

AVAILABLE NOW

# 45 PALL MALL

ST JAMES'S

8,500 - 17,000 sq ft of newly  
refurbished Cat A workspace



# PRIDE OF PLACE



# THE HEART

## CAFÉS & RESTAURANTS

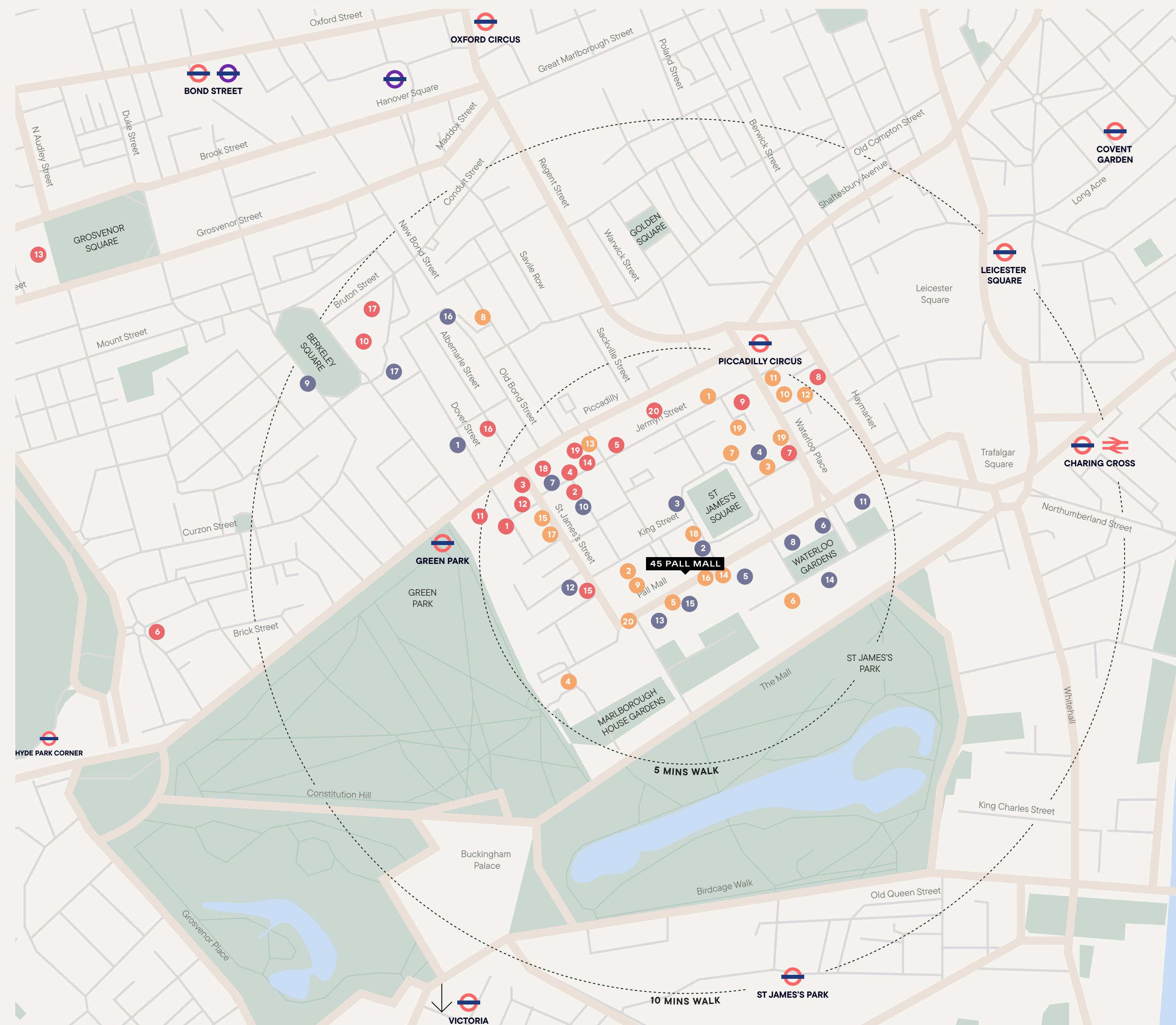
- 1 Arlington
- 2 Café Murano
- 3 Caviar House & Prunier
- 4 Franco's
- 5 45
- 6 Labombe by Trive
- 7 Estiatorio Milos
- 8 Ole & Steen
- 9 Rowley's
- 10 Sexy Fish
- 11 The Ritz
- 12 The Wolseley
- 13 Tobi Masa
- 14 Wiltons
- 15 Chutney Mary
- 16 Gymkhana
- 17 Lilibet's Mayfair
- 18 Gentleman Barista
- 19 Paul Café
- 20 Maison Assouline

