

100

PALL MALL

—

St James's SW1

Penthouse Suite with Private Lift & Roof Terrace

## OVERVIEW

# BOUTIQUE ELEGANCE

A penthouse contemporary office suite with terrace in a prime position, providing 1,720 sq ft of fully fitted workspace opposite St James's Square.

100 Pall Mall features a stylish new reception 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 throughout the reception. Feature lighting and exceptional finishes create a sense of luxury.

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



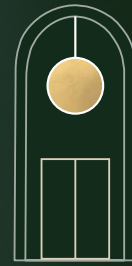
## KEY FEATURES

# HIGHER STANDARDS

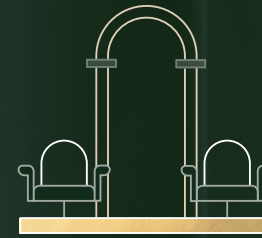
The penthouse has undergone a comprehensive refurbishment to an exceptional specification.

The column free floor offers efficient space with excellent natural light and private roof terrace.

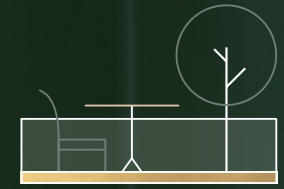
Occupiers are at the forefront, with convenient end of journey facilities and a contemporary finish on the fully fitted office floor.



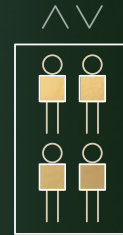
Impressive period building



Newly refurbished reception with stylish lounge



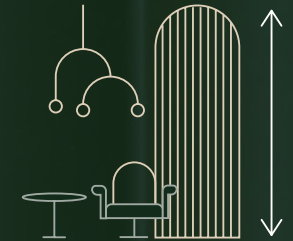
Roof terrace



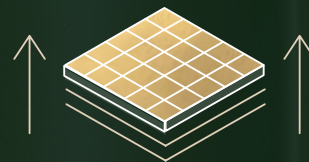
Private lift to the Penthouse



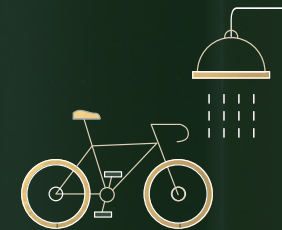
4 pipe fan coil air conditioning



3m finished floor to ceiling height



Raised access floors



New end of journey facilities



Inset LED lighting



# ACCOMMODATION

# FLEXIBLE SPACE

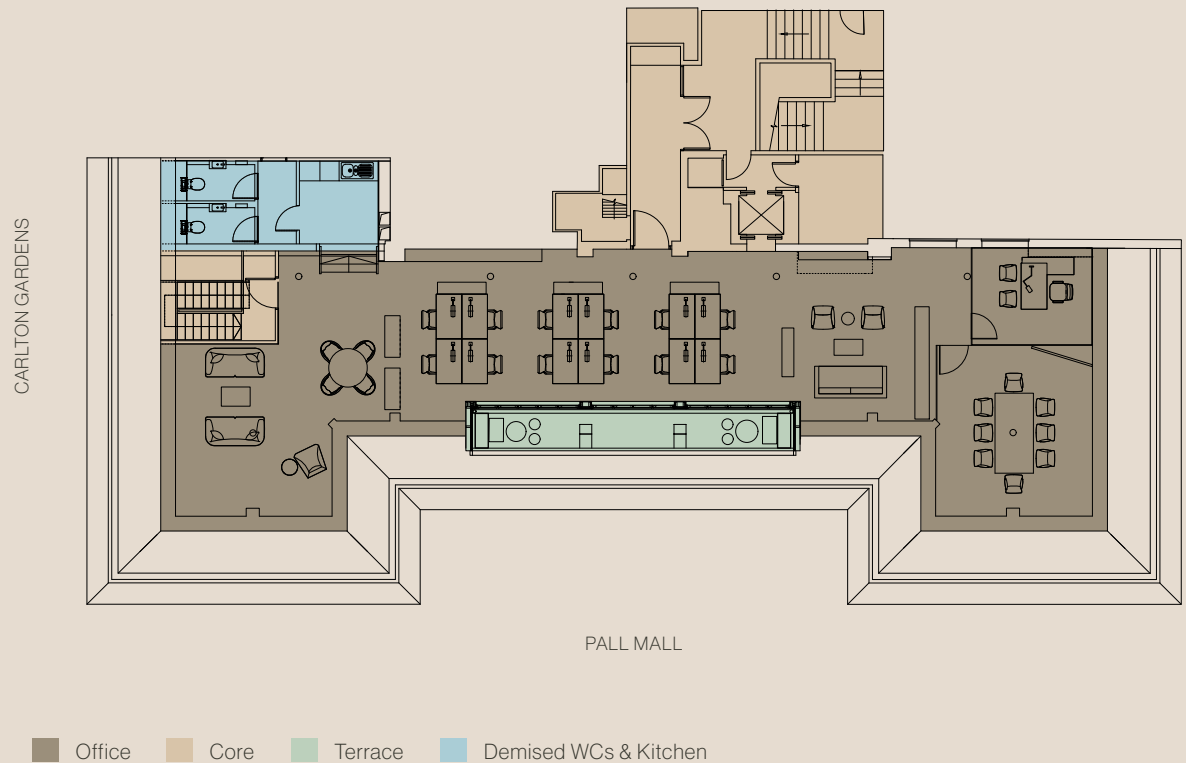
The penthouse is to be fully fitted,  
allowing for immediate occupation.



## PENTHOUSE FLOOR PLAN

1,720 Sq Ft / 159.8 Sq M

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



Office Core Terrace Demised WCs & Kitchen

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           | 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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