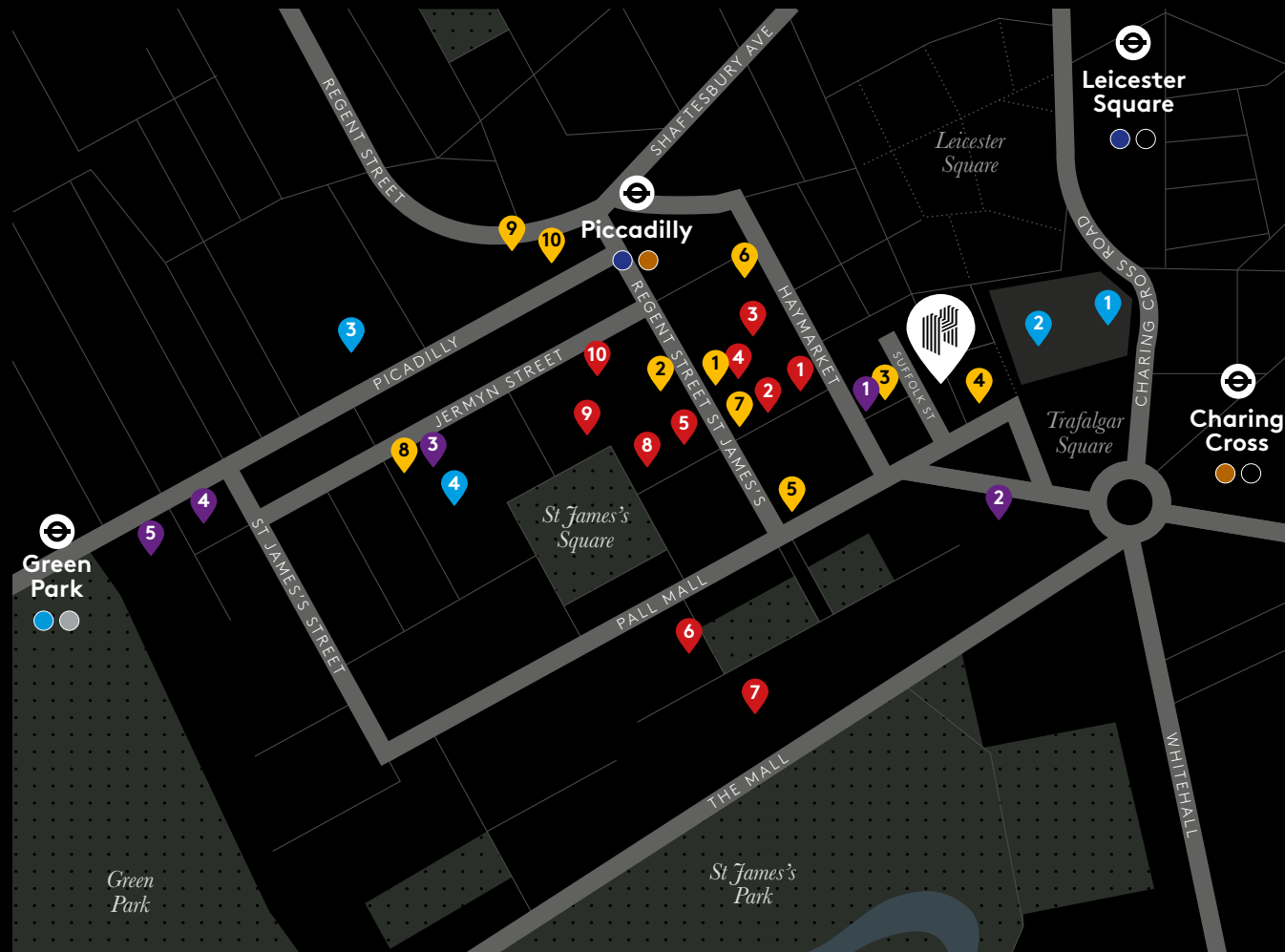








Hobhouse is located on Suffolk Street and the easterly side of St James's, a historic area home to some of London's finest restaurants, hotels and members clubs.

