

Ground Floor

385 sq f
35 sq m

Basement

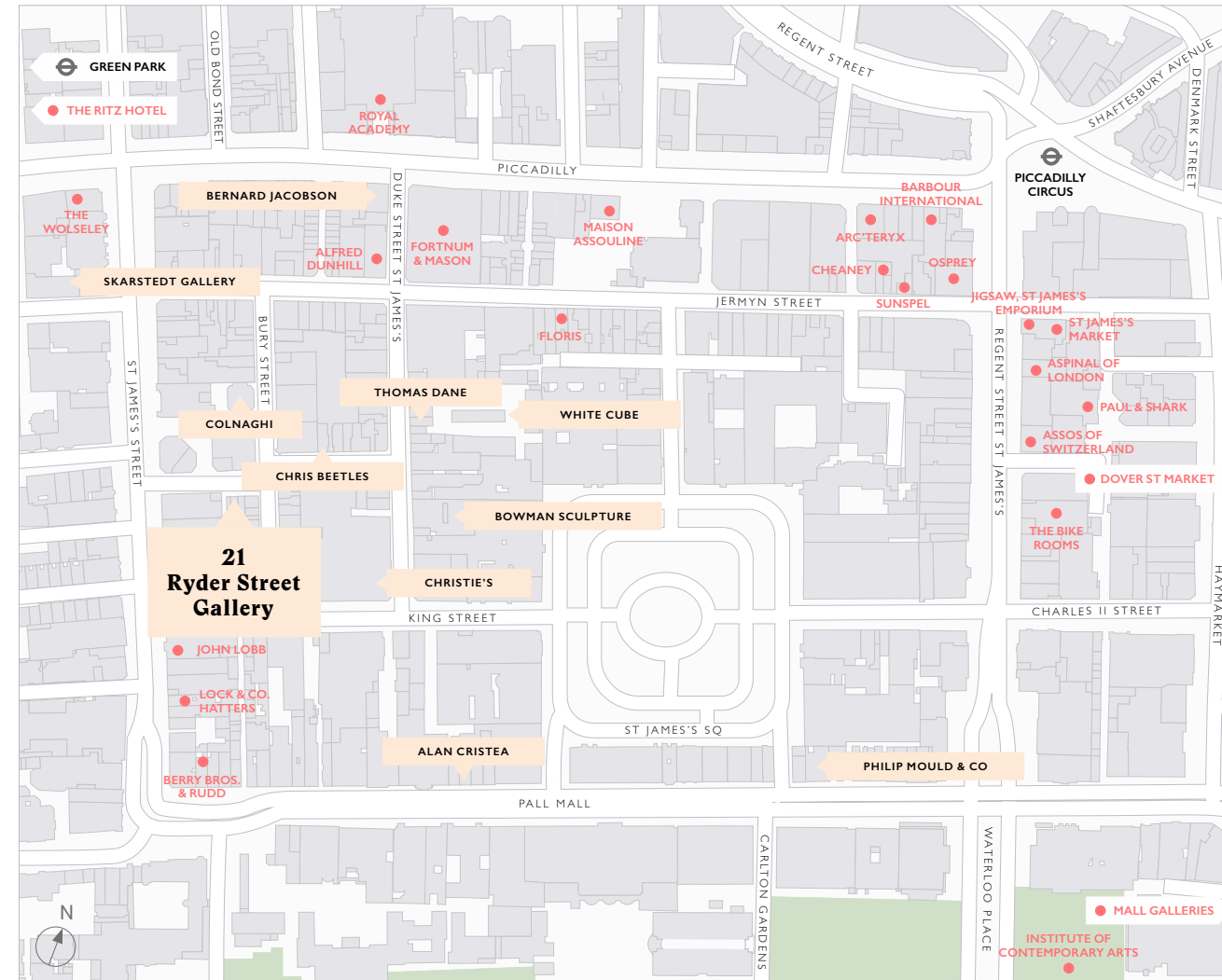
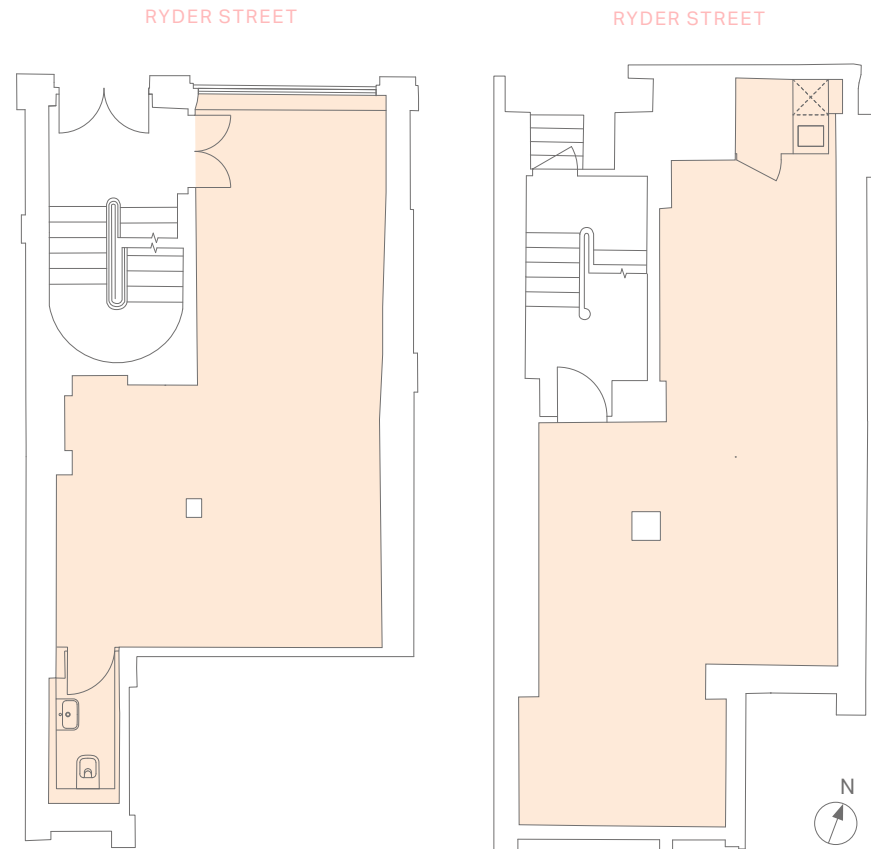
506 sq f
47 sq m

