

100

PALL MALL

-

St James's SW1

OVERVIEW

BOUTIQUE ELEGANCE

A contemporary office
in a prime position, providing 9,267 sq ft
of Category A first floor workspace
opposite St James's Square.

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

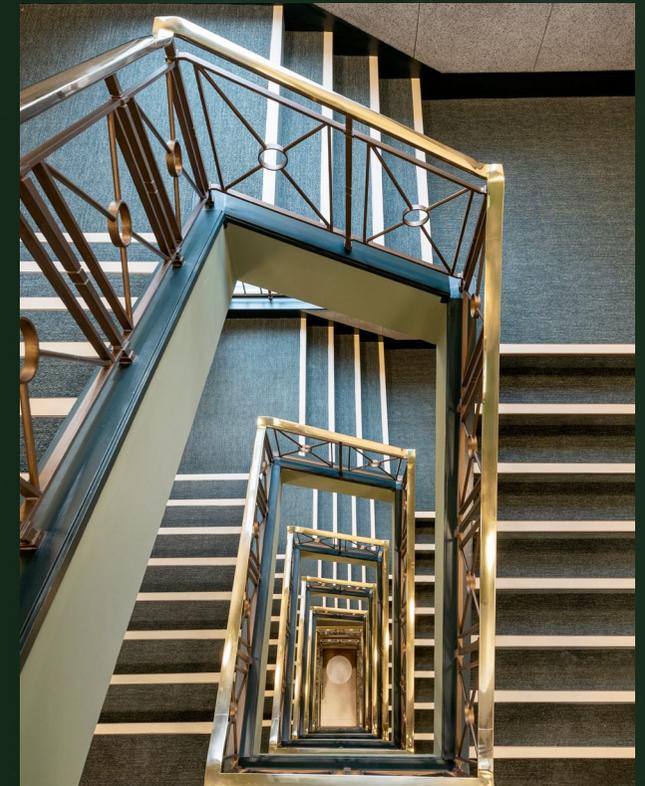


THE BUILDING

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 1st floor benefits from a garden courtyard bringing the outside in and providing fantastic amenity for occupiers and their visitors.



KEY FEATURES

HIGHER STANDARDS

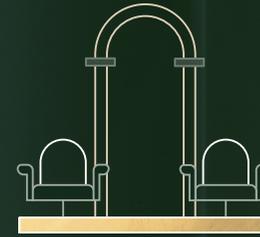
The 1st floor has undergone a comprehensive refurbishment to an exceptional specification.

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

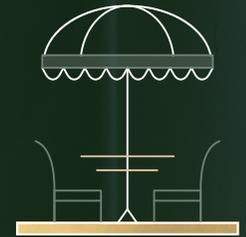
Occupiers are at the forefront, with convenient end of journey facilities and a contemporary finish on the Category A office floor.



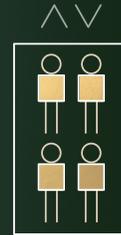
Impressive period building



Newly refurbished reception with stylish lounge



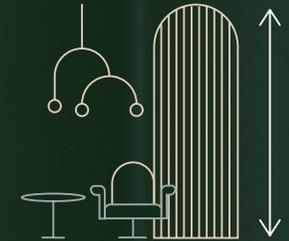
First floor garden courtyard



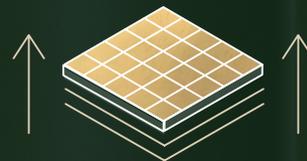
3 x passenger lifts



New plenum floor A/C with fan tile distribution



2.7m finished floor to ceiling height



Raised access floors



Cycle lockers and showers with changing rooms



Inset LED lighting



ACCOMMODATION

FLEXIBLE SPACE

The first 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.



FIRST FLOOR PLAN 9,267 Sq Ft / 861 Sq M



■ Office ■ Core ■ Garden Courtyard

For indicative purposes only. Not to scale.

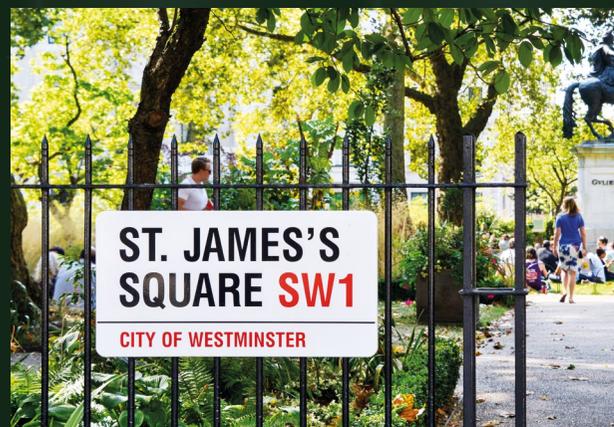


THE LOCATION

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. Apax Partners | 12. Schulte Roth & Zabel | 21. SG Hambro |
| 4. BP | 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.

Harry Tentori

harry.tentori@cbre.com
020 7182 2000
+44 (0) 7787 698 421

Stephen Peers

stephen@corbettnortham.com
020 3574 4343
+44 (0) 7771 607 057

TERMS

Upon request.

Matt Chicken

matt.chicken@cbre.com
020 7182 2023
+44 (0) 7852 205 099

CBRE

CORBETT | NORTHAM
REAL ESTATE ADVISERS

100pallmall.co.uk

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