The building is a few minutes walk from the Royal Park of St James's and prestigious St James's Square as well as Trafalgar Square and Charing Cross mainline station.

# Location



- |   |                                |   |                               |
|---|--------------------------------|---|-------------------------------|
|    | <b>LOCAL OCCUPIERS</b>         |    | <b>RESTAURANTS/CAFES/BARS</b> |
| 1   | Formula One                    | 1   | Aquavit                       |
| 2   | Towerbrook Capital             | 2   | Cafe Murano                   |
| 3   | Carlyle Goup                   | 3   | Brummus Bar & Restaurant      |
| 4   | JO Hamros                      | 4   | The National Dining Rooms     |
| 5   | SOCAR Trading                  | 5   | Wild Honey St James's         |
| 6   | Citi Private Bank              | 6   | Ole & Steen                   |
| 7   | Edmond De Rothschild           | 7   | Estiatorio Milos              |
| 8   | BP Global                      | 8   | Quaglinos                     |
| 9   | Rio Tinto                      | 9   | Hawksmoor Air Street          |
| 10  | Waverton Investment Management | 10  | Cichetti                      |
|  | <b>ART</b>                     |  | <b>HOTELS</b>                 |
| 1   | National Portrait Gallery      | 1   | Haymarket Hotel               |
| 2   | National Gallery               | 2   | The Trafalgar St James's      |
| 3   | Royal Academy of Arts          | 3   | The Cavendish                 |
| 3   | White Cube Mason's Yard        | 4   | The Wolseley                  |
|   |                                | 5   | The Ritz                      |





St James's

# Connections

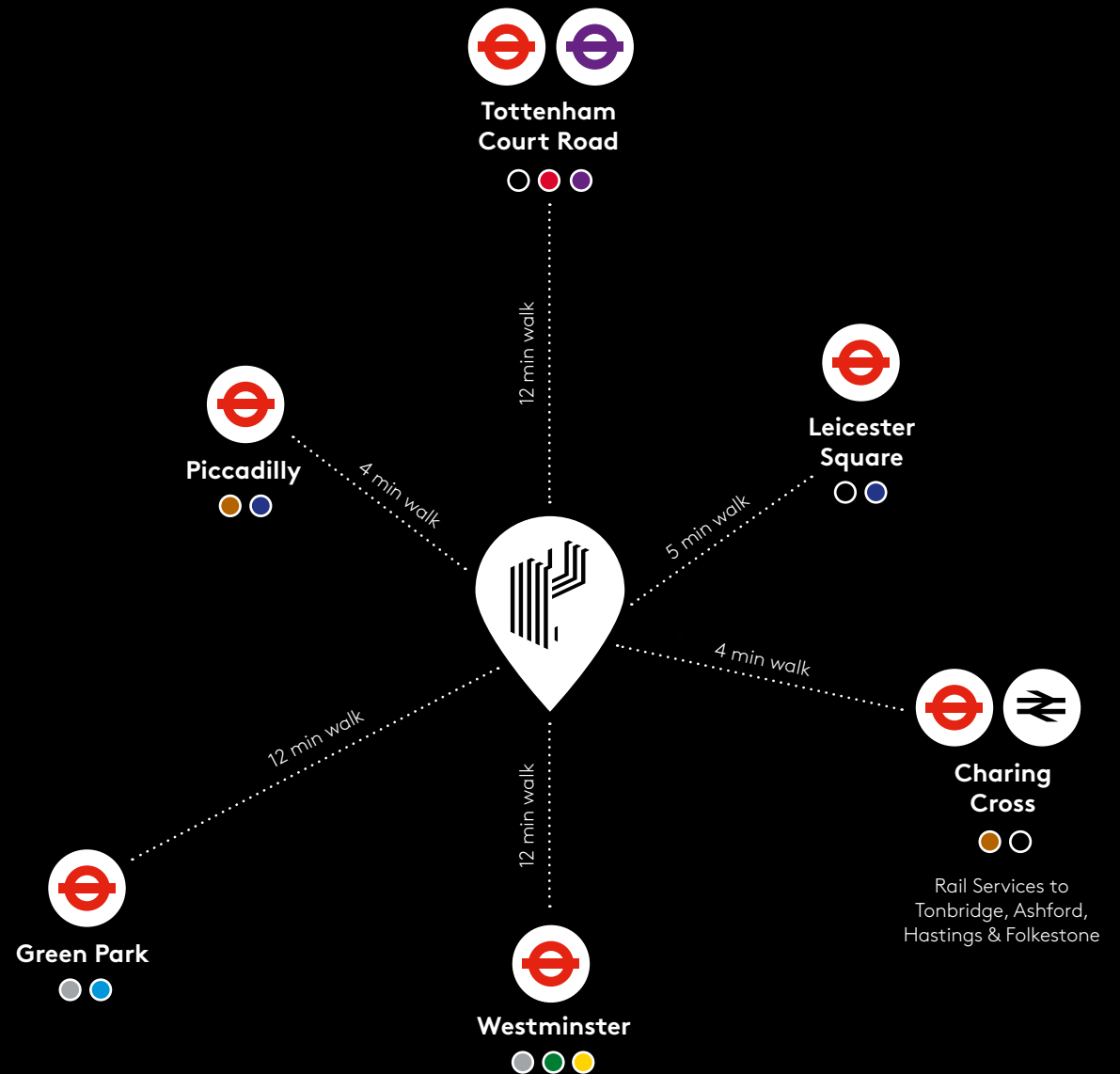
Hobhouse is well located, being less than 15 minutes walk from six Underground stations, the Elizabeth Line and national rail services to the South East from Charing Cross.

