



FULLY FITTED, SELF-CONTAINED PERIOD OFFICE PROVIDING 5,163 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	488	Available
Second	872	Available
First	1,440	Available
Ground	1,298	Available
Lower Ground (Courtyard c.200 sq ft)	1,065	Available
TOTAL	5,163	

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 1,065 sq ft

8 person meeting room

12 desks

Showers and changing facilities

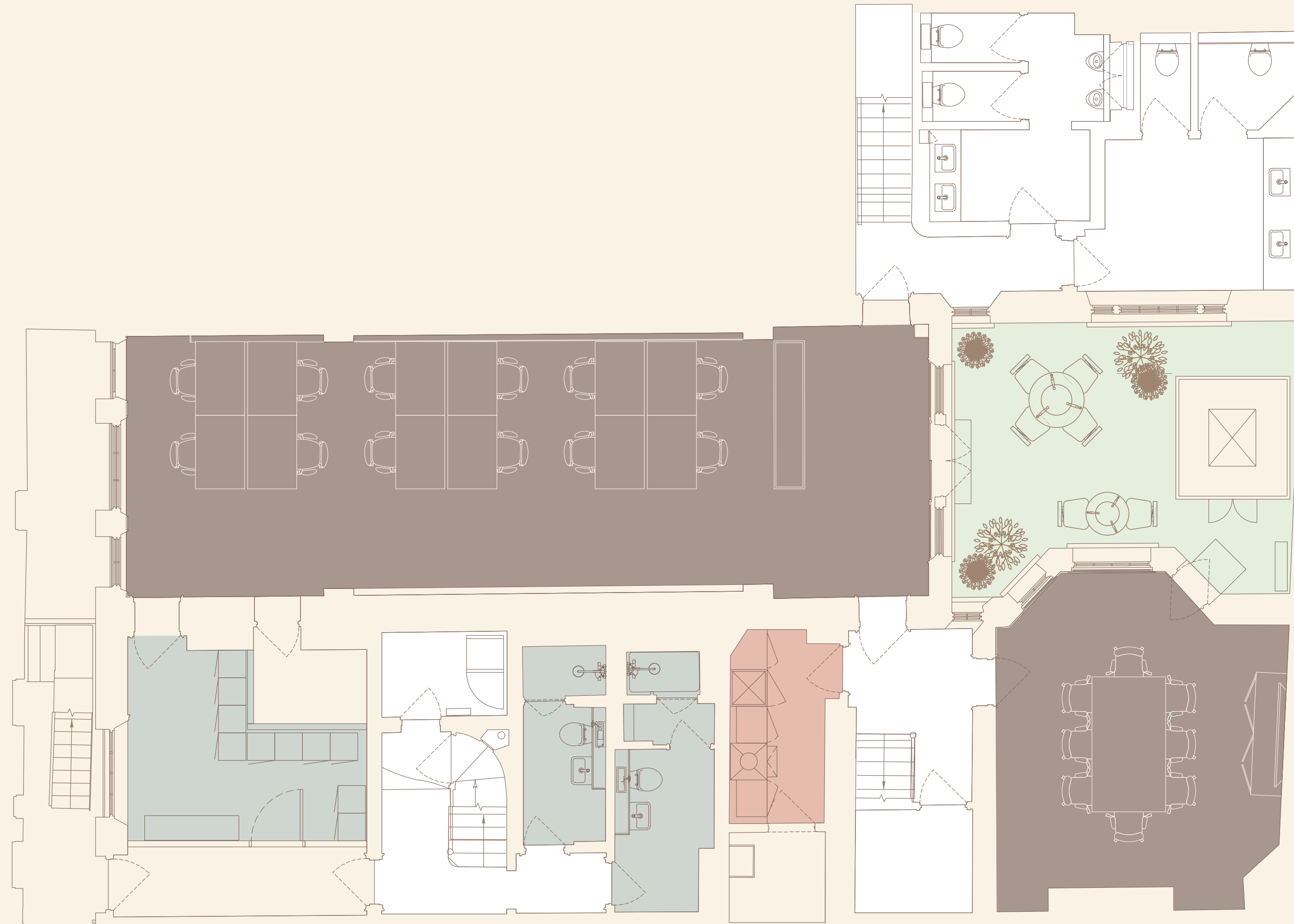
