
CARLTON HOUSE TERRACE

ST JAMES'S

Make your best move and reveal a 78,931 sq ft,
exceptionally-fitted and highly-sustainable headquarters

AVAILABLE NOW

A headquarters isn't just space to work, it's a statement made before a word is said.

Discretely located in St James's and set across six self-contained floors within 20 Carlton House Terrace, this space completely redefines what it means to experience a fully-fitted workspace.

01.

THE DETAILS

02.

THE SPACE

03.

THE LOCATION

Your Best

→ Move

Every detail anticipated, and every finish considered. Across 78,931 sq ft and six floors, Carlton House Terrace has been delivered to a standard that removes the friction of fit-out. Move in, settle in, and let the space do the work — from the comprehensive events space below ground to the planted roof terraces above the city.



78,931 SQ FT



6 FLOORS



2 ROOF TERRACES



YOUR BEST MOVE

Designed before
you arrived.

→ Perfected
before you asked.



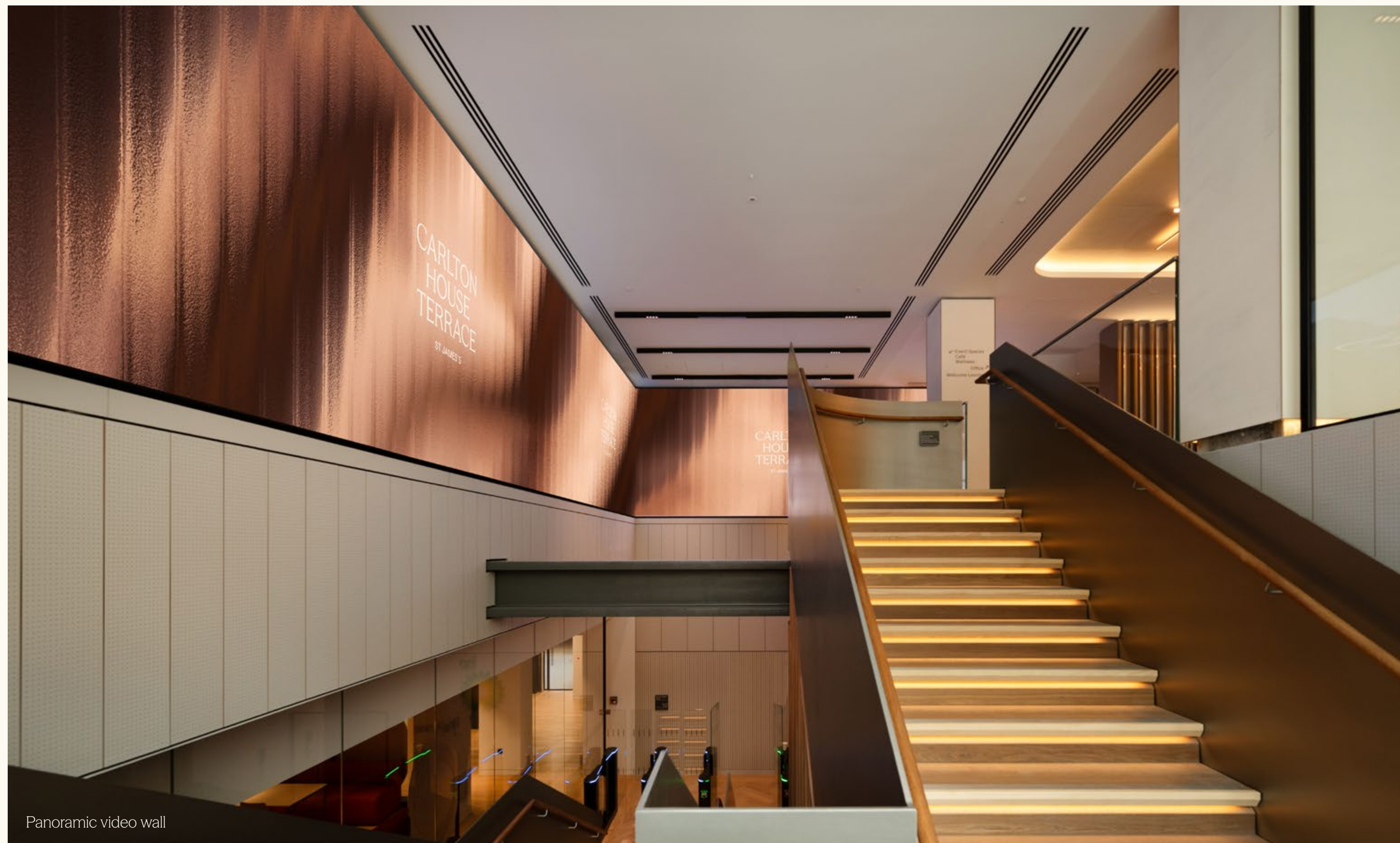
Your name → here.

A stunning contemporary façade of retained natural stone sits opposite John Nash's iconic Regency terraces, a truly rare opportunity within a London enclave of exclusivity and quality.

With your name on the door and your culture inside, Carlton House Terrace is your opportunity to make your best move to a building that is fit to match your potential.



Self-contained reception with direct access to lower ground event space



Make your entrance.

Set the scene for visitors with a feature video wall that wraps around the staircase leading to the events spaces, café and wellness amenity on the Lower Ground floor. Or make the most of a quiet moment in the private lounge area just off reception.



Private booths in the lounge



Refreshment area in the lounge

CARLTON
HOUSE
TERRACE
ST JAMES'SCARLTON
HOUSE
TERRACE
ST JAMES'SCARLTON
HOUSE
TERRACE
ST JAMES'S

Take centre stage

At the heart of the Lower Ground floor, a show-stopping events space, featuring a 31m panoramic video wall is the ideal venue for seminars, evening drinks, team building workshops and innovative thought-leadership events.

Take control of the environment with full control of the video displays and high-quality lighting and audio systems to create a truly immersive experience.



Café and kitchen on lower ground



Secluded booths in the Café



Seating alcoves



Café and kitchen on Lower Ground



The work day starts before you reach the desk. A dedicated wellness suite with studios and full changing facilities, mean that however you arrive you can relax, shower, and step onto the floor ready — with everything you need already in place.

End-of-trip → Best-in-class.





Prepare for the day ahead

Premium end-of-trip facilities include
dedicated changing areas and wellness spaces.



Sustainability & wellness

BREEAM®

BREEAM
'EXCELLENT'



CERTIFIED WELL
'GOLD'



NET ZERO
CARBON



EPC 'A'
RATING



IMPROVED
BIODIVERSITY

Your new standards → already set.