## Journey times from Hobhouse

Oxford Circus	9 mins
Euston	13 mins
Victoria	16 mins
King's Cross St Pancras International	20 mins
Paddington	22 mins

## Elizabeth line journey times from Tottenham Court Road (Completion expected 2021)

Bond Street	2 mins
Farringdon	3 mins
Liverpool Street	5 mins
Stratford	15 mins
Heathrow Airport	28 mins









# Office Specification

## Electrical supply and distribution

Each office floor is provided with a sub-metered supply. Underfloor busbar is provided to allow maximum flexibility in the open plan areas.

## Lifts

13-person lift, average speed 1m/s.

## Lighting

Open plan areas are provided with suspended luminaires to provide illumination of 300-500 lux at desk level.

Luminaire groups are controlled by presence and daylight detection.

A manual override facility can also be used to control lighting.

## Fire alarm

The offices are provided with a fully addressable fire detection and alarm system.

## Telecoms

Containment is provided for future fit-out by the tenant.

## Security

A video/audio door entry system is provided to each office floor.

Access to communal areas is controlled by Proximity Access Control (PAC) fob readers. Additionally access to office floors via the lift is controlled by PAC fob readers.

## Mechanical

An intelligent air-conditioning system is installed utilising heat recovery technology.

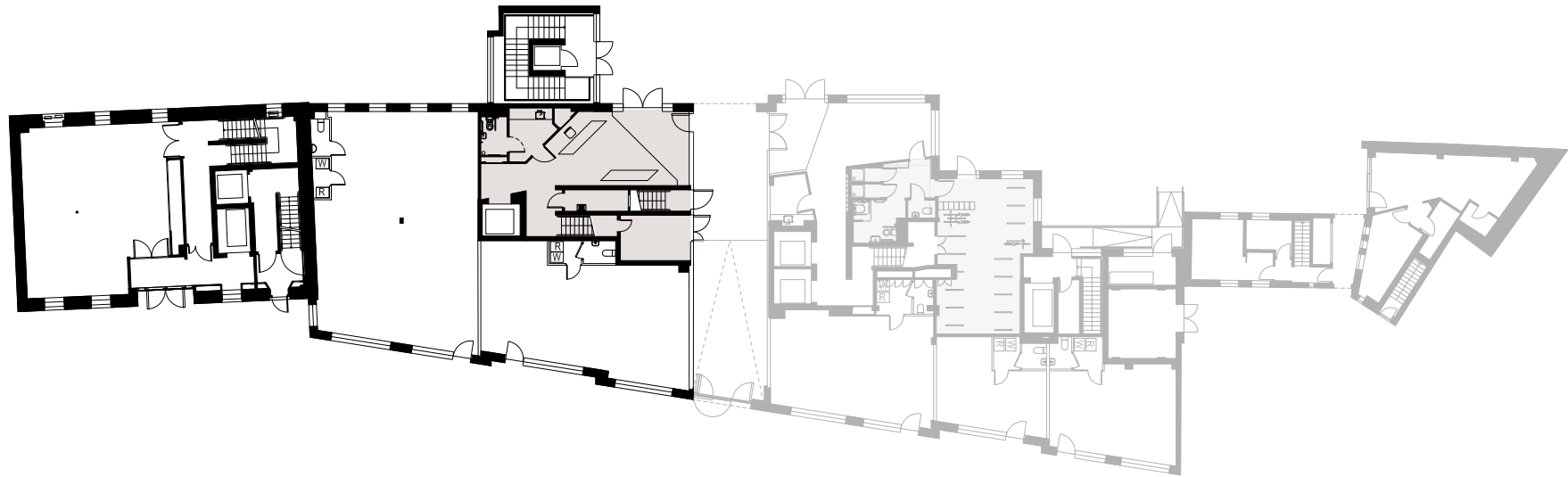
Units and supply diffusers have been located so as to anticipate the potential for future partitioning of the office space. Capacity exists for the introduction of additional local fan coil units if required.