## CLUBS

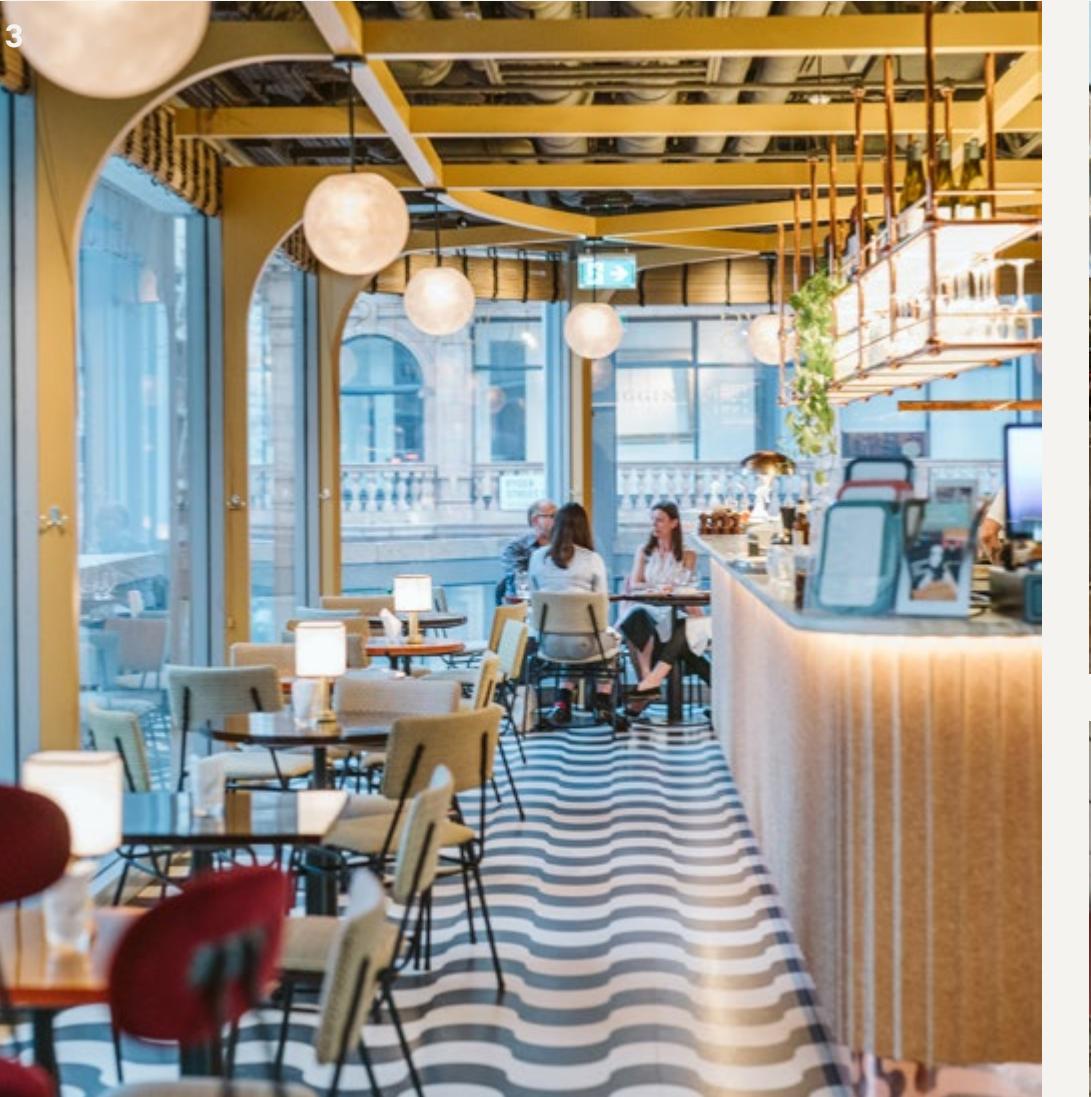
- 1 Arts Club
- 2 The Army & Navy Club
- 3 The East India Club
- 4 The In & Out Naval & Military Club
- 5 The Royal Automobile Club
- 6 The Travellers Club
- 7 White's
- 8 The Reform Club
- 9 Annabel's
- 10 Boodle's
- 11 IoD
- 12 Carlton Club
- 13 67 Pall Mall
- 14 Turf Club
- 15 Oxford & Cambridge Club
- 16 Oswald's
- 17 Maison Estelle

## OCCUPIERS

- 1 Apax Partners
- 2 Balyasny Asset Management
- 3 BP Global
- 4 Cheyne Capital Management
- 5 Crux Asset Management
- 6 Edmond De Rothschild
- 7 Rio Tinto
- 8 HSBC
- 9 Temasek
- 10 J O Hambro
- 11 Carlyle Group
- 12 TowerBrook Capital
- 13 Clayton Dubilier & Rice
- 14 Permira
- 15 Vision Capital
- 16 Eight Advisory
- 17 Putnam Investments
- 18 Rolex
- 19 Waverton Investment Management
- 20 Berry Bros. & Rudd



# ICONIC



## Perfectly placed

The finest restaurants. The most fashionable retailers. Theatres, museums, and iconic buildings that are renowned the world over. Everything you could ever want, or desire is just a short walk away from where you sit. A classic location. Dearly coveted. A place to belong. 45 Pall Mall doesn't just put you in the centre of London, this *is* London.

- 1 Claridge's
- 2 The Footman
- 3 Locket's
- 4 Piccadilly Circus
- 5 Royal Academy of Arts
- 6 Pall Mall
- 7 Burlington Arcade
- 8 45 Jermyn Street
- 9 Big Ben

# ADDRESS

# WORKING



## SIDE

### Thinking green

Step across the Mall and into St James's Park. Wander past Buckingham Palace into Green Park, or along Constitutional Hill to Hyde Park just a short walk away. Or simply spend a quiet moment admiring the Georgian façades of St James's Square across the street.

## PARK



With so many stunning parks, attractive squares, and tranquil green spaces for you to choose from, there is simply no better location for a leisurely lunchtime stroll or an early evening catch up with friends. At 45 Pall Mall, all of this is on your doorstep.

## Connected in every way

The heart of St James's. The West End on your doorstep. Piccadilly Circus and Mayfair just footsteps away. You're not just connected to the history of one of the city's most exclusive areas, from 45 Pall Mall you've got almost unlimited transport connections to the whole of London, and beyond.

### WALKING

Green Park



05

minutes

Piccadilly Circus



05

minutes

Charing Cross



07

minutes

### CYCLING

Waterloo



12

minutes

Victoria



14

minutes

Paddington



15

minutes

### TUBE

King's Cross



17

minutes

London Bridge



20

minutes

Bank



24

minutes

# THE BUILDING

Exterior

	USE	SQ FT	SQ M
ROOF	Terrace	1,195	111
07			
06			
05			
04			
03			
02	Office	<b>8,429</b>	<b>783</b>
01	Office	<b>8,416</b>	<b>782</b>
	Reception	936	87
G	Bike store	334	31
LG	End of journey facilities	1,012	94



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Lobby

## An icon reimaged

Over 16,000 sq ft of flexible and exceptional office space over two contiguous floors in the elegant and exclusive heart of historic St James's.

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### Meticulously designed

Every detail has been carefully considered and meticulously designed to make you feel relaxed and refreshed throughout the day. Brand-new boutique changing rooms. A luxury towel service. Ample and secure lockers. Easy access cycle storage. A stylish new coffee bar and reception, with concierge. All included. All exceptional.



