

The background of the entire page is a light-colored, marbled paper with intricate, organic patterns in shades of grey, taupe, and off-white. The patterns resemble natural stone or marble veining.

# ONE BABMAES

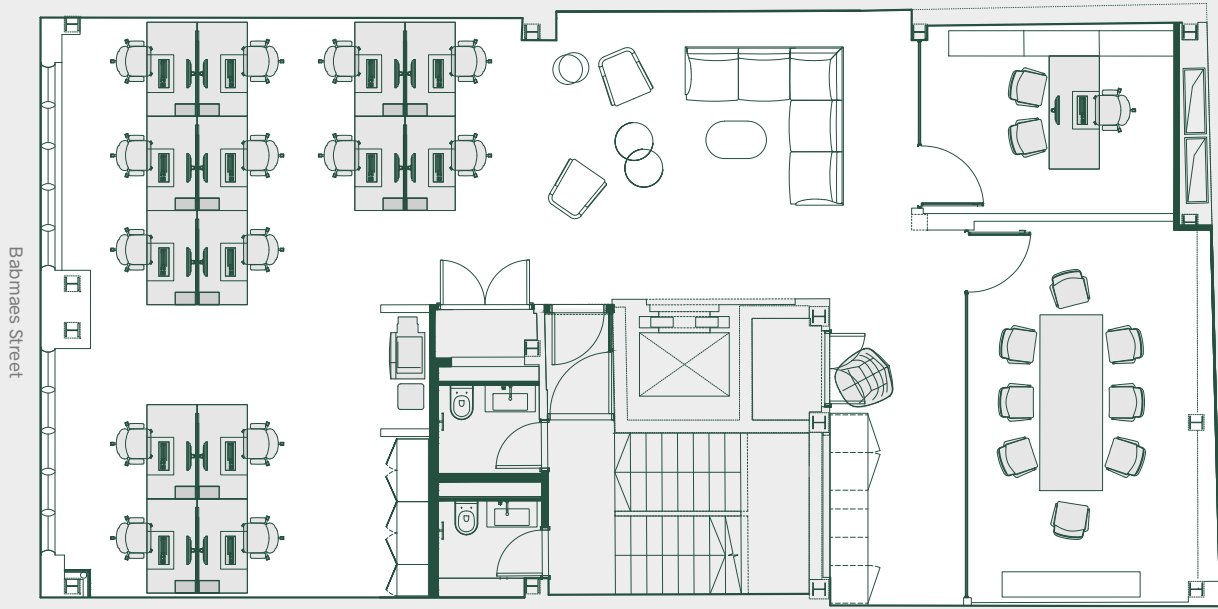
ST JAMES'S, LONDON SW1

# In the heart of historic St James's, One Babmaes has been comprehensively redeveloped to deliver a best-in-class workspace.

Occupiers of One Babmaes can look forward to modern, spacious floorplates, thoughtfully composed with all the exceptional features and finishes you would expect from a boutique St James's office building. The upper floors have an abundance of natural light, excellent floor-to-ceiling heights and access to a stunning communal roof terrace.



# Floor plan



Typical Floor Space Plan - not to scale

# Availability

AREA	SQ FT	SQ M
Fourth	-	LET
Third	-	LET
Second	1,447	134
First	-	LET
Ground	-	LET
Lower Ground	-	LET
<b>TOTAL</b>	<b>1,447</b>	<b>134</b>
Roof Terrace	397	37

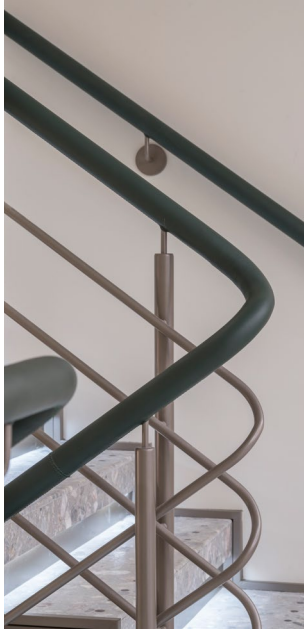
Total floor areas based on single occupancy.  
Approximate NIA's taken from the Plowman Craven Survey.