This image is computer generated

Ground Floor  
Reception and  
bicycle storage

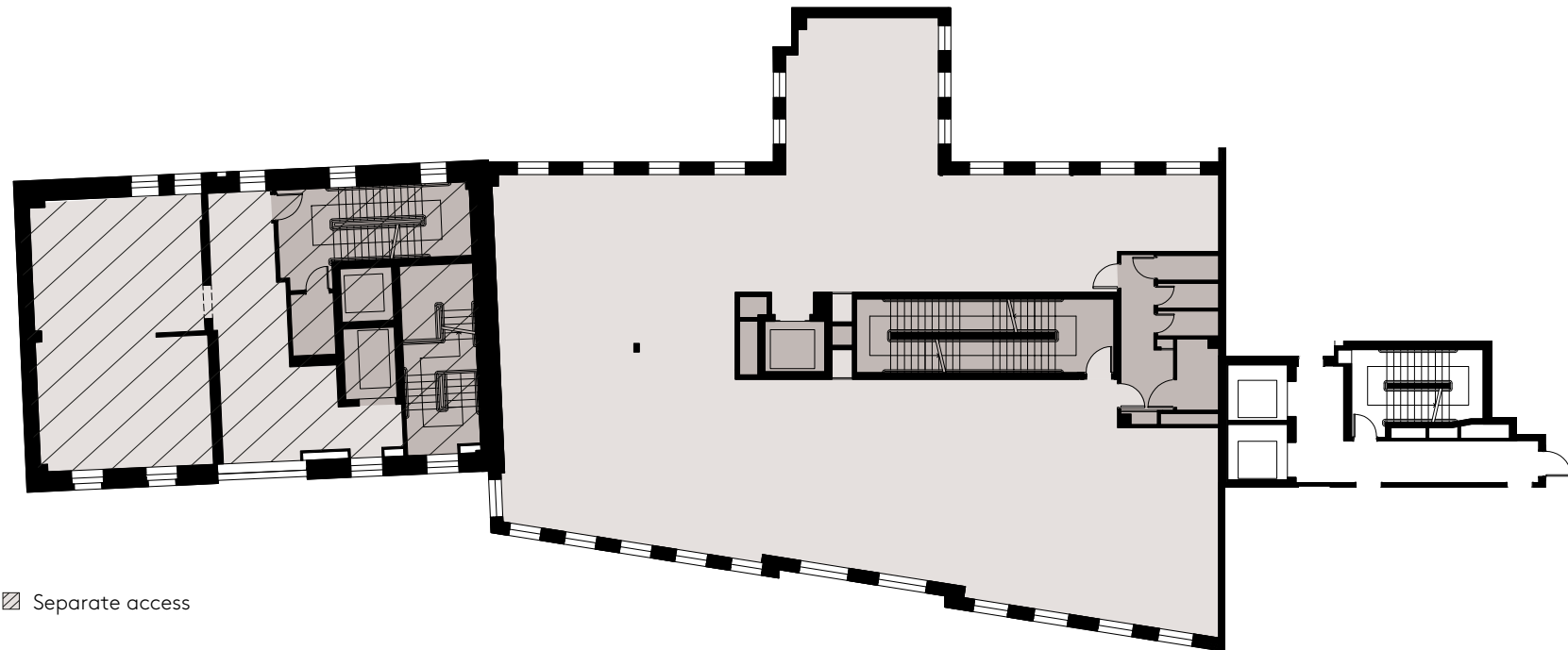
# Floor Plans





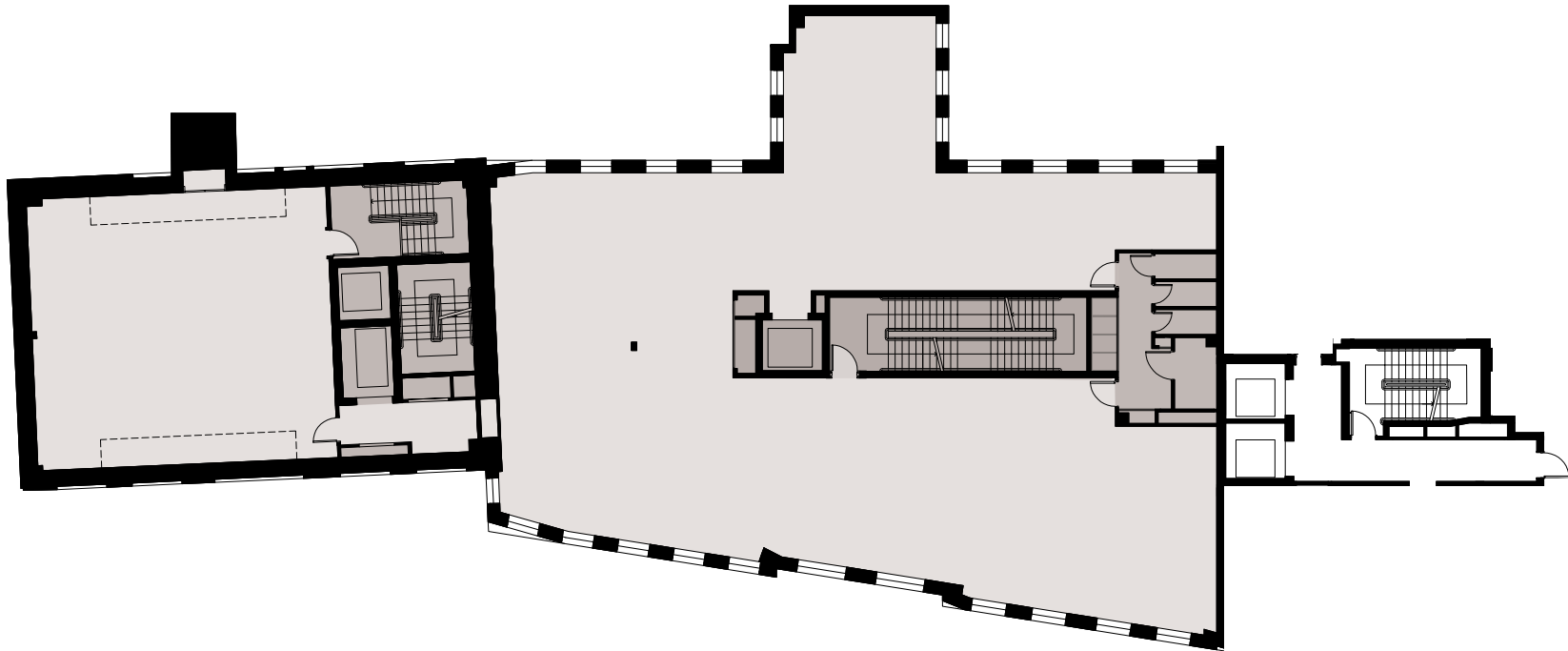
# First Floor

3,717 sq ft / 345.3 sq m