Lobby

# A BRAND NEW VIEW

## See things differently

Pause. Reflect. Be inspired by London's iconic skyline from the new stylishly designed terrace. Nestled high up in the rooftops of historic St James's, looking out over the trees of St James's Park, you'll experience the city from a fresh new perspective.

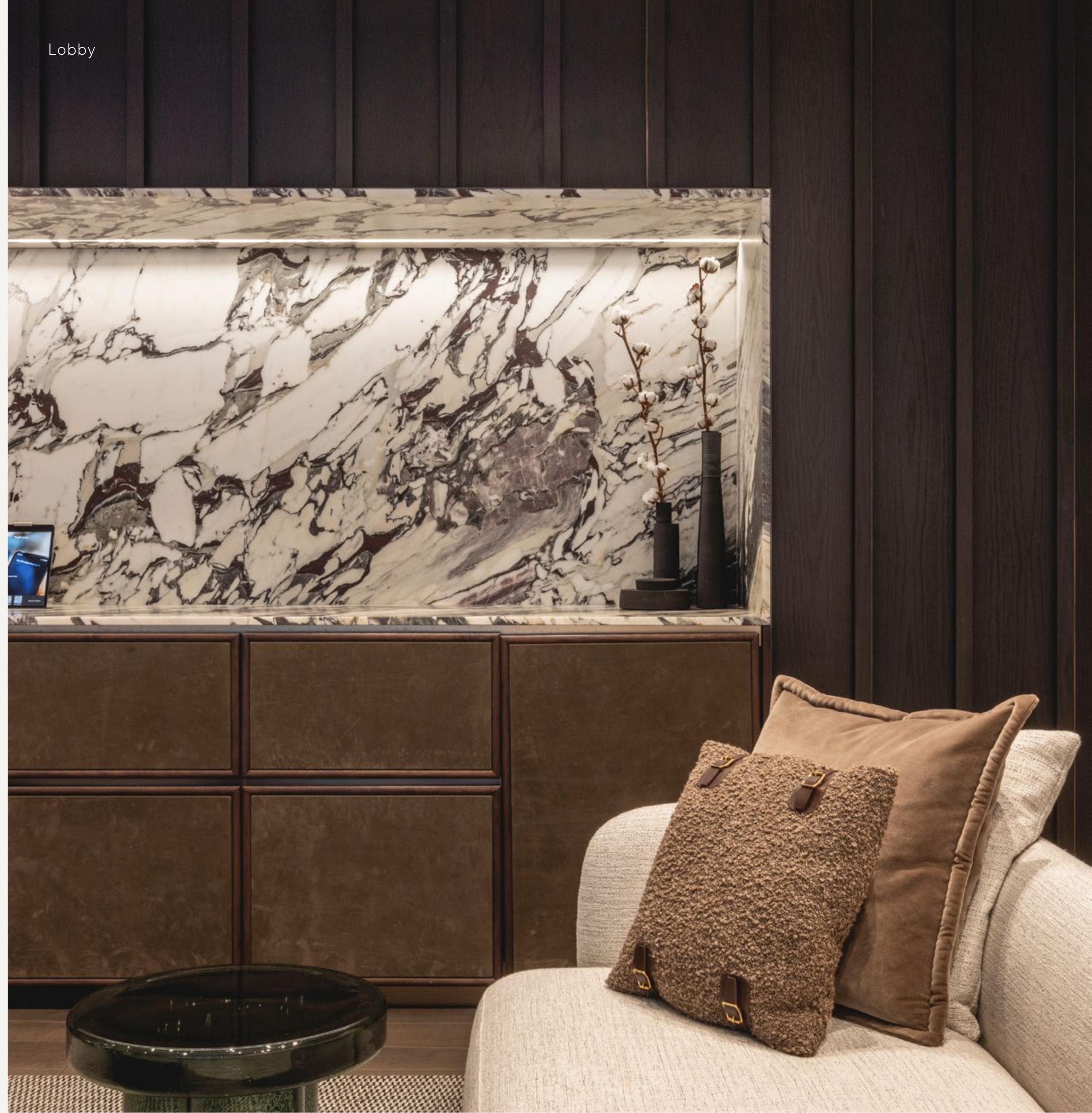
Terrace



Lobby



Lobby







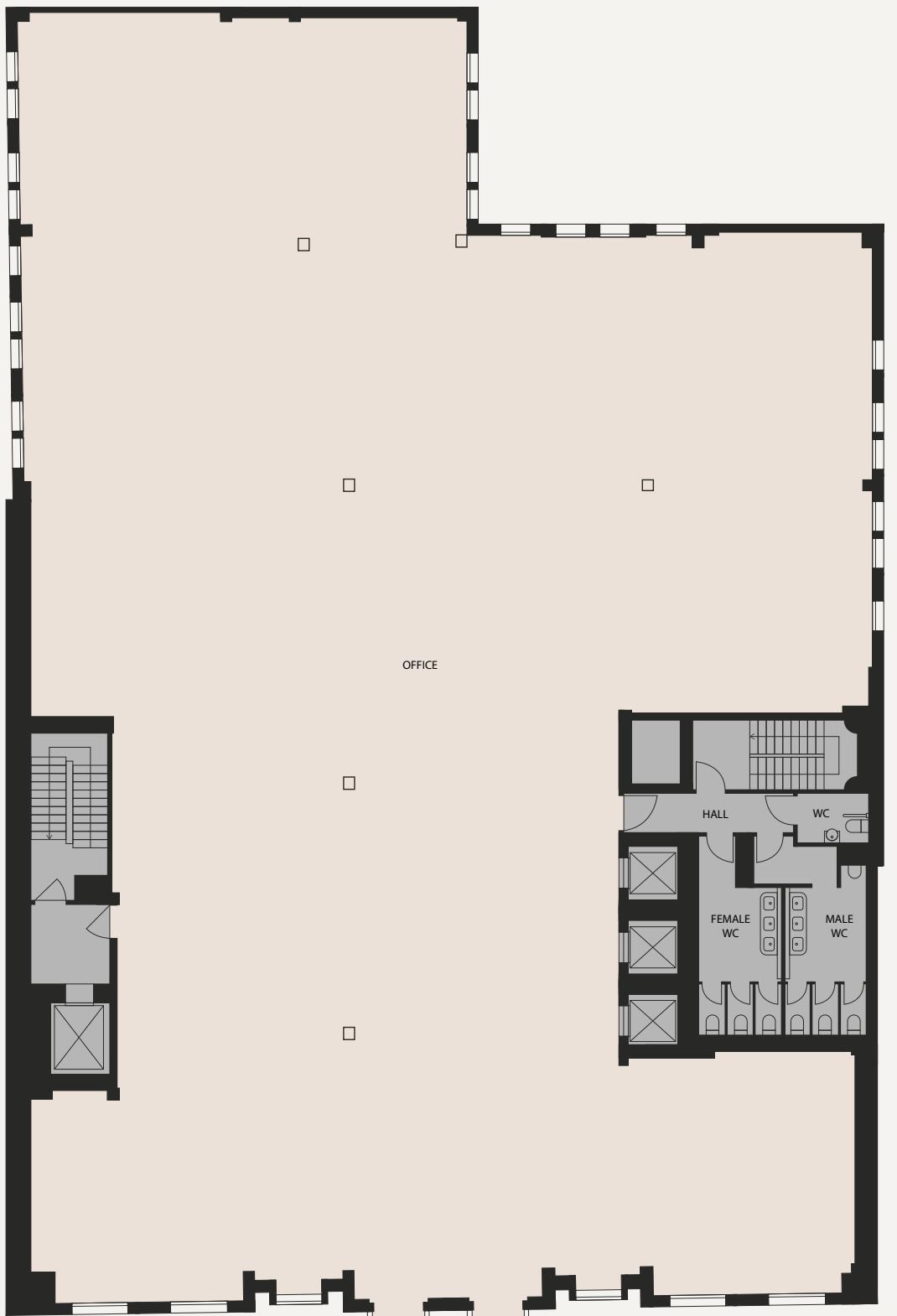






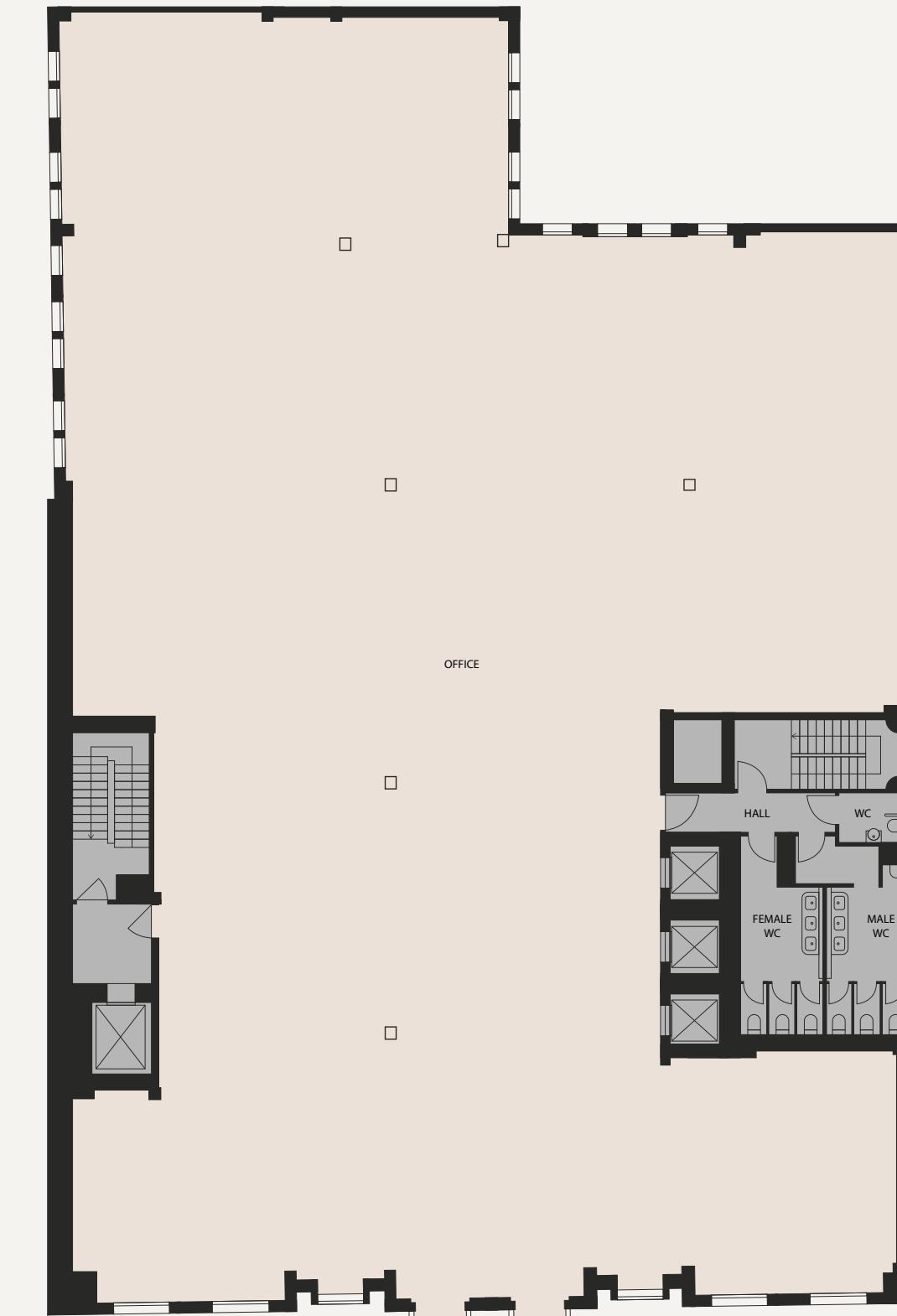
# FLOOR PLANS

Level one