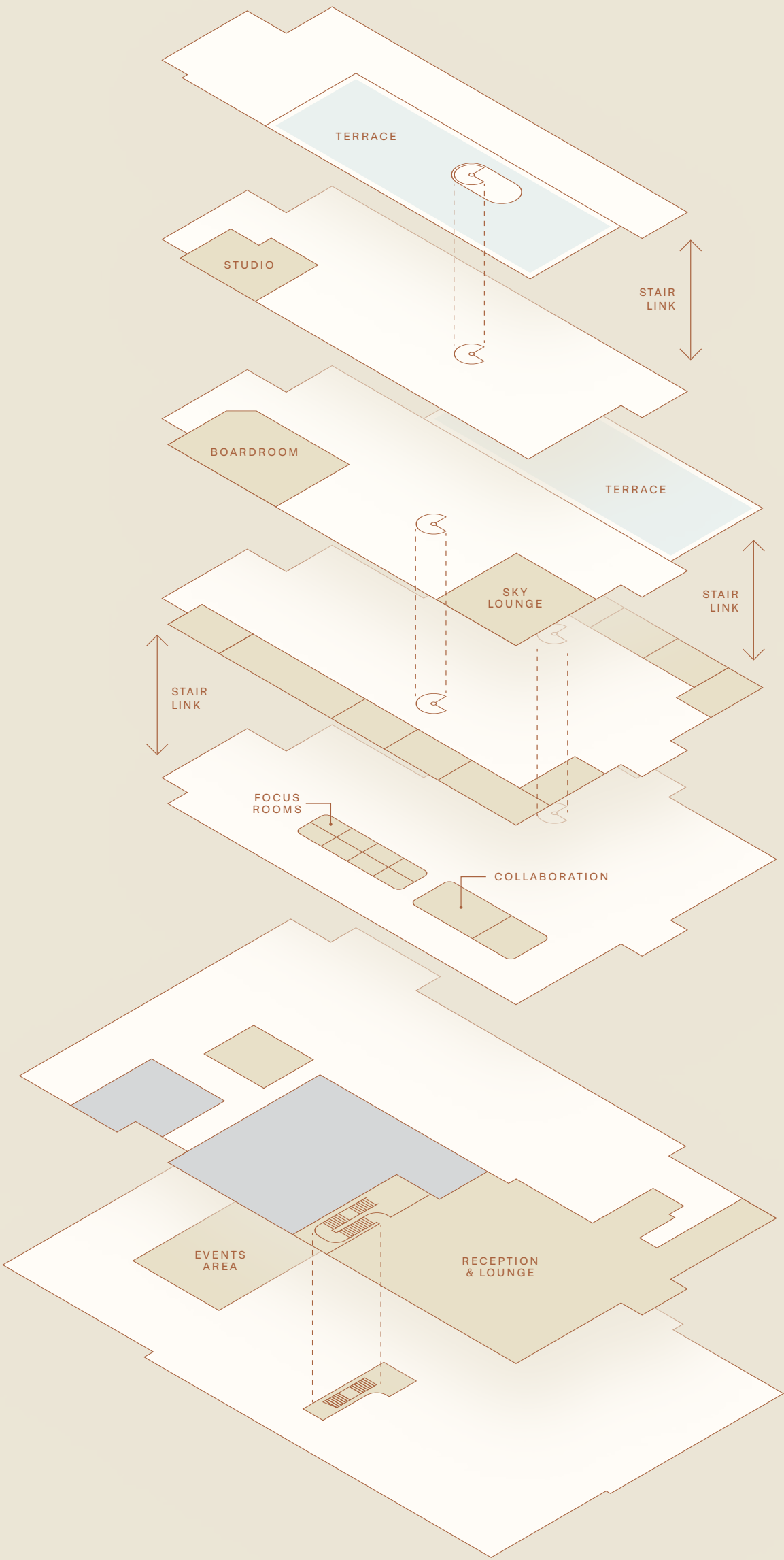
BREEAM Excellent, WELL Gold, EPC A and net zero carbon in operation set the baseline for sustainability; and improved biodiversity across the terraces.

The result? A headquarters that meets the standards of your board, and your people demand — without you having to ask.

Six self-contained floors, fully fitted for how a modern headquarters should work: ground floor welcome and showcase, leadership space above, collaborative team floors in between, and amenity below. Fully fitted, fully prepared, and ready for you to make your best move.

Ready. Waiting. → Yours.

FLOOR	NIA SQ FT	SQ M	TERRACE SQ FT	TERRACE SQ M
10	—	—	3,634	338
09	8,055	748		
08	8,012	744	4,081	379
07	12,985	1,206		
06	12,775	1,187		
G	17,648	1,640		
LG	19,456	1,808		
TOTAL	78,931	7,333		



10
Roof terrace

09
Workspace + Studio

08
Boardroom, Sky Lounge,
library and roof terrace

07
Leadership team offices
and supporting workspace

06
Collaborative shared workspace

G
Reception, lounge and workspace

LG
Social space, presentation space,
cafe and spaces for wellbeing

The Lower Ground features immersive and flexible event spaces with large video walls and a large staff café. Multi-faith, wellness and fitness spaces compliment the employee amenity with dedicated changing and shower facilities.

19,456 SQ FT / 1,808 SQ M

TOTAL AREA (NIA)

