



2,889 sq ft of fully fitted contemporary office space
available now



DISTINCT DESIGN

Behind the traditional Grade II listed facade, the 4th floor of 123 Pall Mall has a new contemporary fit out, offering 2,889 sq ft of high-quality workspace. Accessed through the remodelled reception, the available space provides meeting rooms, open plan desking, breakout areas and a kitchen. Throughout, the building offers VRV air conditioning, LED lighting, passenger lifts and accessible end of journey facilities.



Building reception



Building exterior



4th floor arrival area

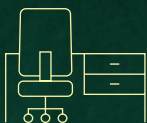


4th floor kitchen & dining area



4th floor office

SPECIFICATION



Fitted CAT A+ suite



Remodelled reception to include waiting area



New VRV air conditioning throughout



LED lighting



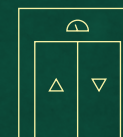
Unisex superloos on each floor



DDA accessible WCs



Raised 150mm floors throughout



Two passenger lifts



Basement cycle storage with dedicated lift access



Showers plus two DDA showers



Lockers / changing room



WC facilities



4th floor meeting room



4th floor kitchen & dining area

4TH FLOOR PLAN

2,889 sq ft / 268.4 sq m

- 24x Workstations
- 1x 10-person meeting room
- 1x 6-person meeting room
- 1x Teapoint
- 3x Breakout areas
- 1x Arrival area
- 1x Comms/store room
- 2x Quiet pods
- 1x Print area

- Office
- Core
- Arrival area
- Meeting rooms/quiet pods
- Kitchen & dining area





45 Jermyn St



Franco's

RENOWNED LOCATION

123 Pall Mall is prominently situated in St. James's, offering easy access to an abundance of retail shops, restaurants, hotels, galleries, bars, and cafes. For green spaces, the location is unbeatable, with The Green Park, St. James's Park and Square just moments away. The property is very well connected, with Charing Cross and Piccadilly Circus nearby, offering Underground and National Rail services.



Piccadilly Arcade



St James's Square



Fortnum & Mason



Royal Automobile Club



TRANSPORT

Northern, Piccadilly and Bakerloo lines
all within a 5 min walk.



OXFORD CIRCUS

8 MINS



WATERLOO

11 MINS



EUSTON

14 MINS



KING'S CROSS ST. PANCRAS

15 MINS



FARRINGDON

17 MINS



PADDINGTON

20 MINS

*times calculated according to Google





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