

FULLY FITTED, SELF-CONTAINED PERIOD OFFICE PROVIDING 5,678 SQ FT OF LUXURY WORKSPACE

# Step into a world where heritage is mixed with modern luxury at 12 Suffolk Street.

This beautifully restored Grade II listed building is undergoing a comprehensive transformation to create a high-end, hotel-inspired space. Designed to make an unforgettable first impression, every detail has been carefully considered to offer a high-spec, fully electric, self-contained workspace, with exceptional amenities.



First floor CEO suite



Open plan workspace



Meeting room with direct access to courtyard

## Schedule of areas

FLOOR	SQ FT	AVAILABILITY
Third	484	March 2026
Second	962	March 2026
First	1,520	March 2026
Ground	1,374	March 2026
Lower Ground (Courtyard c.200 sq ft)	1,338	March 2026
<b>TOTAL</b>	<b>5,678*</b>	

\*The above areas will be subject to final measurement on completion of the building works

# Building Amenities



Amenity & coffee lounge



Private CEO suite with high-end boardroom



Premium restrooms & shower facilities



Three fully equipped kitchens



Private outdoor space



Prestigious St. James's address





# Garden Floor 1,338 sq ft

8 person meeting room

12 desks

Showers and changing facilities

WCs

Private courtyard

Kitchen

### Key

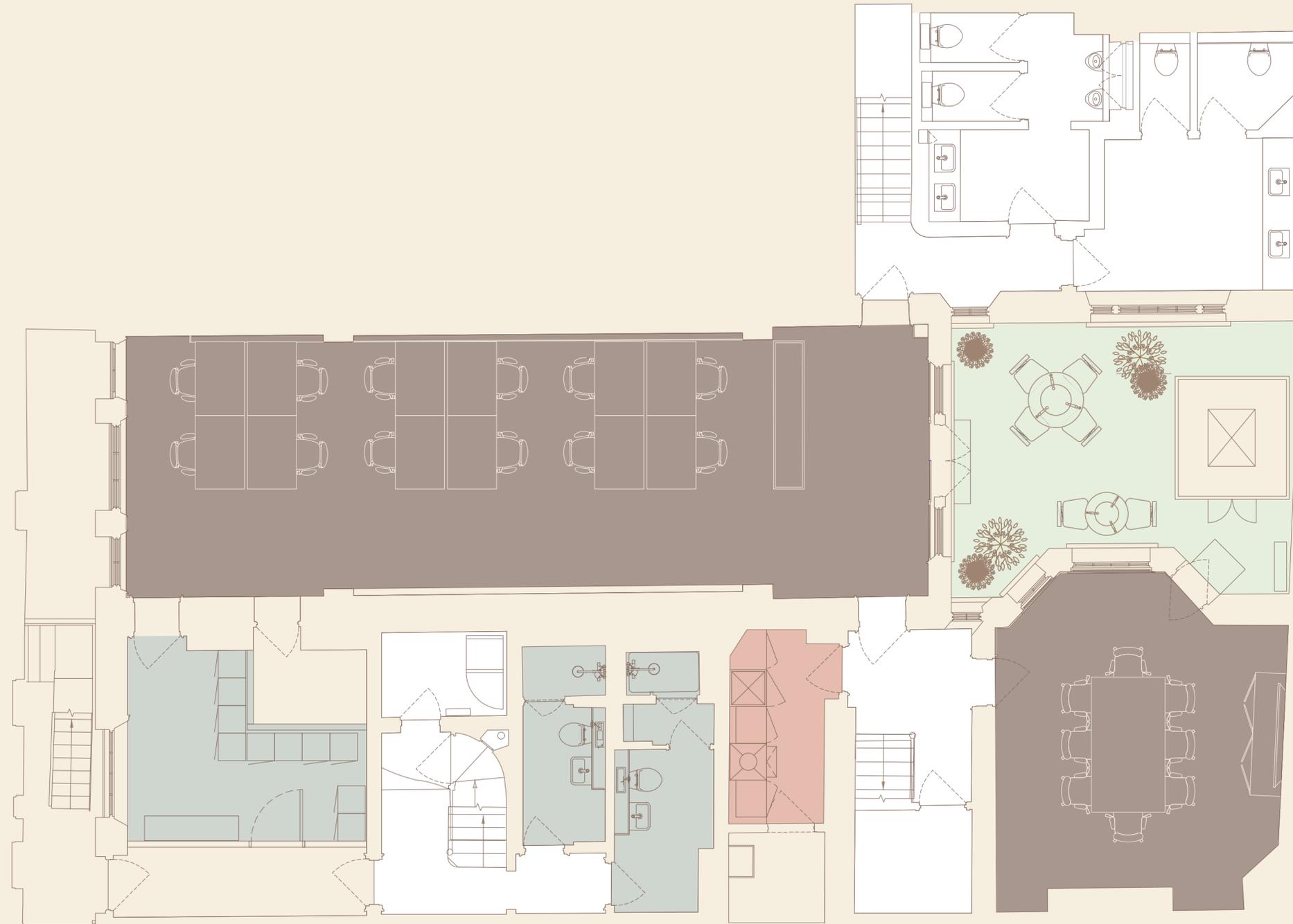
■ Office space

■ Shower and changing facilities

■ Courtyard

■ Kitchen

□ Core





# Ground Floor 1,374 sq ft

Welcome lounge

6 person meeting room

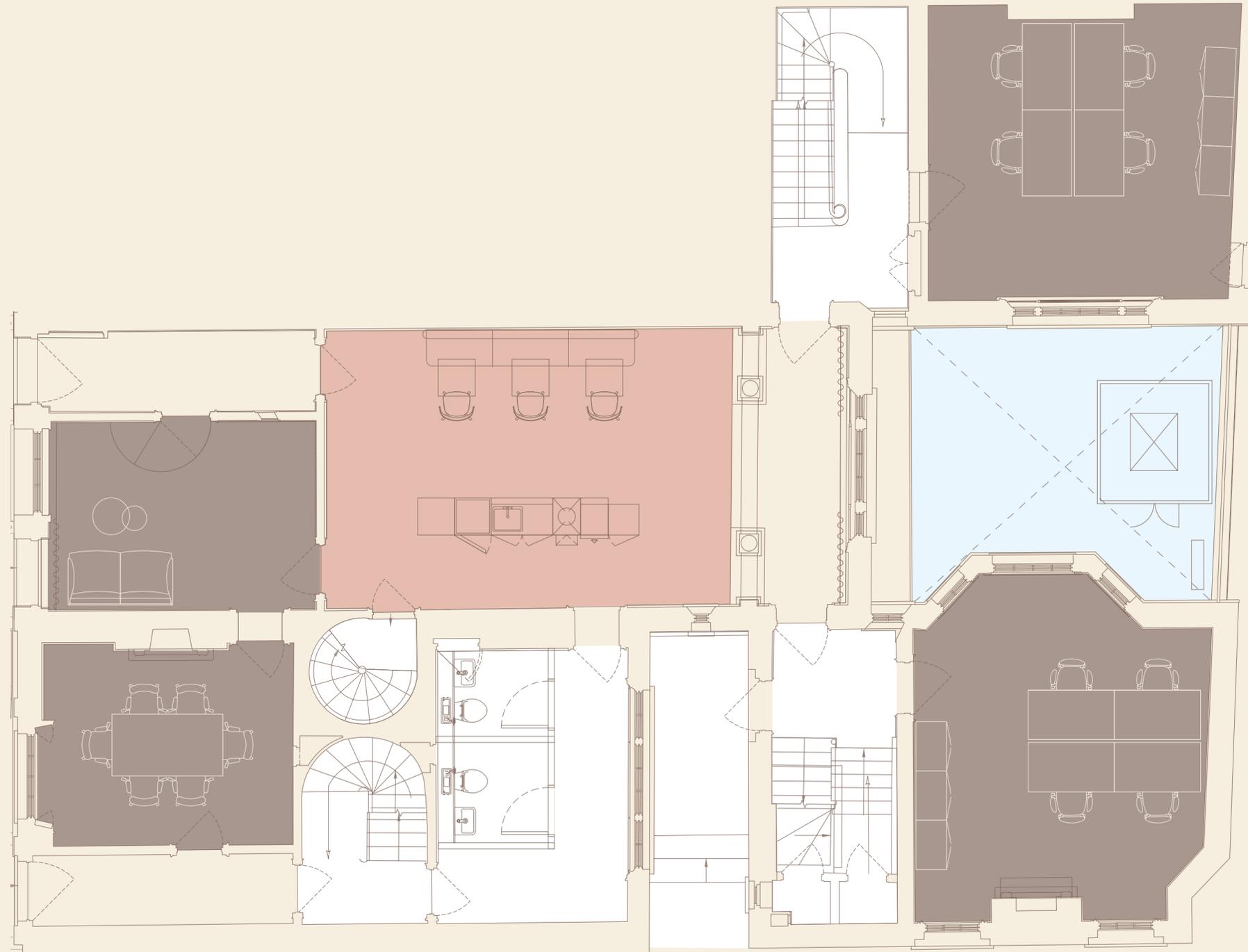
8 desks

6 hot desks

WCs