Lower Ground

→ 19,456 sq ft

CHANGING ROOMS	2
CAFÉ	1
EVENT SPACES	4
WELLNESS SPACES	3
KITCHEN	1



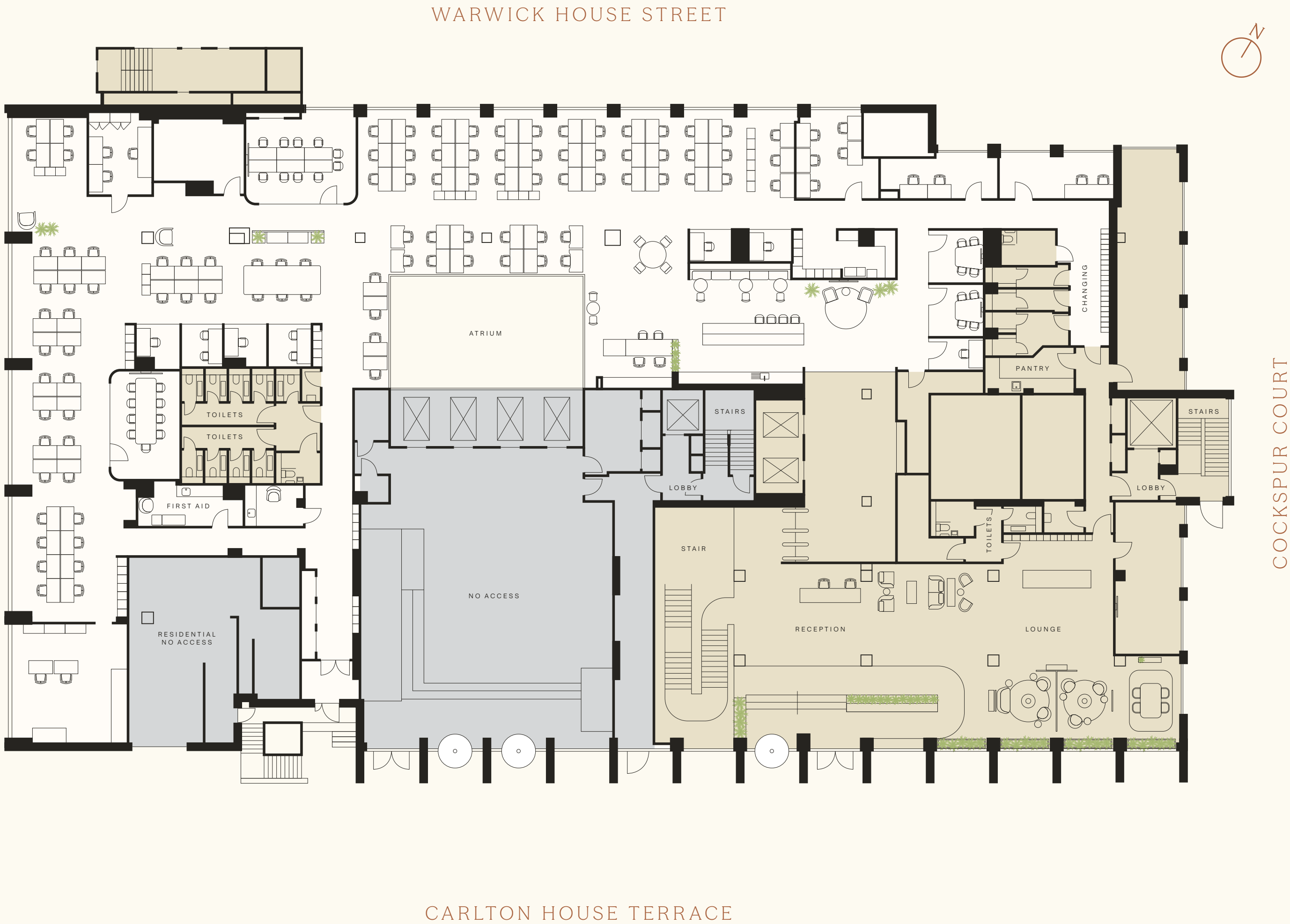
The ground floor features impressive welcome, showcase and lounge spaces, with stairs to Lower Ground event and wellness areas. Offers fully-fitted office space with over 120 work positions including desks, team tables and focus rooms.

17,648 SQ FT / 1,640 SQ M

TOTAL AREA (NIA)

Ground floor → 17,648 sq ft

DESKS	110
MEETING ROOMS	11
FOCUS ROOMS	10
CHANGING ROOMS	4



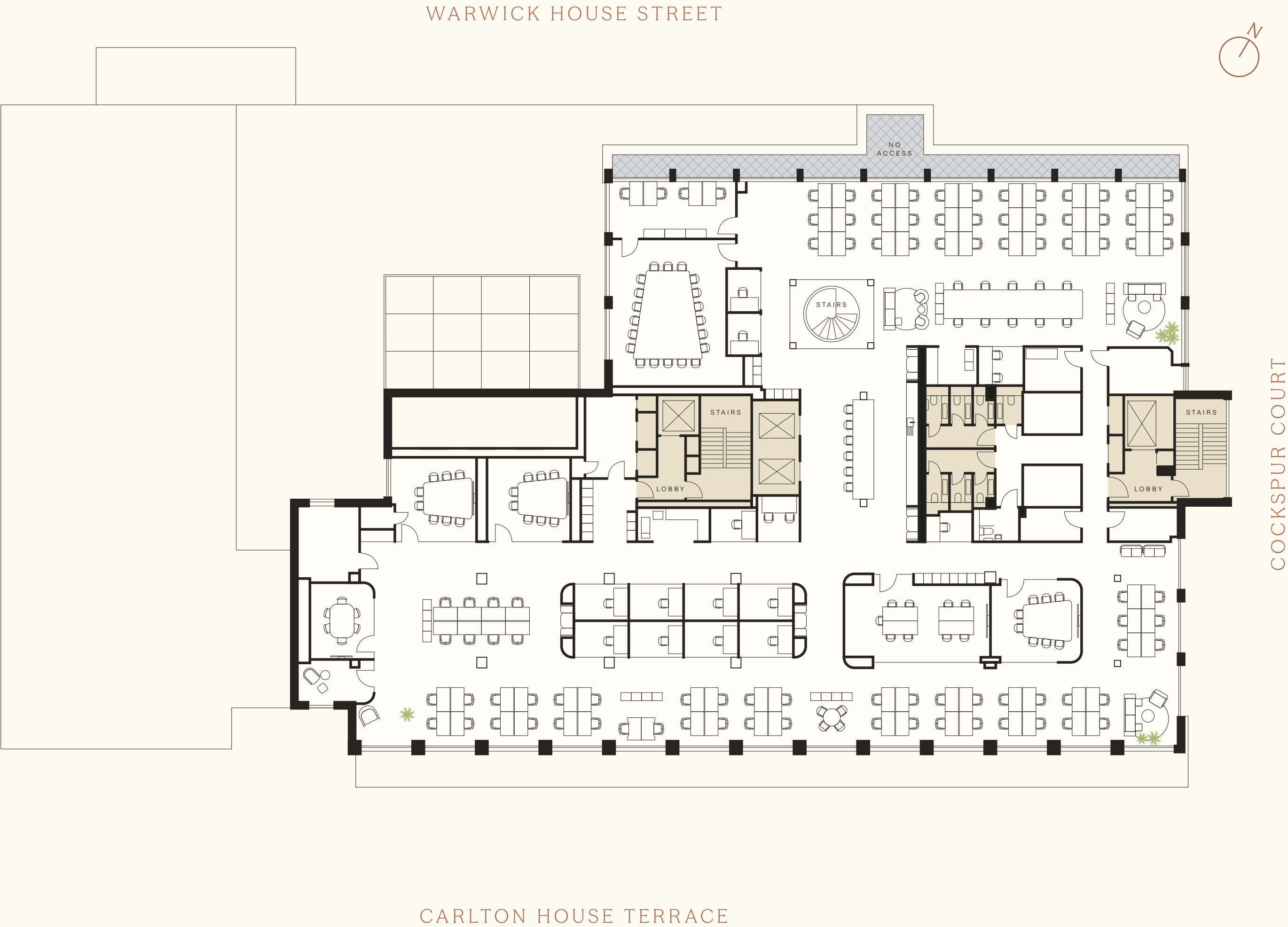
Collaborative shared office space with over 121 work positions, including desks, team tables, focus rooms and private rooms for sensitive workstreams.