**Office**  
8,416 SQ FT

Level two



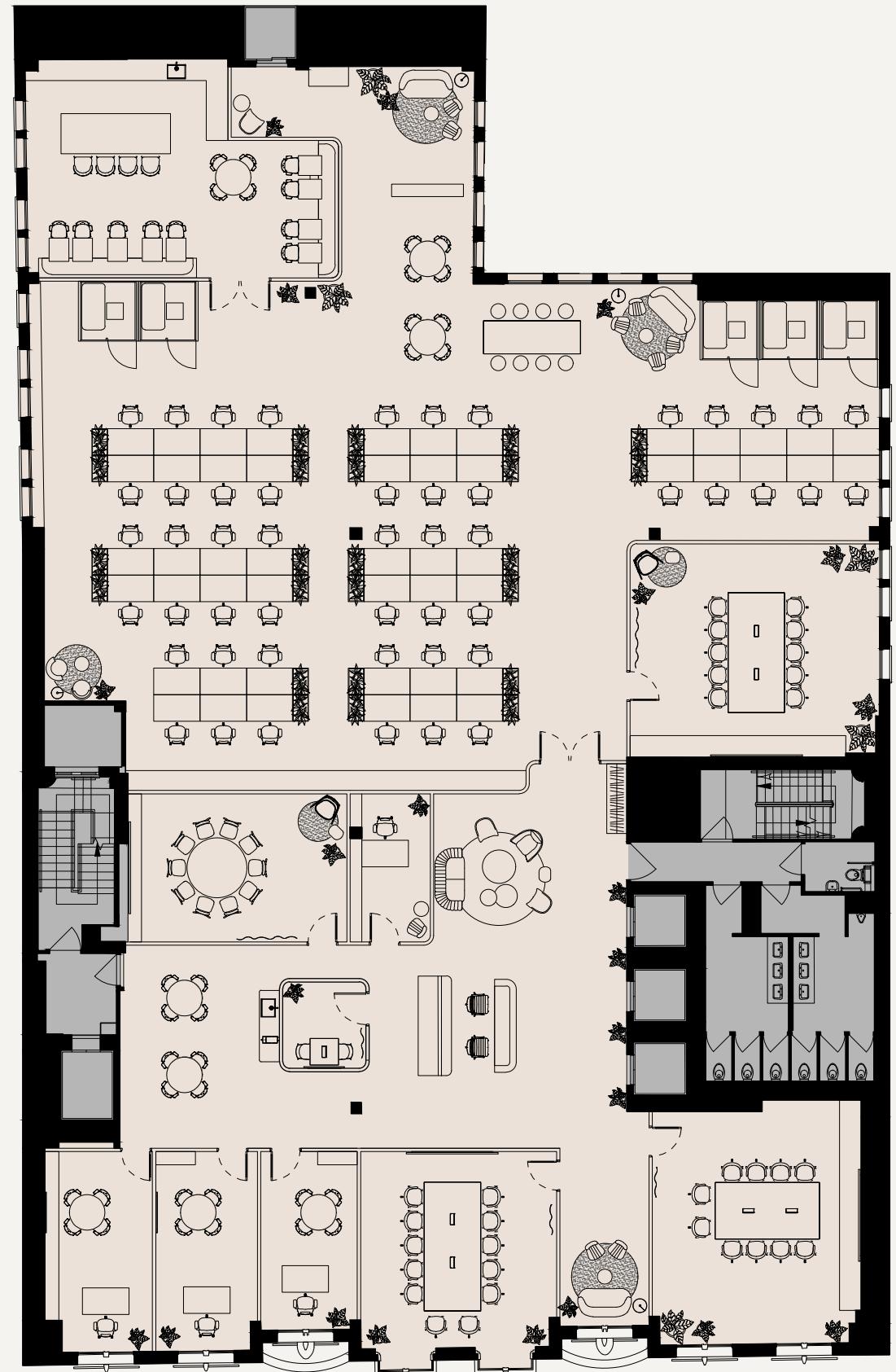
**Office**  
8,429 SQ FT



# SPACE PLANS

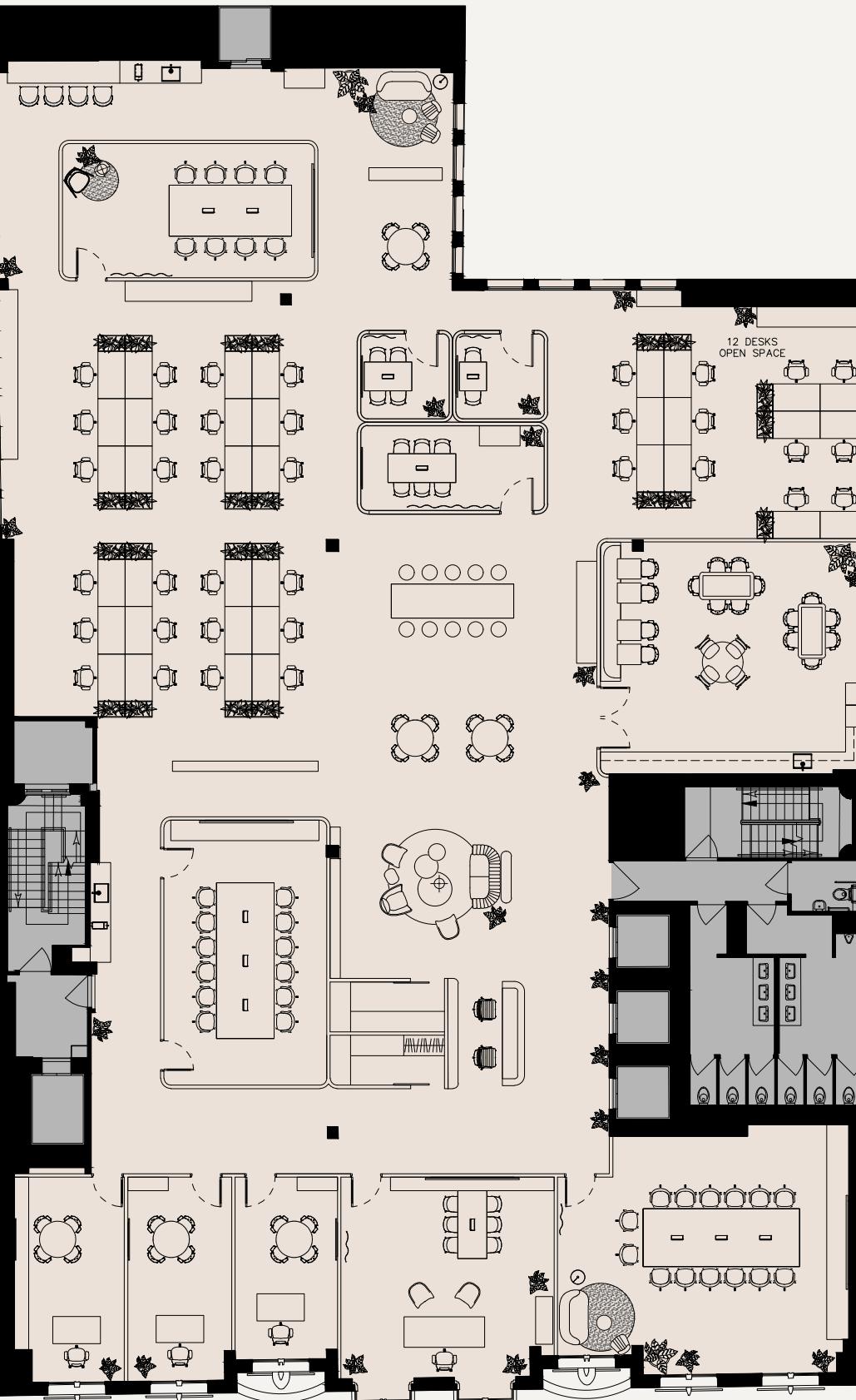
N  
OFFICE  
CORE

Option one – Hybrid



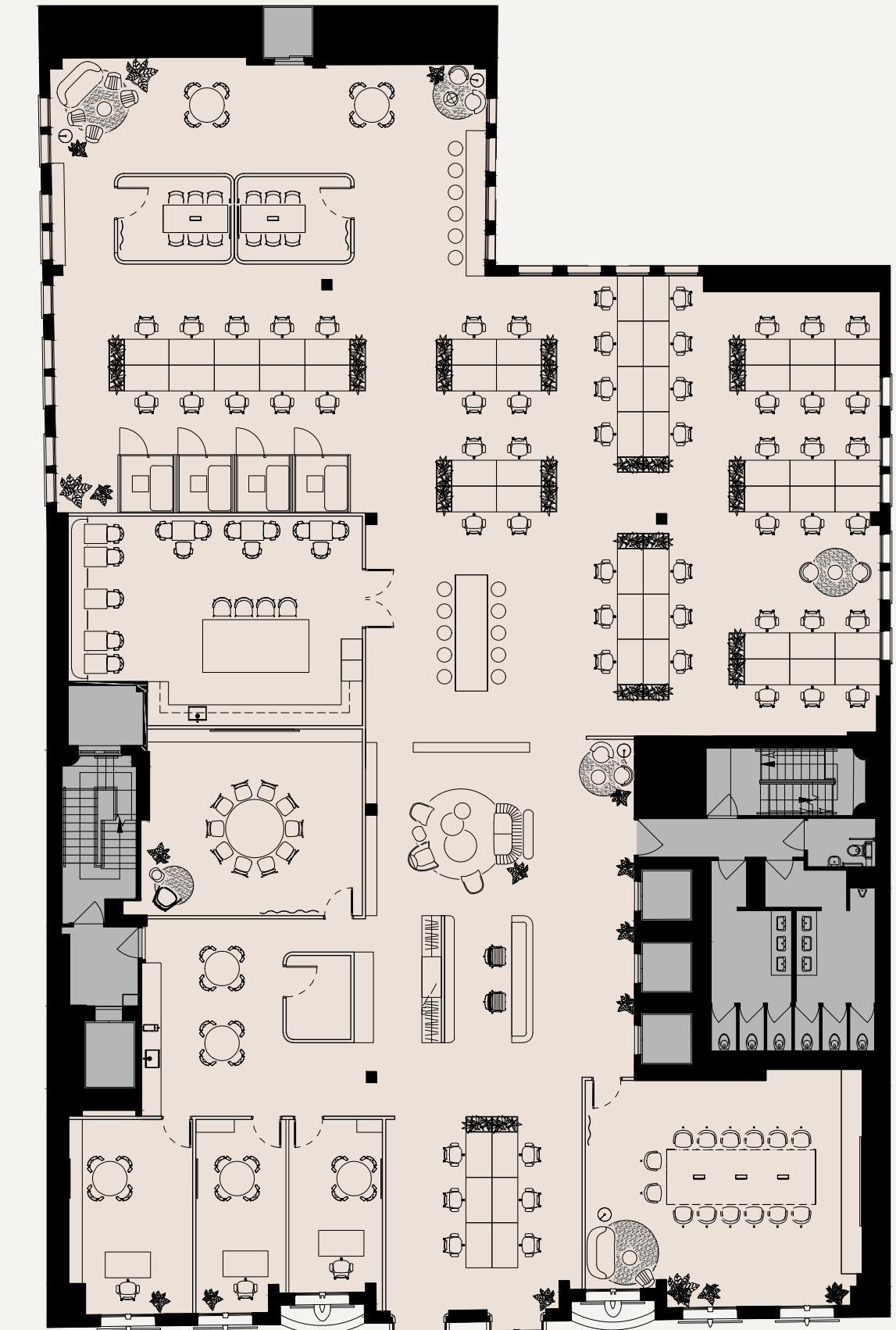
Desk positions:	54	Quiet / Zoom rooms:	3
Meeting rooms:	3	Flexible working positions:	6
Private offices:	5		

Option two – Cellular



Desk positions:	36	Quiet / Zoom rooms:	3
Meeting rooms:	4	Flexible working positions:	6
Private offices:	8		