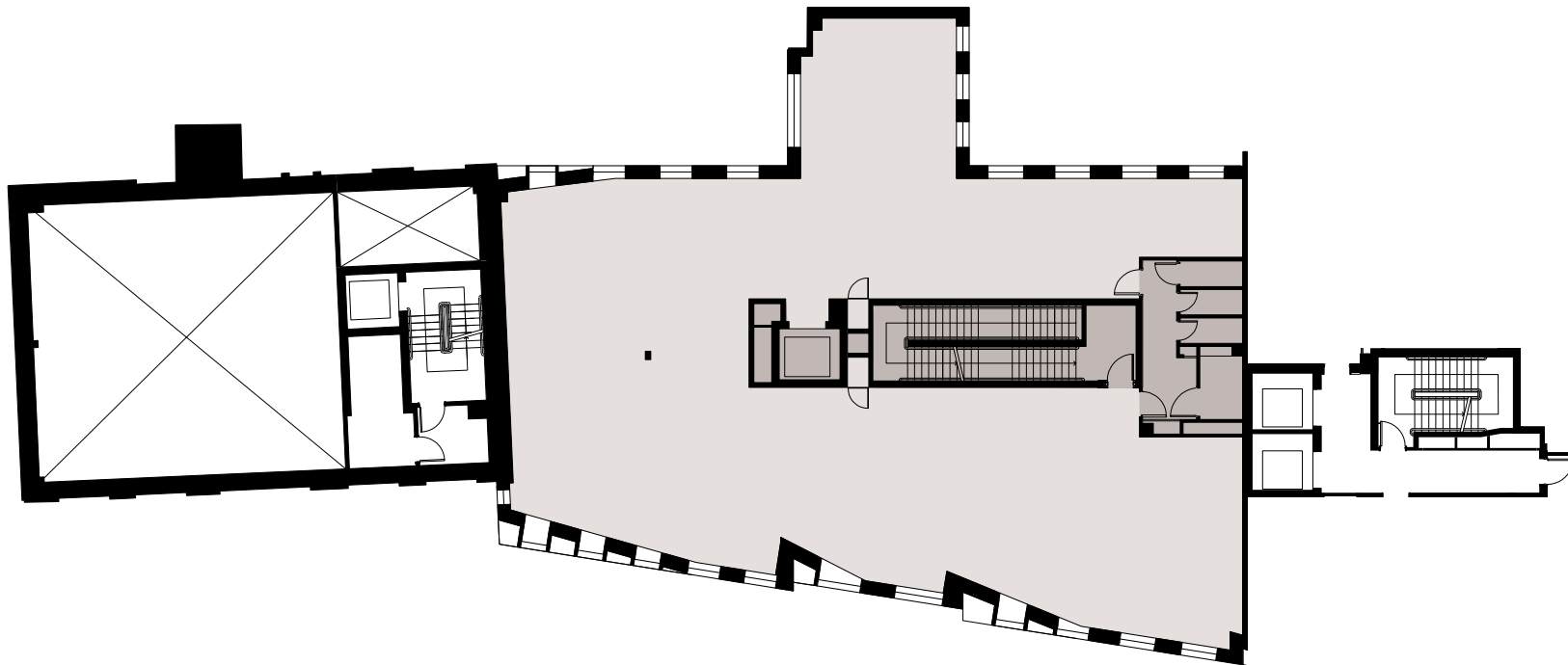
## Second Floor

4,849 sq ft / 450.5 sq m



## Third Floor

3,623 sq ft / 336.6 sq m









HOBHOUSE  
ST. JAMES'S

# Contact

## PILCHER ● HERSHMAN

David Rosen Hon. FRIBA  
davidrosen@pilcherhershman.co.uk  
020 7399 8600

David Jackson  
davidjackson@pilcherhershman.co.uk  
020 7399 8600



James Harrison  
james.harrison@bdgsp.co.uk  
0207 629 1088

Gregory Porter  
gregory.porter@bdgsp.co.uk  
0207 629 1088