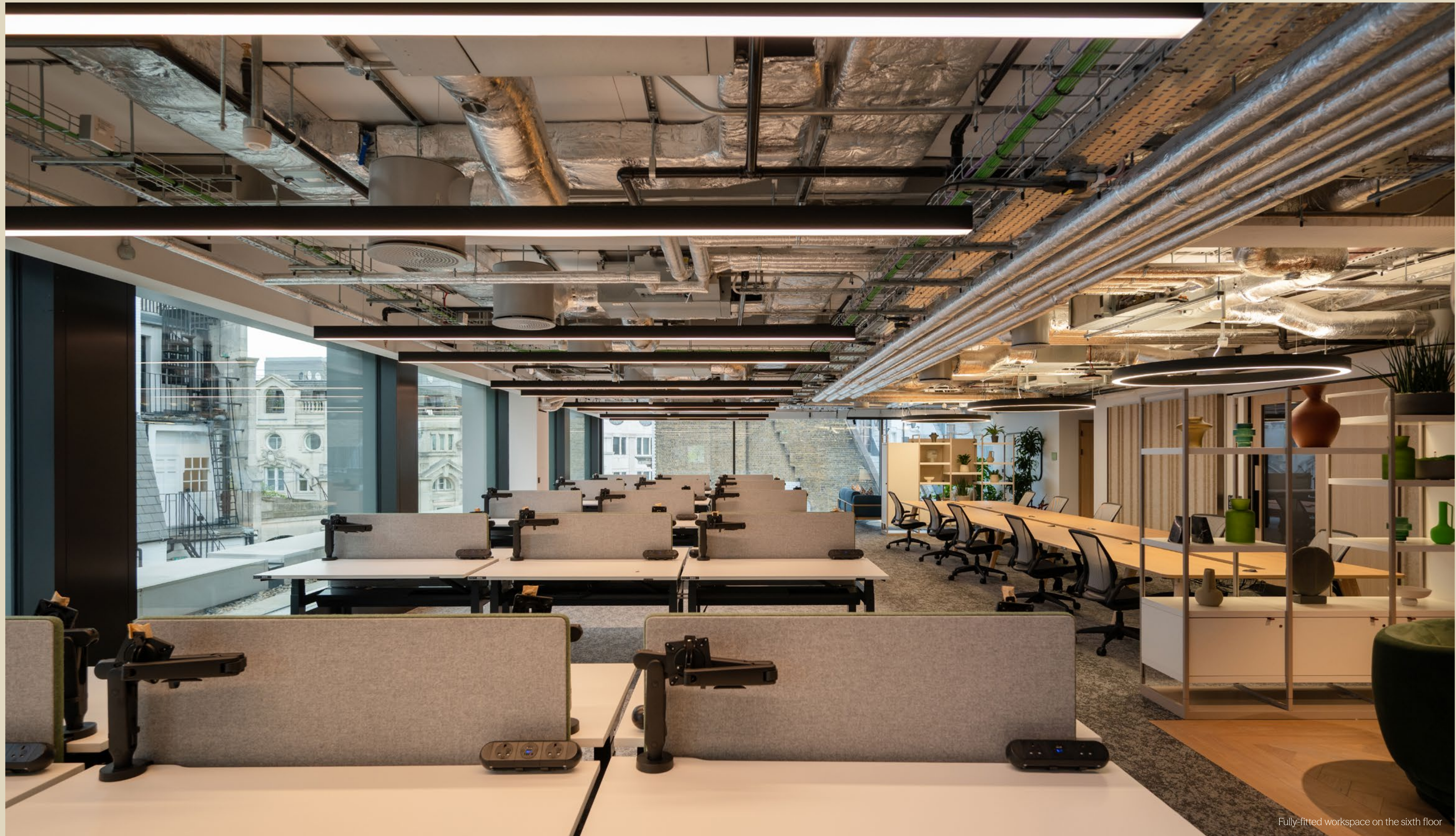
12,775 SQ FT / 1,187 SQ M

TOTAL AREA (NIA)