**Key**

- Office space
- Amenity and coffee lounge
- Lightwell
- Core





# First Floor 1,520 sq ft

14 person boardroom

Kitchen & breakout

Winter Garden

2 CEO suites

4 desks

8 person internal meeting room

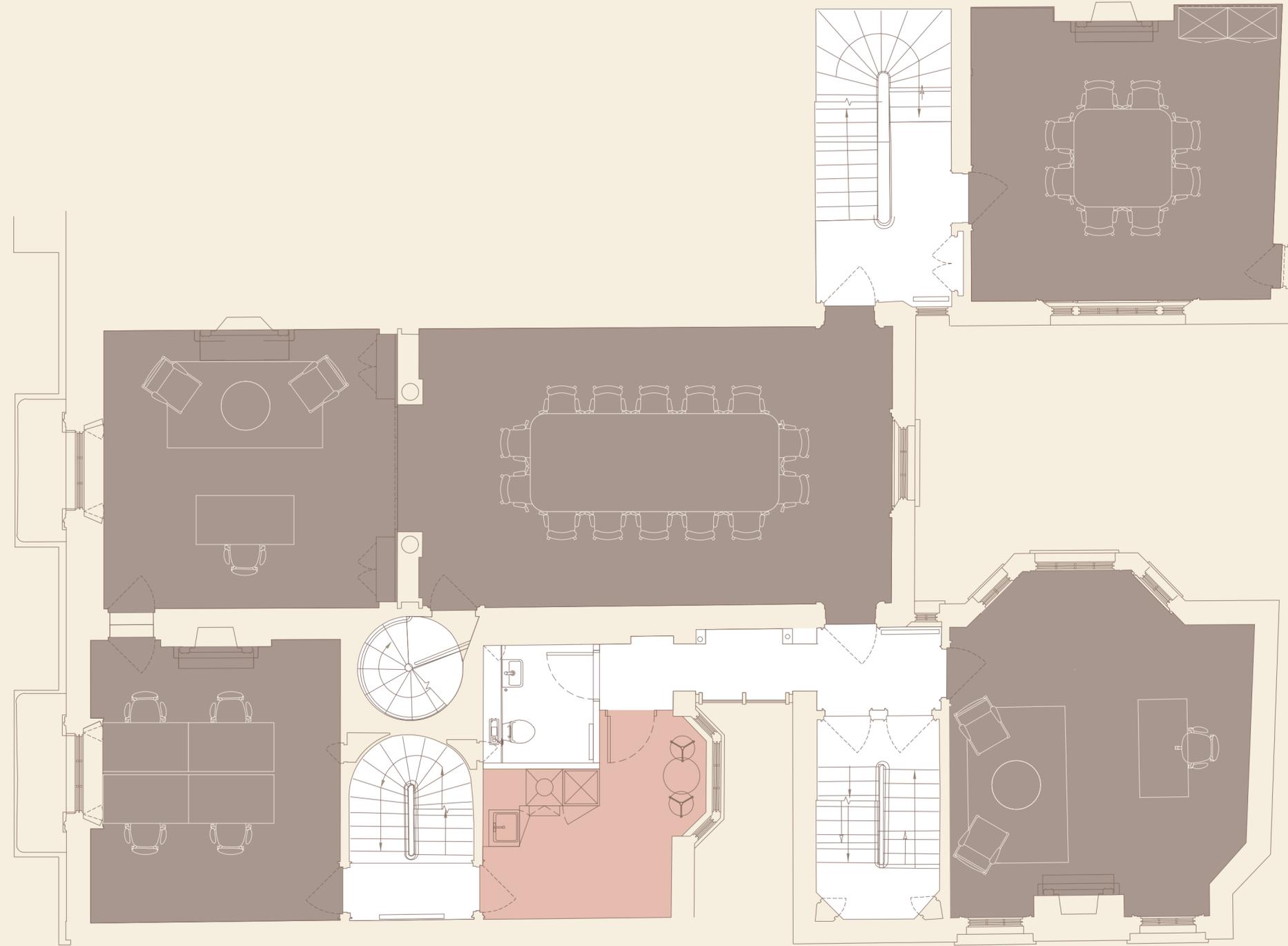
WCs

### Key

■ Office space

■ Kitchen

□ Core

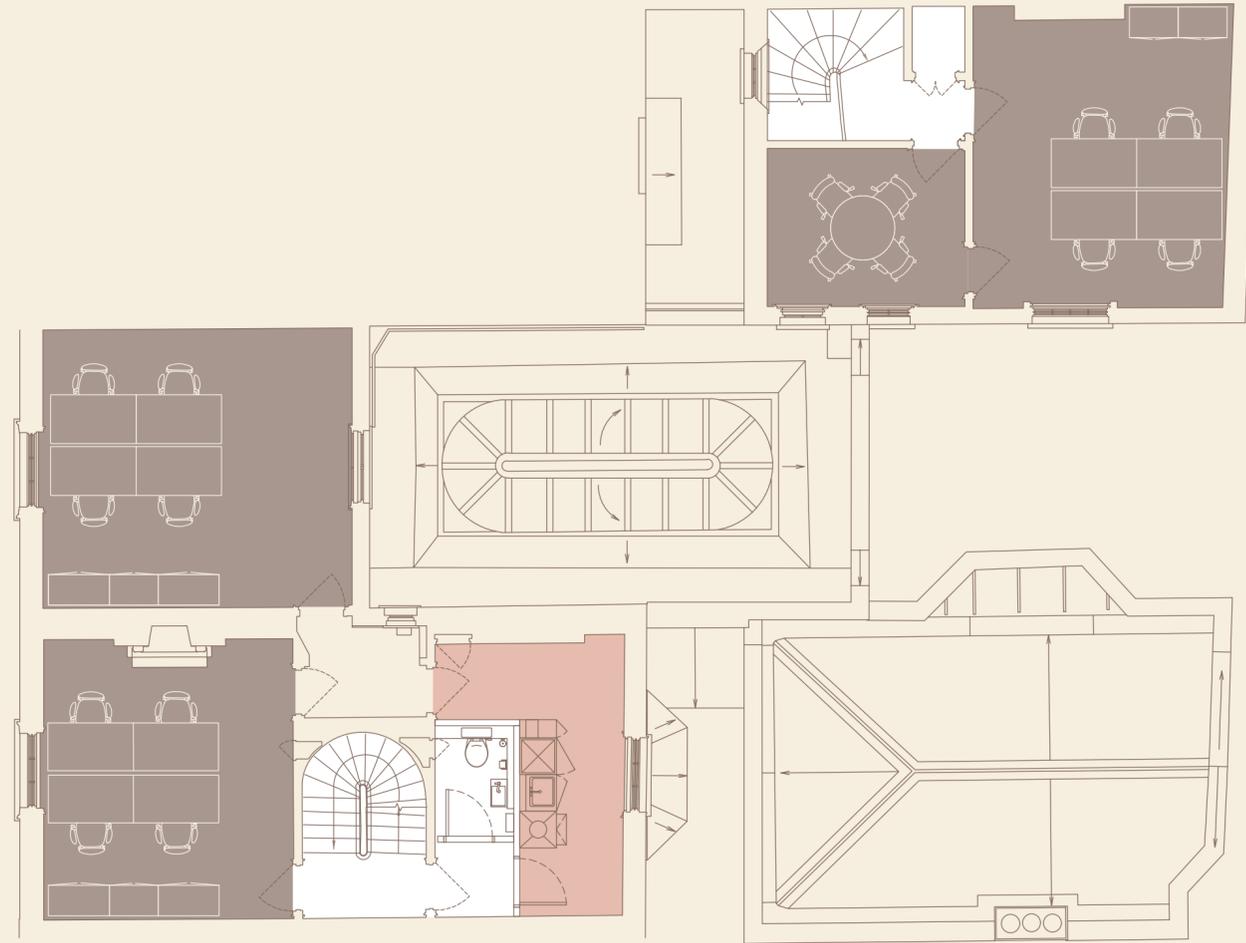


# Second Floor

962 sq ft\*

# Third Floor

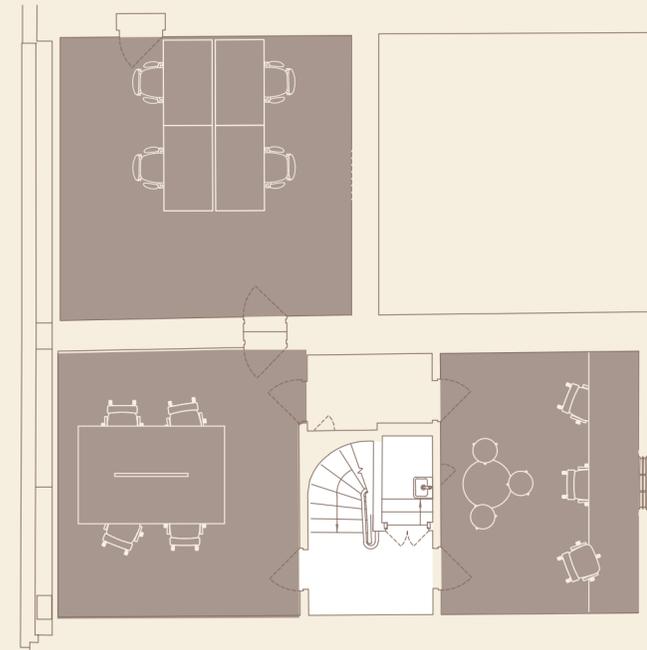
484 sq ft\*



**Key**

- Office space
- Kitchen
- Core

\*Bespoke fit-out available