Specification

21 Ryder Street will be refurbished to include:

- Refurbished wall plaster surfaces and new fabric wall finishes in gallery areas.
- Redecorated ceilings, plaster walls and joinery throughout.
- New internal doors and ironmongery throughout.
- Comfort cooling, and heating to the gallery spaces.
- New kitchenette and WC with ventilation and associated services.
- New services including power and lighting.

Further details on request.



ST JAMES'S
LONDON

21 Ryder Street Gallery

891 SQ FT / 82 SQ M
AVAILABLE NOW

Floor Areas

The premises are arranged over ground floor and basement and will provide the following approximate net internal areas.

Floor	sq ft	sq m
Ground Floor	385	35
Basement	506	47
Total	891	82

Tenure

Available on a new 10-year lease with a rent review at expiry of the 5th year. The lease will be drafted on The Crown Estate's standard terms and will be contracted outside of the Landlord and Tenant Act 1954.

Rent

£60,000 per annum exclusive.

Rates

The premises have not yet been assessed for rating purposes. Interested parties are advised to make their own enquiries.

EPC

An EPC is available on request.



One of a Kind

SINCE 1661

stjameslondon.co.uk
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THE CROWN
ESTATE

Viewing

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One of a Kind

SINCE 1661

London's leading art district

21 Ryder Street Gallery

21 Ryder Street is a new gallery space in St James's. Arranged over the ground floor and basement, it provides exceptional accommodation for works by contemporary artists or classic masters in an area renowned for its dedication to the arts.

This new offering is the latest addition to an already burgeoning portfolio of galleries from The Crown Estate in London's leading art district and presents a rare chance to become an integral part of the artistic community.



Alan Cristea Gallery

49%

of London's most affluent demographic are attracted to St James's



St James's is the most vibrant place in London for classic art – if not the world.

WILL ELLIOT
DIRECTOR, COLNAGHI



Thomas Dane Gallery

A True Original

St James's

Over 300 years in the making, St James's is one of a kind and a hub for people who do things their own way. The Crown Estate have invested over £500 million in the development of the area and will continue their careful stewardship for many years to come.

St James's has always been characterised by its abundance of art – a custom that continues to this day. What makes St James's truly unique is the combination of traditional and contemporary galleries, typified by such institutions as Christie's and White Cube, the largest private gallery in the area.



Institute of Contemporary Arts

Other local galleries

CHRISTIE'S
COLNAGHI
INSTITUTE OF CONTEMPORARY ARTS
MALL GALLERIES
WHITE CUBE
THOMAS DANE
CHRIS BEETLES
BOWMAN SCULPTURE
BERNARD JACOBSON

The Crown Estate

At The Crown Estate, we believe that individuals need engaging places to work, to think, to create, to explore – and we are building those places in St James's.

Our custodianship is second to none and we consider ourselves more than just a landlord. We believe our tenants are the fabric of St James's and strive to offer them practical support every step of the way. We pride ourselves on being involved in a partnership from the beginning by supporting our retailers through marketing, PR and events.



145 minutes

dwell time is the average in St James's, much higher than the London benchmark of 97 minutes

32.5m people

St James's annual catchment scale



London Fashion Week Men's on Jermyn Street

St James's has character and it has colour. It has a sense of grandeur, but it's also steeped in history.

GREGOR MUIR
EXECUTIVE DIRECTOR, ICA