Sixth floor → 12,775 sq ft

DESKS	111
MEETING ROOMS	5
FOCUS ROOMS	10





Fully-fitted workspace on the sixth floor

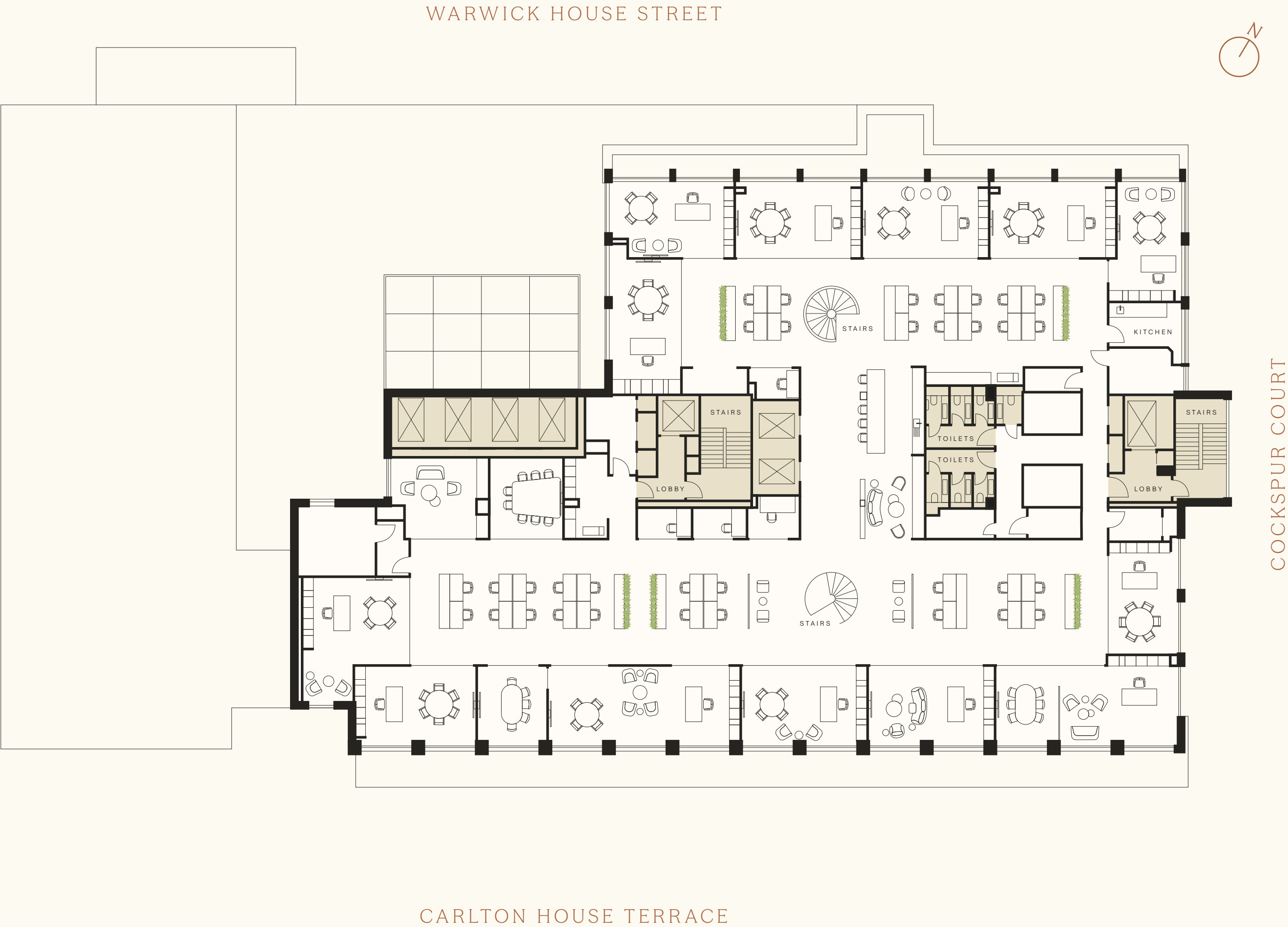
Designed for leadership teams and supporting staff, floors, spiral staircases connect sixth, seventh and eighth, leading to a joined up working experience. A variety of private offices, meeting and one-to-one rooms provide a balance between open plan workspace and executive offices.

12,985 SQ FT / 1,206 SQ M

TOTAL AREA (NIA)

Seventh floor → 12,985 sq ft

DESKS	34
PRIVATE OFFICES	13
MEETING ROOMS	2
FOCUS ROOMS	4
KITCHEN	1





Executive offices on the seventh floor

Home to the Boardroom, Sky Lounge and Library, the eighth floor is not only the ideal collaboration and decision making floor for executive teams, it is also the perfect space to host intimate events. The private roof terrace offers an oasis of calm with views over the city.