**Key**

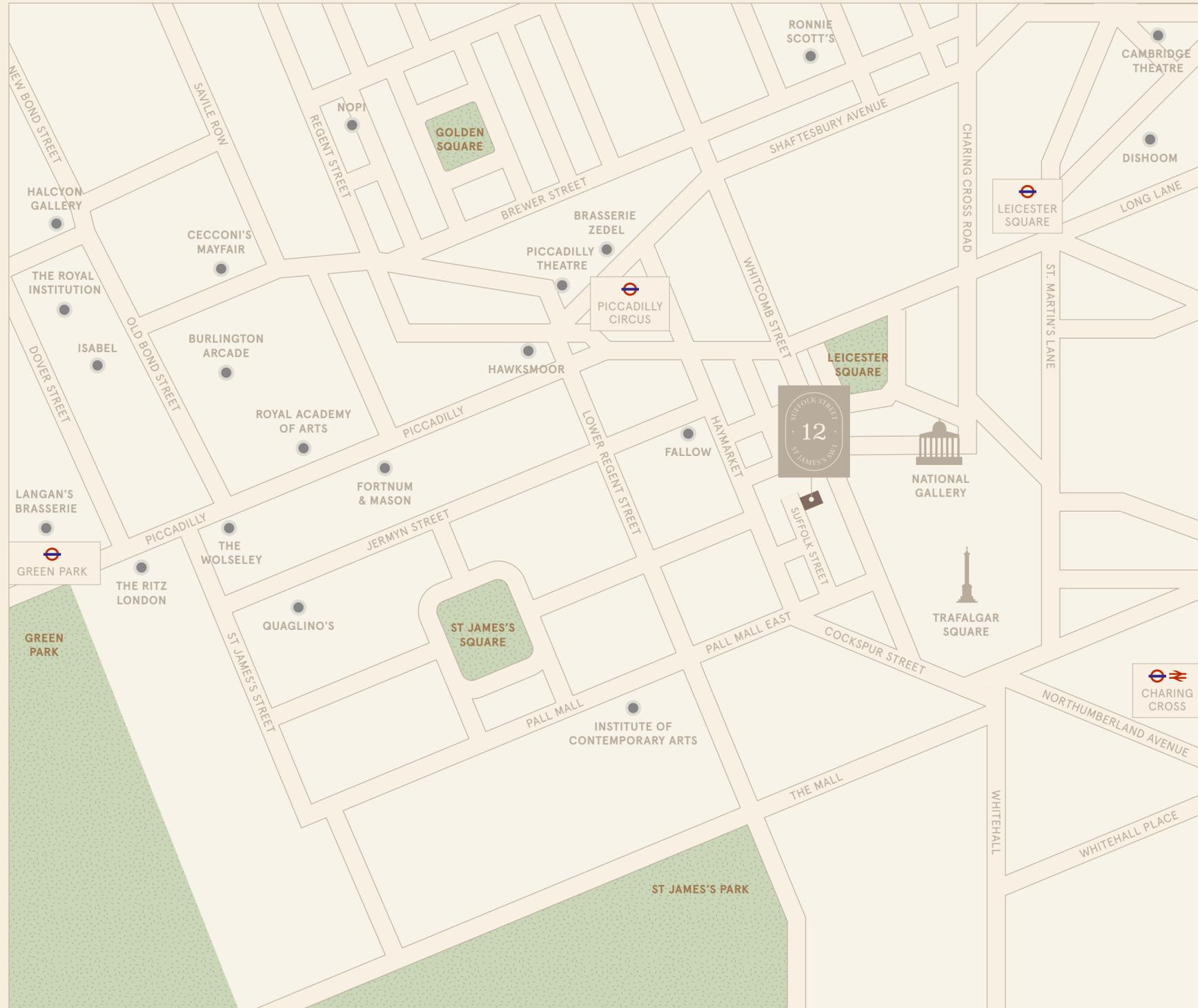
- Office space
- Core

\*Bespoke fit-out available

# A prestigious address in the heart of St. James's

Just steps away from Trafalgar Square, surrounded by excellent transport links and an abundance of retail offerings.

This Grade II listed building offers unparalleled access to the best of London's West End.



## Transport connections

- Piccadilly Circus 5 mins
- Charing Cross 6 mins
- Leicester Square 7 mins



## TERMS

A new lease is available for a term by arrangement direct from the landlord

## VIEWINGS

Strictly through the sole agents:

# RUBIX

### Harry Radcliffe

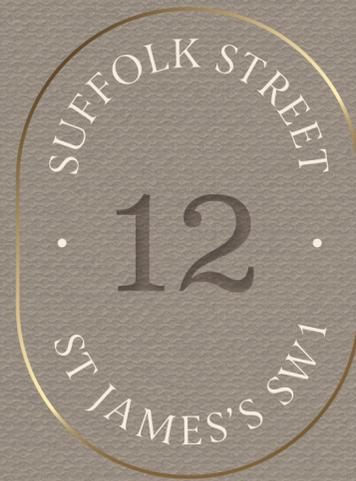
M: +44(0)7796 217 354  
harry@rubix.london

### Poppy Taylor

M: +44(0)7713 630 101  
poppy@rubix.london

### George Reynolds

M: +44(0)7754 835 744  
george@rubix.london



DISCLAIMER: Rubix on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Rubix has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. January 2026.

Designed by Graphicks