- Comprehensively redeveloped boutique office building
- Building host
- Automatic passenger lift
- VRF cooling system
- LED lighting throughout
- Full fibre connectivity
- Fully fitted and furnished first floor
- South west facing roof terrace
- Cycle parking and EV charging facility
- Shower facilities with lockers
- EPC - B



**Top Left:**  
Building Exterior  
**Bottom Left:**  
Fitted First Floor Office



**Top Left:**  
Staircase Detail

**Top Right:**  
First Floor Office

**Centre Left:**  
Fourth Floor Office

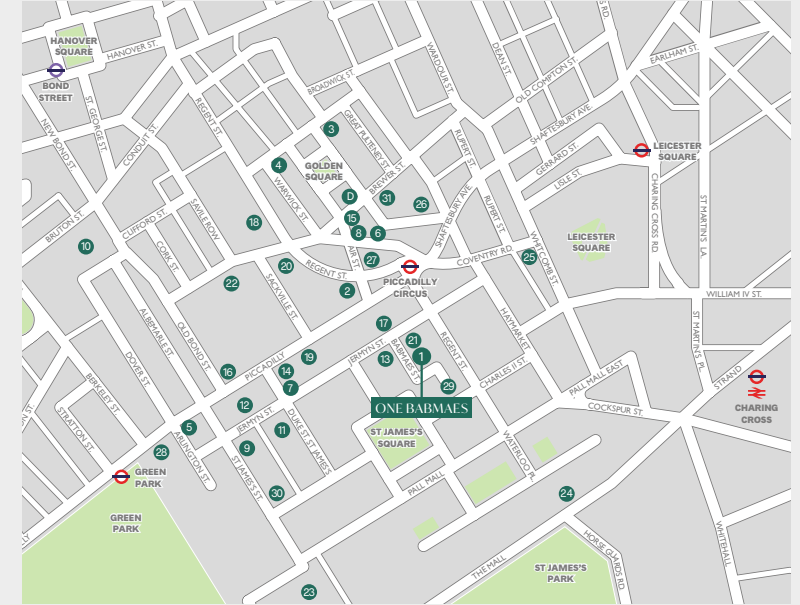
**Centre Right:**  
Leather Handle Detail

**Bottom Left:**  
Passenger Lift

**Bottom Right:**  
Shower Facilities

# St James's on your doorstep

Babmaes Street has a quiet neighbourhood vibe, yet enjoys a wealth of high-end amenities right on the doorstep. Renowned Jermyn Street is a few steps away, while lively Soho is just a few minutes' walk. Excellent connections include Piccadilly Circus underground (a three-minute walk), and nearby Green Park and Charing Cross.



## LOCATION

### Office

- 1 One Babmaes

### Food & Drink

- 2 Hawksmoor
- 3 Bob Bob Ricard
- 4 Nopi
- 5 The Wolseley
- 6 Brasserie Zédel
- 7 45 Jermyn St
- 8 Whole Foods
- 9 Café Murano
- 10 Hakkasan
- 11 Maison François
- 12 Franco's

### Retail & Leisure

- 13 Church's Shoes
- 14 Fortnum & Mason
- 15 Rapha Cycle Club
- 16 Burlington Arcade
- 17 Sunspel
- 18 Penhaligon's
- 19 Hatchards
- 20 Jo Malone
- 21 Emmett London

### Places of Interest

- 22 Royal Academy of Arts
- 23 St James's Palace
- 24 The ICA
- 25 Prince of Wales Theatre

### Hotels

- 26 Ham Yard Hotel
- 27 Café Royal
- 28 The Ritz

### Fitness Clubs

- 29 CrossFit SW1
- 30 Equinox
- 31 Third Space

## TRANSPORT

### Piccadilly Circus

3 min walk

- Bakerloo
- Piccadilly

### Green Park

5 min walk

- Jubilee
- Piccadilly
- Victoria

### Charing Cross

8 min walk

- Bakerloo
- Northern
- National Rail

### Bond Street

13 min walk

- Central
- Jubilee
- Elizabeth

### Waterloo

18 min walk

- Bakerloo
- Jubilee
- Northern
- Waterloo & City
- National Rail



# ONE BABMAES

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