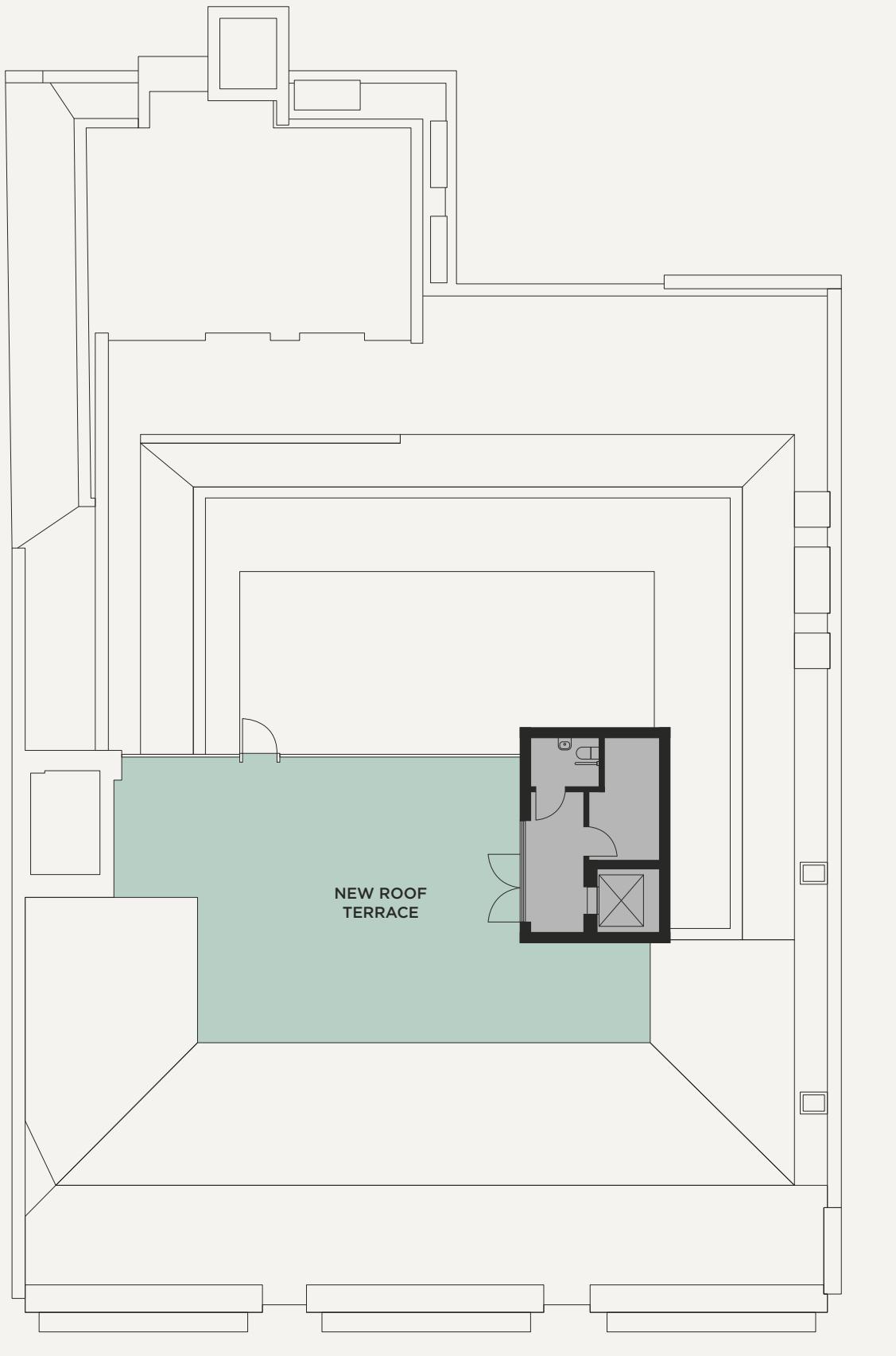
Option three – Open plan



Desk positions:	81	Quiet / Zoom rooms:	5
Meeting rooms:	4	Flexible working positions:	6
Private offices:	0		