Eighth floor → 8,012 sq ft

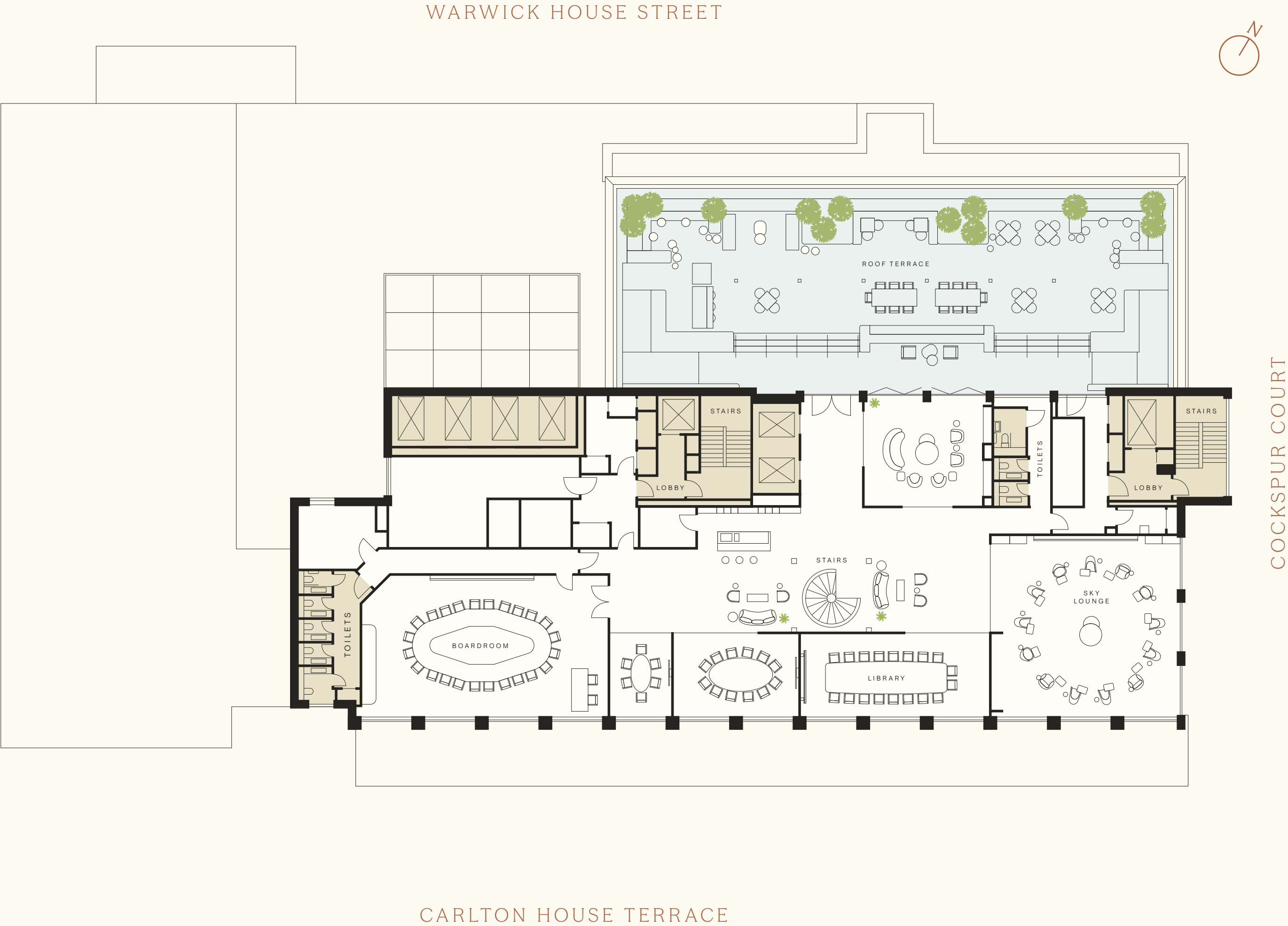
24 PERSON BOARDROOM	1
MEETING ROOMS	3
SKY LOUNGE	1
LIBRARY	1

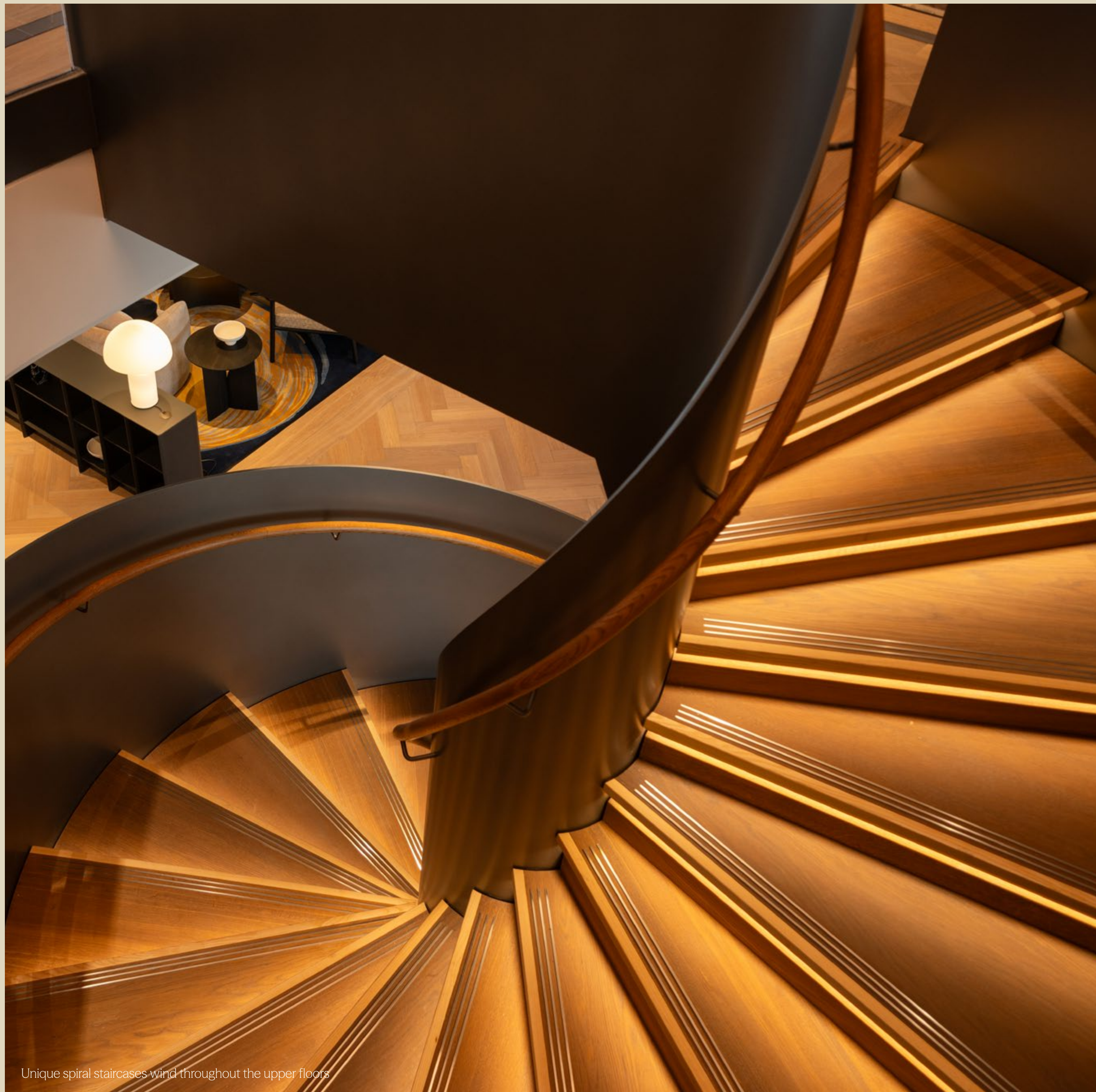
8,012 SQ FT / 744 SQ M

TOTAL AREA (NIA)

