

100

PALL MALL

—

St James's SW1

OVERVIEW

BOUTIQUE ELEGANCE

A contemporary office
in a prime position, providing 6,105 sq ft
of Category A third floor workspace
opposite St James's Square.

100 Pall Mall features a stylish new
entrance hall, providing an impressive
welcome to tenants and visitors.



THE BUILDING

REFINED FINISHES

The arrival experience at the building has been transformed with considered design details, feature lighting and exceptional finishes creating a sense of luxury.



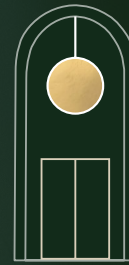
KEY FEATURES

HIGHER STANDARDS

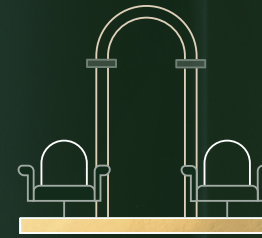
The 3rd floor has undergone a comprehensive refurbishment to an exceptional specification.

The largely column free floor offers efficient space with excellent natural light from large windows throughout.

Occupiers are at the forefront, with convenient end of journey facilities and a contemporary finish throughout.



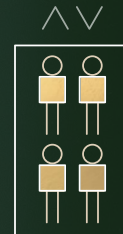
Impressive period building



Refurbished reception with stylish lounge



2.7-3m finished floor to ceiling height



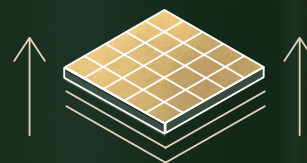
3 x passenger lifts



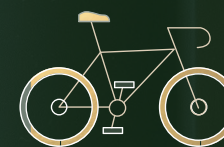
Under floor air conditioning



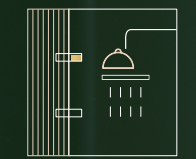
Inset LED lighting



Raised access floors



Bicycle lockers



Showers & changing rooms



3rd Floor – Indicative Cat A

ACCOMMODATION

FLEXIBLE SPACE

The third floor is available in Category A condition, ready for an occupier to make their own. The floor is filled with natural light and features a garden courtyard.



3rd Floor – Indicative Cat A

3RD FLOOR PLAN – CAT A

6,105 Sq Ft / 567.2 Sq M



For indicative purposes only. Not to scale.

THE LOCATION

ECLECTIC & VIBRANT

The area is home to some of London's best restaurants, bars and retailers. They offer everything from bustling coffee shops to Michelin-starred restaurants.

The open green spaces of St James's Park and Green Park are a short walk away, providing a tranquil environment in which to relax and unwind.



CONNECTIVITY

EXCEPTIONAL POSITION

LOCAL STATION WALK TIMES

PICCADILLY CIRCUS

5

min walk



CHARING CROSS

5

min walk



LEICESTER SQUARE

8

min walk



GREEN PARK

9

min walk



EMBANKMENT

10

min walk



WESTMINSTER

12

min walk



LOCAL OCCUPIERS

1. Anglo American PLC

2. Anschutz Entertainment Group

3. BP

4. CVC Secondary Partners

5. GAM

6. HSBC Private Bank

7. Institute of Directors

8. J O Hambro

9. KKR

10. Lodha

11. Permira

12. Schulte Roth & Zabel

13. Societe Generale

14. Warburg Pincus

15. Waverton

16. Rio Tinto

17. RAC Club

18. Carlyle

19. The Crown Estate

20. Blackstone

21. SG Hambro

22. BAE Systems

23. Brewin Dolphin

24. Cinven

25. Citibank

CLOSER LOOK

VIEWING

Strictly through the joint sole letting agents.

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CBRE

KONTOR

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