WCs

Private courtyard

Kitchen

Key

- Office space
- Shower and changing facilities
- Courtyard
- Kitchen
- Core





Ground Floor 1,298 sq ft

Welcome lounge

6 person meeting room

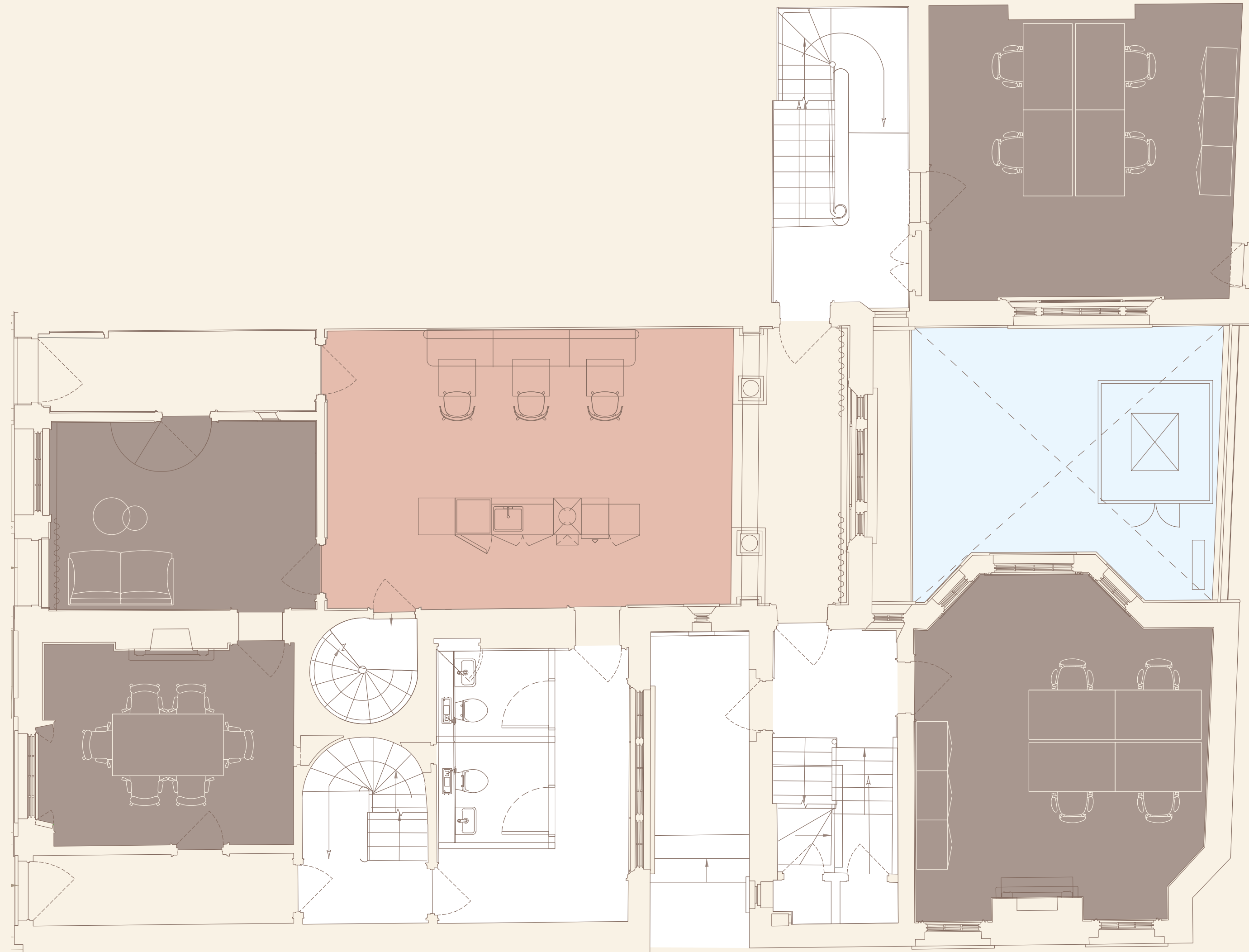
8 desks

6 hot desks

WCs

Key

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





First Floor 1,440 sq ft

14 person boardroom

Kitchen & breakout

Winter Garden

2 CEO suites