# FLOOR PLANS

## Terrace



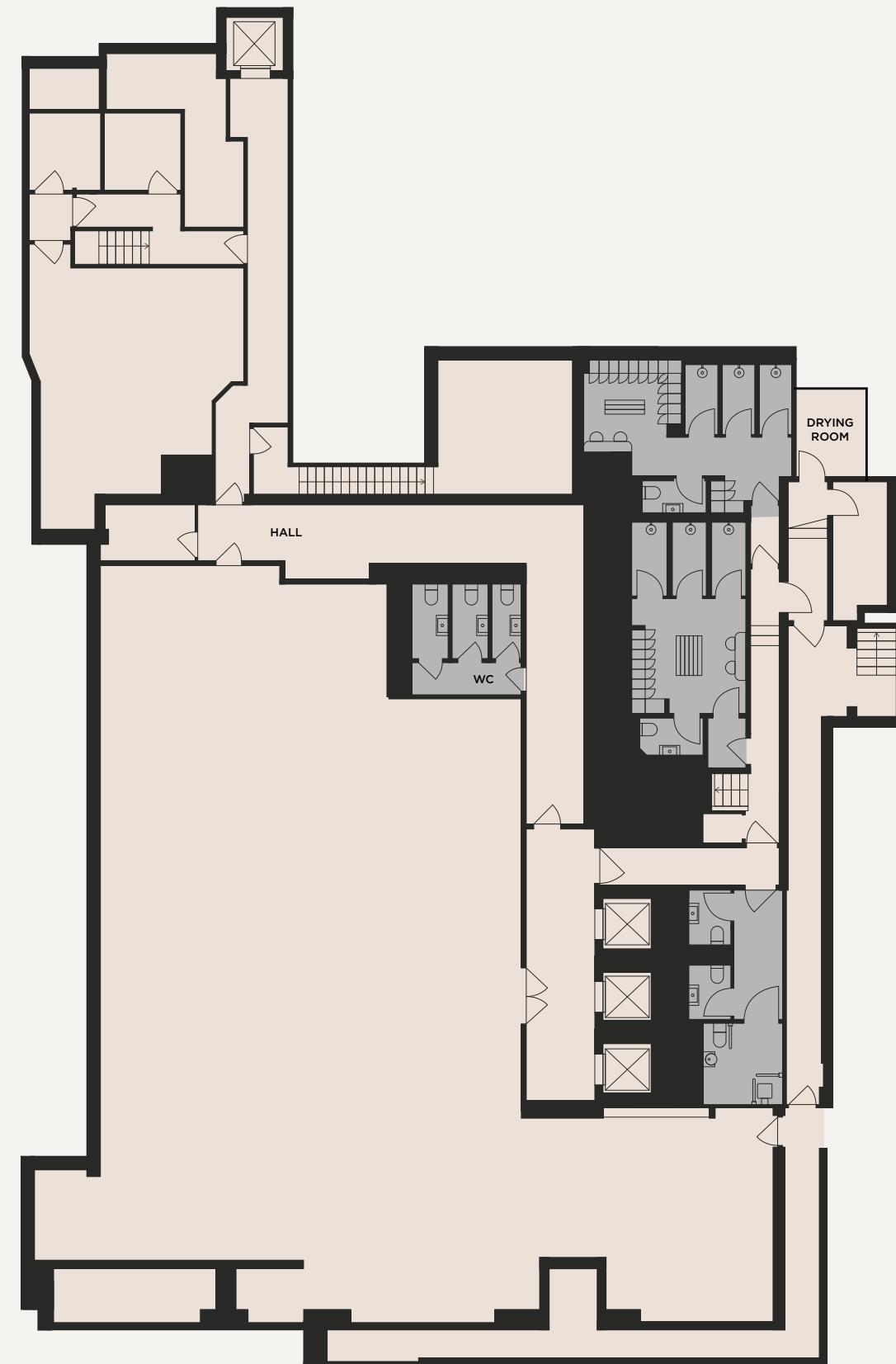
**Terrace**  
1,195 SQ FT

N  
● TERRACE  
● CORE



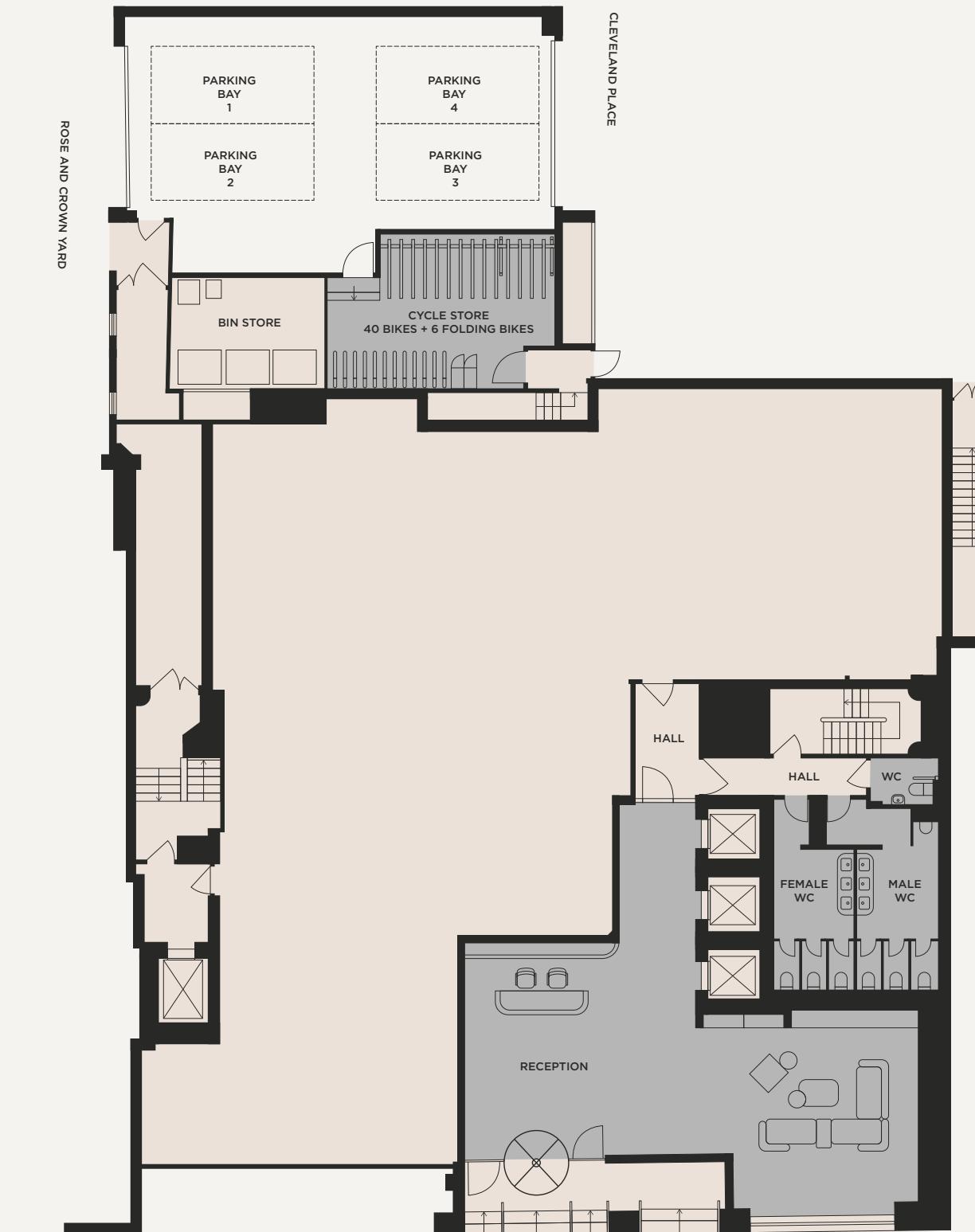
# FLOOR PLANS

## Lower ground



**End of journey facilities**  
1,012 SQ FT

## Ground



**Bike store**  
334 SQ FT      **Reception**  
936 SQ FT      **Facilities**  
377 SQ FT



# SPECIFICATION

## ‘Cat A’

both floors fully refurbished floors to high Cat A standard

## ‘Excellent’

targeting BREEAM rating

# 8<sup>th</sup>

floor roof terrace with kitchen facility

# 7

communal showers

## VRF

new VRF air conditioning

# 3,477

sq ft of amenity space across the building

# 2.65m

maximum finished floor-to-ceiling height

# 46

bicycle parking spaces

# GET IN TOUCH

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