4,081 SQ FT / 379 SQ M

TERRACE AREA





Unique spiral staircases wind throughout the upper floors





Boardroom with integrated AV systems



Eighth floor terrace

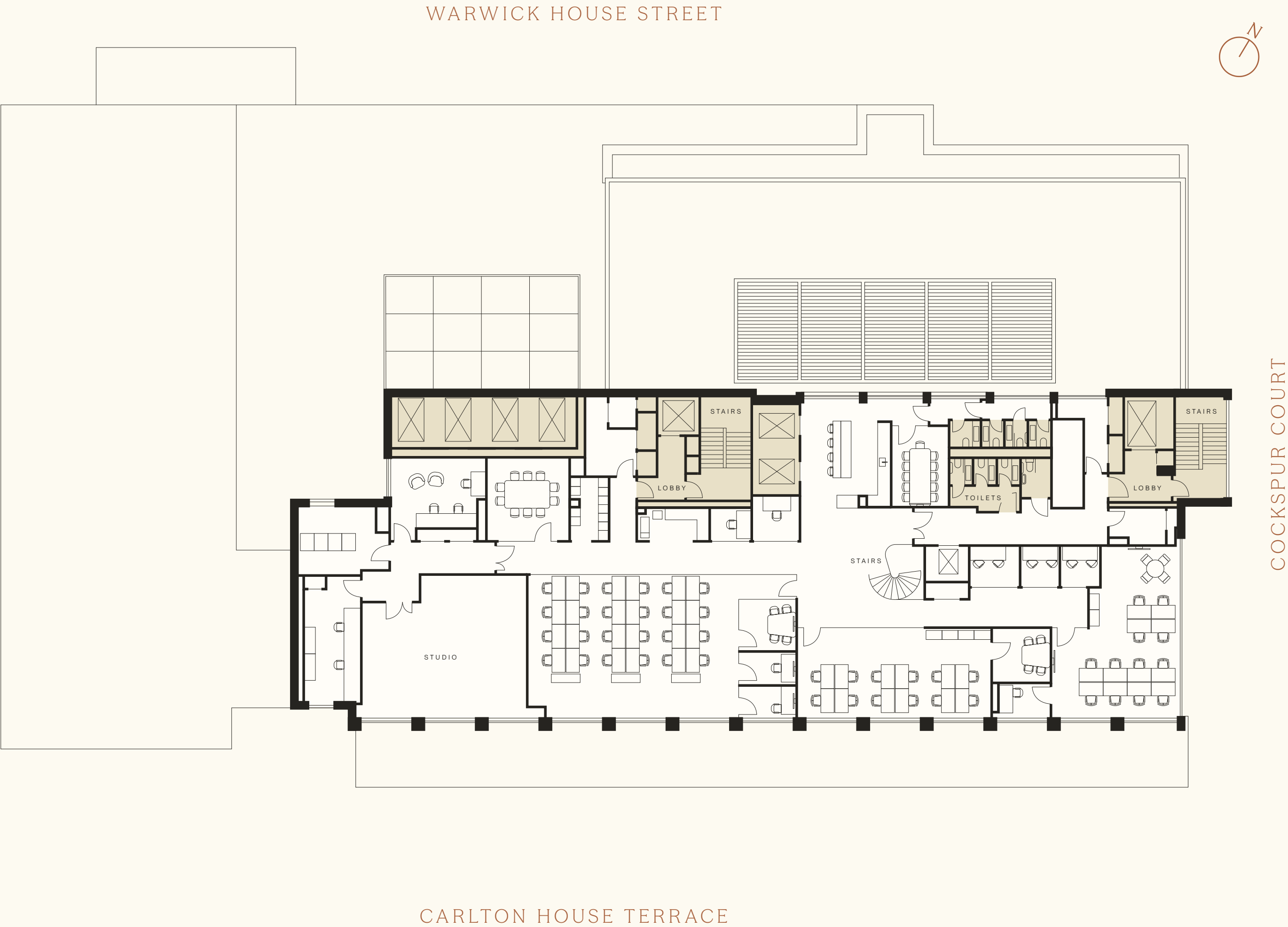
The ninth floor workspace offers a mix of open desks, secure workspaces and focused work positions. Stairs link the floor to the roof terrace on the floor above.

8,055 SQ FT / 748 SQ M

TOTAL AREA (NIA)

Ninth floor → 8,055 sq ft

DESKS	50
MEETING ROOMS	4
FOCUS ROOMS	8
STUDIO	1



01 — THE DETAILS

02 — THE SPACE

03 — THE LOCATION



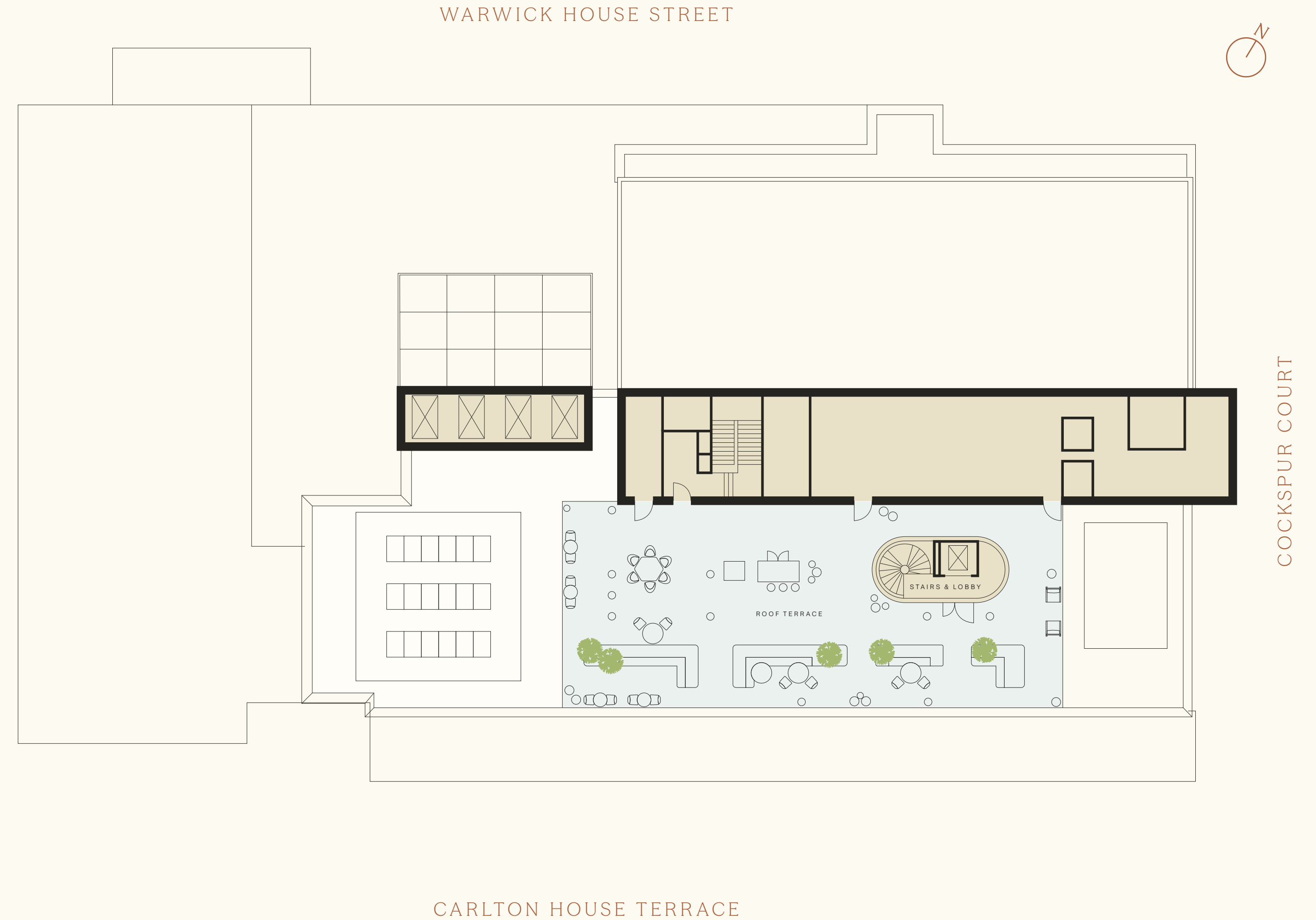
Views across the city from the ninth floor

A private rooftop terrace with stair and lift access from the ninth floor. With extensive greening for improved biodiversity, the roof terrace offers panoramic views across St James's, Westminster and further afield.