4 desks

8 person internal meeting room

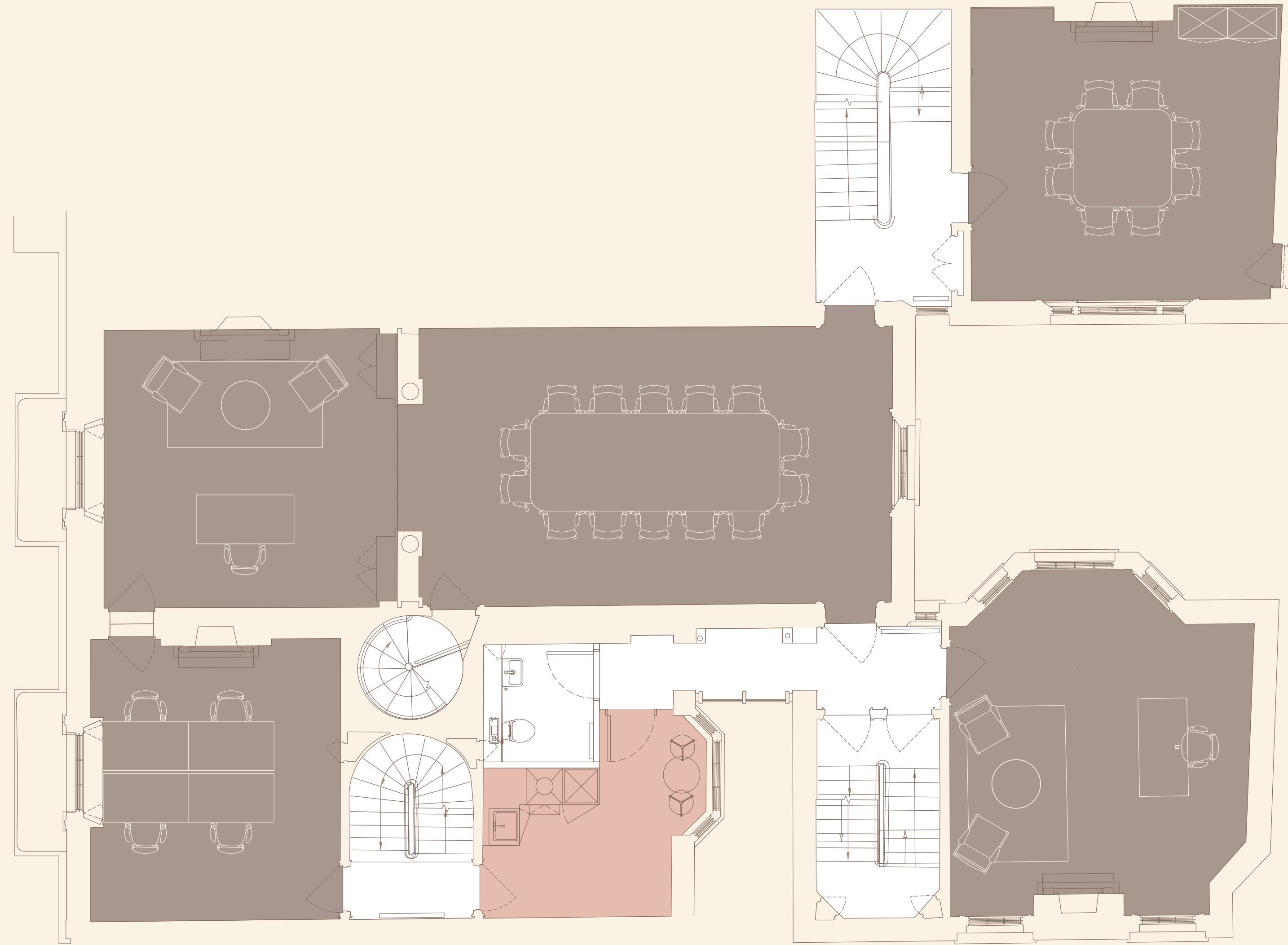
WCs

Key

■ Office space

■ Kitchen

□ Core

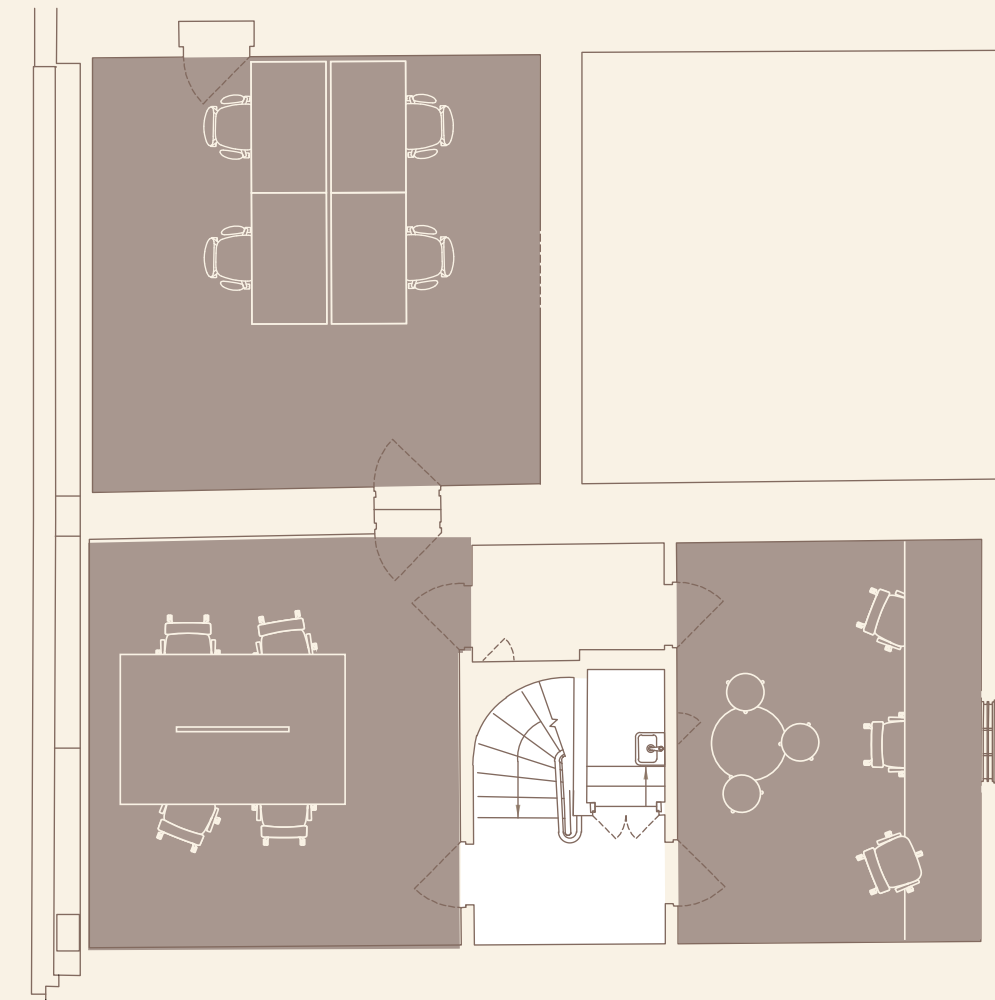
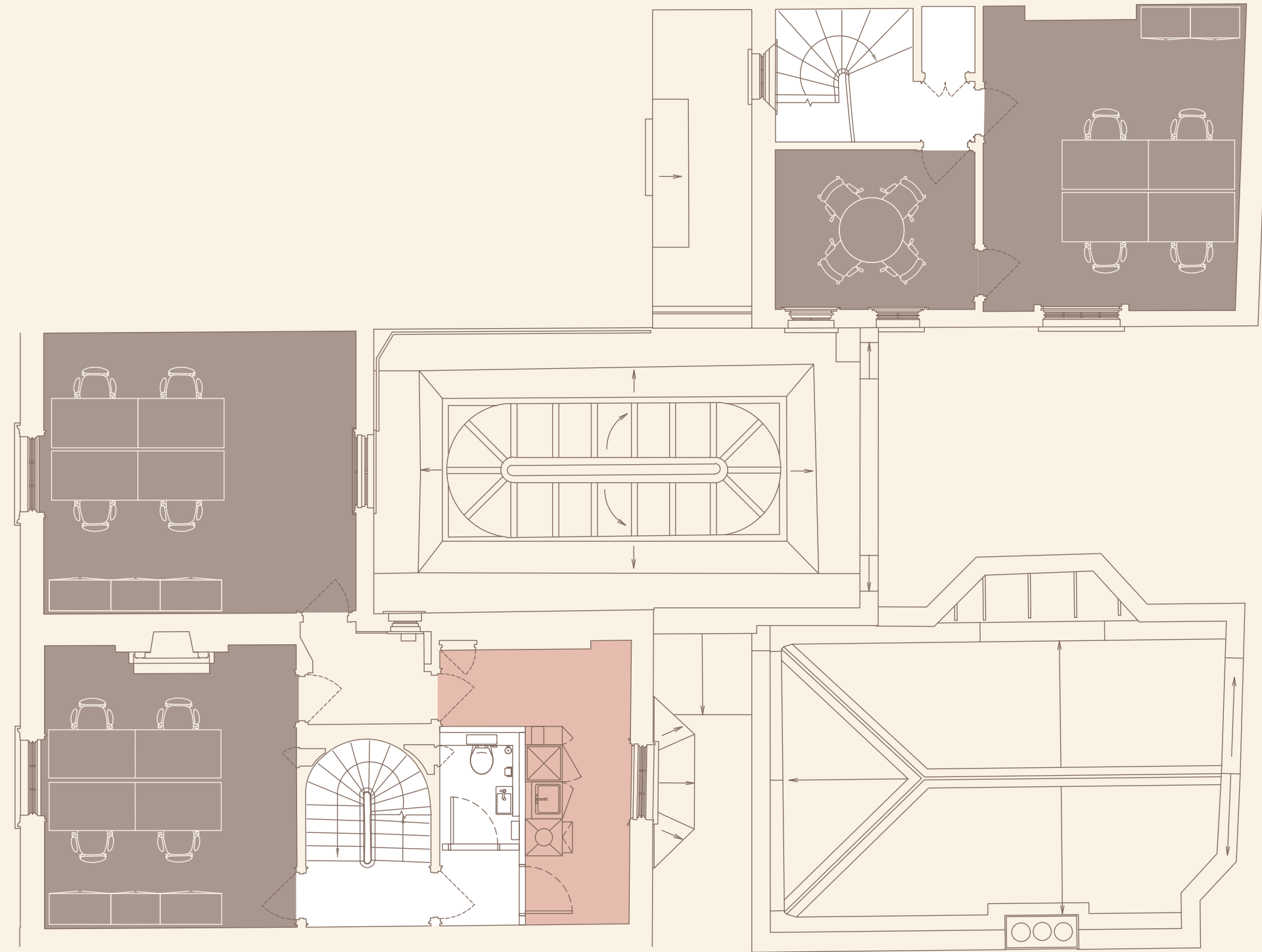


