

100

PALL MALL

—

St James's SW1

OVERVIEW

BOUTIQUE ELEGANCE

Two floors of contemporary offices including a penthouse with terrace, providing between 1,720 - 7,825 sq ft of workspace in a prime position 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.

The penthouse benefits from an underground car space and private lift direct to the floor.



KEY FEATURES

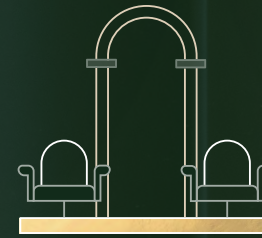
HIGHER STANDARDS

Both floors have undergone a comprehensive refurbishment to an exceptional specification. The column free floors offer efficient space with excellent natural light.

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



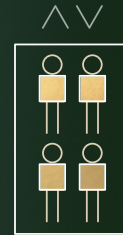
Impressive period building



Newly refurbished reception with stylish lounge



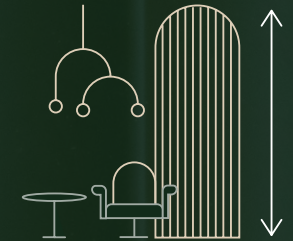
Roof terrace on Penthouse floor



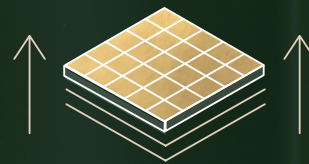
Private lift to Penthouse



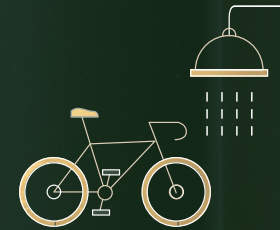
4 pipe fan coil air conditioning



2.7-3m finished floor to ceiling height



Raised access floors



New end of journey facilities



Inset LED lighting



Penthouse Floor

ACCOMMODATION

FLEXIBLE SPACE

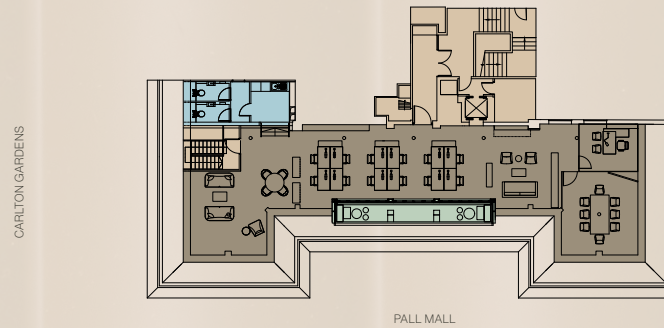
The penthouse is to be fully fitted, allowing for immediate occupation. The 3rd floor will be delivered to Cat A in Q3/4 2025.



Penthouse Floor

PENTHOUSE FLOOR PLAN - FITTED

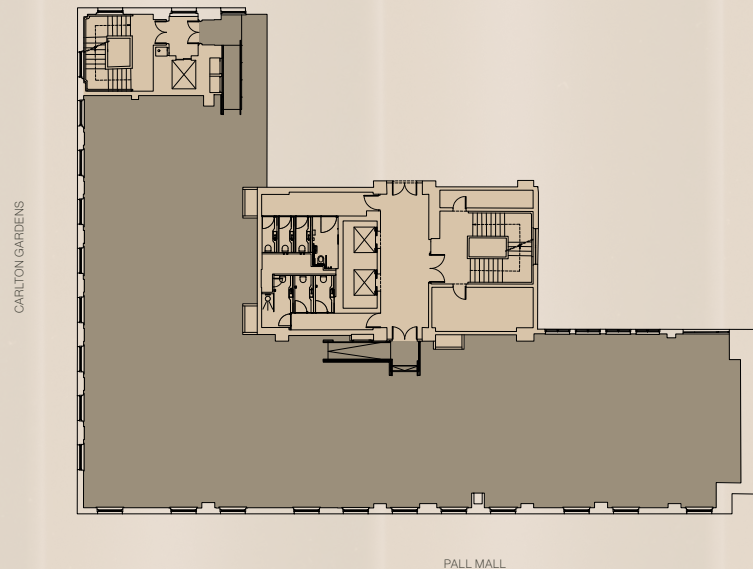
1,720 Sq Ft / 159.8 Sq M



Open desks	12
Private office	01
8 person meeting room	01
Breakout areas	02
Kitchenette	01
Private terrace	01

3RD FLOOR PLAN - CAT A

6,105 Sq Ft / 567.2 Sq M



- Office
- Core
- Terrace
- Demised WCs & Kitchen

For indicative purposes only. Not to scale.



3rd Floor - Indicative Cat A

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 | 10. Lodha | 19. The Crown Estate |
| 2. Anschutz Entertainment Group | 11. Permira | 20. Blackstone |
| 3. BP | 12. Schulte Roth & Zabel | 21. SG Hambro |
| 4. CVC Secondary Partners | 13. Societe Generale | 22. BAE Systems |
| 5. GAM | 14. Warburg Pincus | 23. Brewin Dolphin |
| 6. HSBC Private Bank | 15. Waverton | 24. Cinven |
| 7. Institute of Directors | 16. Rio Tinto | 25. Citibank |
| 8. JO Hambro | 17. RAC Club | |
| 9. KKR | 18. Carlyle | |

CLOSER LOOK

VIEWING

Strictly through the joint sole letting agents.

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CBRE

KONTOR

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