3,634 SQ FT / 338 SQ M

TERRACE AREA

Tenth floor → 3,634 sq ft





Summary specification

Arrival

- Exclusive location
- Self-contained
- Dedicated, extensive private reception
- Reception media wall

Vertical movement

- 2 x 24-person dedicated passenger lifts
- Inter-connecting feature staircases

Condition

- Offered with brand new high quality executive fit-out
- Includes offices, meeting room, focus rooms, boardroom, events and project space
- Activated best in class AV capability throughout

Dedicated Events

- Lower ground floor events space, including a c.31m x 2.2m media wall

Outdoor spaces

- 2 private, extensive terraces, over 7000 sqft in total (8th and 10th floors)
- Furnished including servery/bar
- Retractable roof & heaters(8th floor)

In-house Catering

- Fully operational and high specification commercial kitchen
- Supplementary 8th floor ‘finishing’ kitchen

Car parking and VIP drop off

- VIP secure drop off & associated chauffeur room
- Secure car parking

End of trip and amenities

- High quality shower and changing facilities
- Wellness and fitness studios

Resilience

- Dual 11kv power supply for full building load
- 1 x goods lift

Environment

- BREEAM ‘Excellent’
- WELL ‘Gold’
- EPC ‘A’

Cooling

- Four pipe fan coil air conditioning

01 — THE DETAILS

02 — THE SPACE

03 — THE LOCATION

Roof terrace & pavilion

Nothing better
→ this.



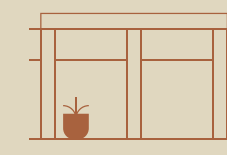
Above it all

With St James's Park unfolding below, the rooftop terrace offers a rare perspective across London. Extensive planting, a sheltered pergola and generous seating create an elevated setting for gathering, hosting or stepping away from the day.



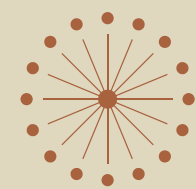
LANDSCAPED TERRACE

A secluded oasis
above the city



ROOFTOP PAVILION

Private elevated
amenity



LANDMARK VIEWS

Houses of
Parliament,
London Eye

St James's has never traded on noise. Its tenants — sovereign offices, private banks, royal warrants, world-class galleries — are here precisely because the address requires no explanation. Carlton House Terrace places you among them, on a street defined by Nash, framed by The Mall and recognised, without fuss, by everyone who matters.



Some locations speak loudly.

→ This one
speaks only to
the right people.

St James's

St James's has been the discreet heart of London's centre of influence for three centuries, and today it supports one of the capital's strongest concentrations of global financial and corporate occupiers.

Bordered by The Mall, Pall Mall, Piccadilly and Haymarket, with The Ritz, Dukes and Wiltons among its neighbours. Green Park and Piccadilly Circus stations are a short walk away, placing the Jubilee, Piccadilly and Victoria lines — and the wider West End — within easy reach.



Turnbull & Asser — Jermyn Street

DINING

WILTONS

WILD HONEY

FRANCO'S

SCOTT'S MAYFAIR

45 JERMYN ST

THE WOLSELEY

HOTELS

THE RITZ

RAFFLES

DUKES

THE STAFFORD

CLARIDGE'S

THE CONNAUGHT

RETAIL

JERMYN STREET

BOND STREET

BURLINGTON ARCADE

FORTNUM & MASON



St James's Square

Banksy Statue — Waterloo Place



A neighbourhood → on your terms.

Step out of reception and you're a minute from Pall Mall, two from The Mall, five from Piccadilly. The hotels, restaurants and members' clubs of St James's are an unofficial extension of the boardroom — for the breakfast meeting, the closing dinner, or the conversation that needs to happen somewhere other than the office.



Wild Honey — St James's



Wiltons — St James's



Wild Honey — St James's

Exceptional dining lines the streets surrounding Carlton House Terrace. From historic establishments such as Wiltons and fine bistro-style dining at Wild Honey to restaurants highlighting contemporary british dining such as Fallow — St James's is well positioned to cater to all tastes.

FOOD, DRINK & HOTELS

- 1. THE WOLSELEY
- 2. THE RITZ
- 3. WILTONS
- 4. 45 JERMYN ST
- 5. BERRY BROS. & RUDD
- 6. FALLOW
- 7. WILD HONEY
- 8. RAFFLES AT THE OWO
- 9. WALDORF ASTORIA
- 10. MAISON FRANCOIS

RETAIL

- 11. FORTNUM & MASON
- 12. TURNBALL & ASSER
- 13. FOSTER & SON
- 14. PAXTON & WHITFIELD

CLUBS

- 15. INSTITUTE OF DIRECTORS
- 16. ROYAL AUTOMOBILE CLUB
- 17. THE ATHENAEUM CLUB
- 18. BOODLES
- 19. WHITE'S





Quietly connected

Few addresses combine this level of seclusion with global connectivity. The four stations within walking distance link St James's to every corner of London, while three airports keep the rest of the world close.



PICCADILLY CIRCUS



OXFORD CIRCUS

2 Minutes

BOND STREET

7 Minutes

KNIGHTSBRIDGE

8 Minutes

HEATHROW AIRPORT

45 Minutes



GREEN PARK



VICTORIA

2 Minutes

WESTMINSTER

2 Minutes

CANARY WHARF

18 Minutes

CITY AIRPORT

30 Minutes



CHARING CROSS



EMBANKMENT

1 Minutes

WATERLOO

4 Minutes

LONDON BRIDGE

11 Minutes

GATWICK AIRPORT

45 Minutes



BOND STREET



PADDINGTON

3 Minutes

LIVERPOOL STREET

7 Minutes

CANARY WHARF

13 Minutes

HEATHROW AIRPORT

30 Minutes

Built on history

Conceived by John Nash in the 1820s as the grand finale of his royal route from Regent's Park to St James's — Carlton House Terrace is a sequence of stuccoed terraces designed to frame The Mall and the approach to Buckingham Palace.

Two centuries on, the address remains one of the most recognisable in London, and this contemporary headquarters continues that lineage: a retained natural stone façade, a fully reimagined interior, and a Grade-listed setting.

Queen Victoria Memorial — Buckingham Palace



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exceptionally-fitted and highly-sustainable
headquarters in St James's

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HOUSE
TERRACE

ST JAMES'S



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Designed by [Siren](#)