Second Floor

872 sq ft*

Third Floor

488 sq ft*



Key

- Office space
- Kitchen
- Core

*Bespoke fit-out available



Key

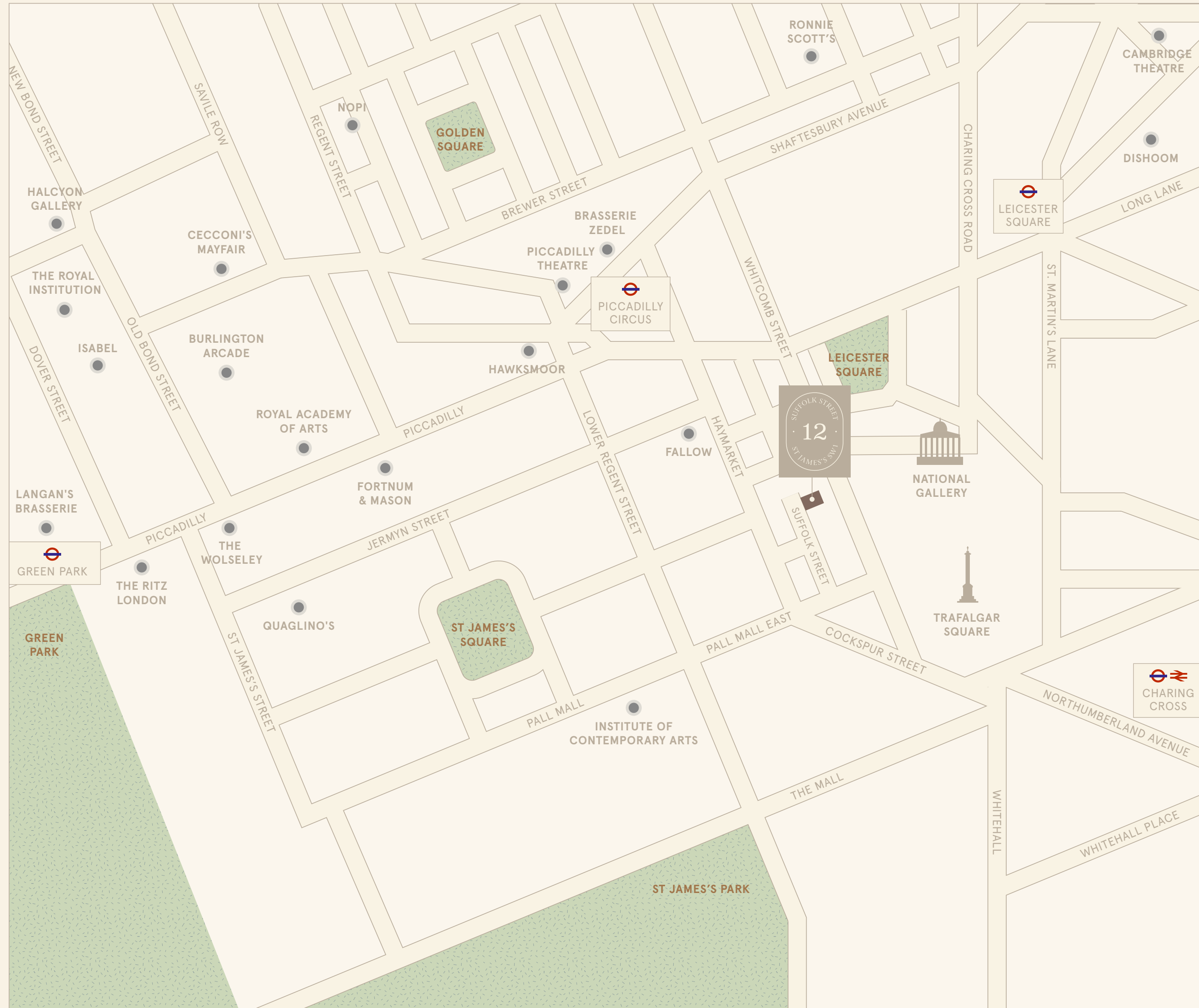
- Office space
- Core

*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

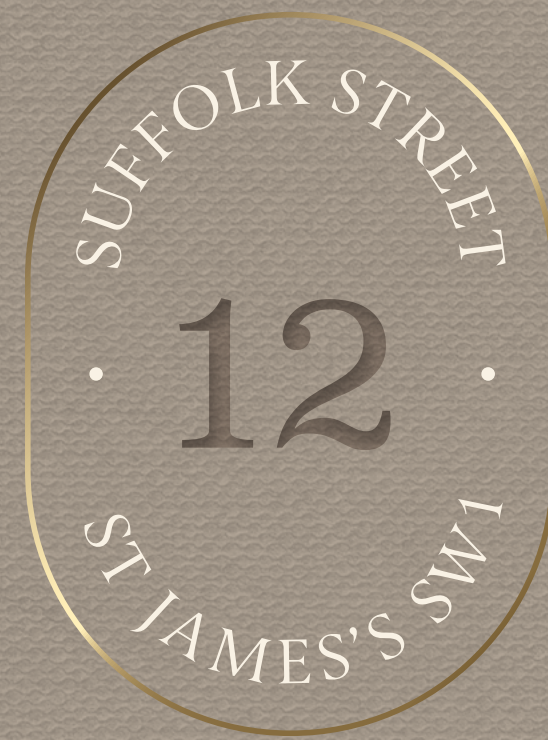
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