One of London's best kept secrets.
Pure modern elegance.

21,000 sq ft of refurbished office space to let in a prime central London location with two Plug & Play floors.

SUMMER 2021
SW1

A hidden gem at one with nature in the heart of St James’s Park.

Old Queen Street sits within the small Birdcage Walk Conservation Area in the southern half of the City of Westminster.

The area boasts a wealth of exclusive London heritage, picturesque green open spaces, not forgetting the resident pelicans.
A meticulously designed feature reception offers the ultimate first impression with natural stone and copper details.
A stunning communal roof terrace and unique courtyard offer tenants some inviting outside spaces.
Specifications

- 2 new 10-person passenger lifts
- New raised access floors
- New low energy LED lighting
- Concierge and 24 hour security
- Fully refurbished reception area
- M&F changing areas with showers
- Minimum 2.6m ceiling heights
- High speed fibre internet
- New VRF heating and cooling system
- Storage for 18 bikes
- 40 lockers
- Bicycle repair stand and tools
- Demised unisex superloos and DDA cubicles
- DDA accessible shower and WC facility
- E-charging points
- 10 folding bike lockers
- 6th floor roof terrace with views over Westminster
- Communal courtyard area
Schedule of Areas

With light and open work spaces, contemporary furnishings and a communal courtyard and roof terrace to break out or unwind, One Old Queen Street offers the perfect space for businesses of today.

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq m</th>
<th>sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sixth*</td>
<td>47</td>
<td>506</td>
</tr>
<tr>
<td>Fifth</td>
<td>225</td>
<td>2,422</td>
</tr>
<tr>
<td>Fourth</td>
<td>281</td>
<td>3,025</td>
</tr>
<tr>
<td>Third</td>
<td>310</td>
<td>3,337</td>
</tr>
<tr>
<td>Second</td>
<td>310</td>
<td>3,337</td>
</tr>
<tr>
<td>First</td>
<td>308</td>
<td>3,315</td>
</tr>
<tr>
<td>Ground</td>
<td>239</td>
<td>2,574</td>
</tr>
<tr>
<td>Reception</td>
<td>50</td>
<td>536</td>
</tr>
<tr>
<td>Garden Level**</td>
<td>162</td>
<td>1,744</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,932</td>
<td>20,796</td>
</tr>
</tbody>
</table>

* Sixth floor features a communal roof terrace (445 sq ft)
** Garden Level provides access to the communal courtyard (882 sq ft)
The Plug & Play space comes fully equipped with all the essential amenities to allow your business to drop straight in. Located on the top two floors with a communal roof terrace and stunning views of Westminster.

Work-ready office space with everything you need on the 5th and 6th floors.

- Dedicated reception area
- Breakout space
- 26 desks
- Collaborative working areas
- High speed fibre internet
- Executive boardroom
- Kitchenette area
- 2 meeting rooms
- Library
5th & 6th floors offered as one combined Plug & Play space.

Sixth Floor
506 sq ft
- Communal roof terrace

Fifth Floor
2,422 sq ft
- Desks: 26
- Meeting rooms: 2
- Boardroom (6th floor): 1
- Breakout space: 1
- Dedicated reception area: 1
- Library: 1
- Kitchenette area: 1
Situated in one of London's most sought after locations

Away from the desk

From Michelin starred restaurants such as Roux at Parliament Square and Quilon at Buckingham Gate, the area has everything you need and more.

**Restaurants**
- 45 Jermyn St.
- Chez Antoinette
- The Ivy
- Sicily St James’s
- Wiltons Restaurant

**Gyms**
- 1Rebel
- Barry's Bootcamp
- Frame
- Manor
- Nordic Balance
- CrossFit SW1

**Cafés & Bars**
- Formative
- Joe & The Juice
- Manetta’s Bar
- The Leopard Bar
- St James Bar
- The Rivoli Bar
- Urban Greens

**Retail**
- Cardinal Place
- Burlington Arcade
- Fortnum & Mason
- Piccadilly Arcade
- Royal Opera Arcade

**Hotels**
- Conrad London St James
- Hotel Café Royal
- Hotel Sofitel London St James
- The Ritz London
- St Ermin’s Hotel
- St James’s Court

oneoldqueenstreet.london
Right in the heart

An ever-evolving and iconic area, St James’s is host to some of the finest restaurants, bars and cafés that London has to offer. There are even more hidden gems to be discovered around each and every corner.

**Cafés & Bars**
- The American Bar
- Cellarium Café & Terrace
- Formative
- Joe & The Juice
- The Leopard Bar
- Manetta’s Bar
- Rail House Café
- Urban Greens

**Restaurants**
- The Blue Boar
- The Cinnamon Club
- Chez Antoinette
- The Game Bird
- The Ivy
- Quilon
- Roux at Parliament Square

**Hotels**
- Conrad London St James
- Corinthia London
- Dukes London
- The Goring
- Hotel 41
- The Rubens at the Palace
- St Ermin’s Hotel
- St James’s Court
- The Stafford London

**Gyms**
- 1Rebel
- Barry’s Bootcamp
- City Athletic
- E by Equinox St James’s
- Frame
- GymBox
- SW1 Fitness
Perfectly placed

Access to both the West End and the City via the London Underground network. Victoria mainline Station is also within easy reach with connections to the south east and internationally from Gatwick Airport.
Please get in touch with the leasing agents to find out more.

Terms: New lease for a term by arrangement.

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