

11

PALL MALL

12

ST JAMES'S

ONLY 2 FLOORS REMAINING
WALK THIS WAY...

...TO AN EXCEPTIONAL WORKSPACE

Retaining the neo-classical façade, Threefold Architects have refreshed and reinvigorated 11-12 Pall Mall for the 21st century.

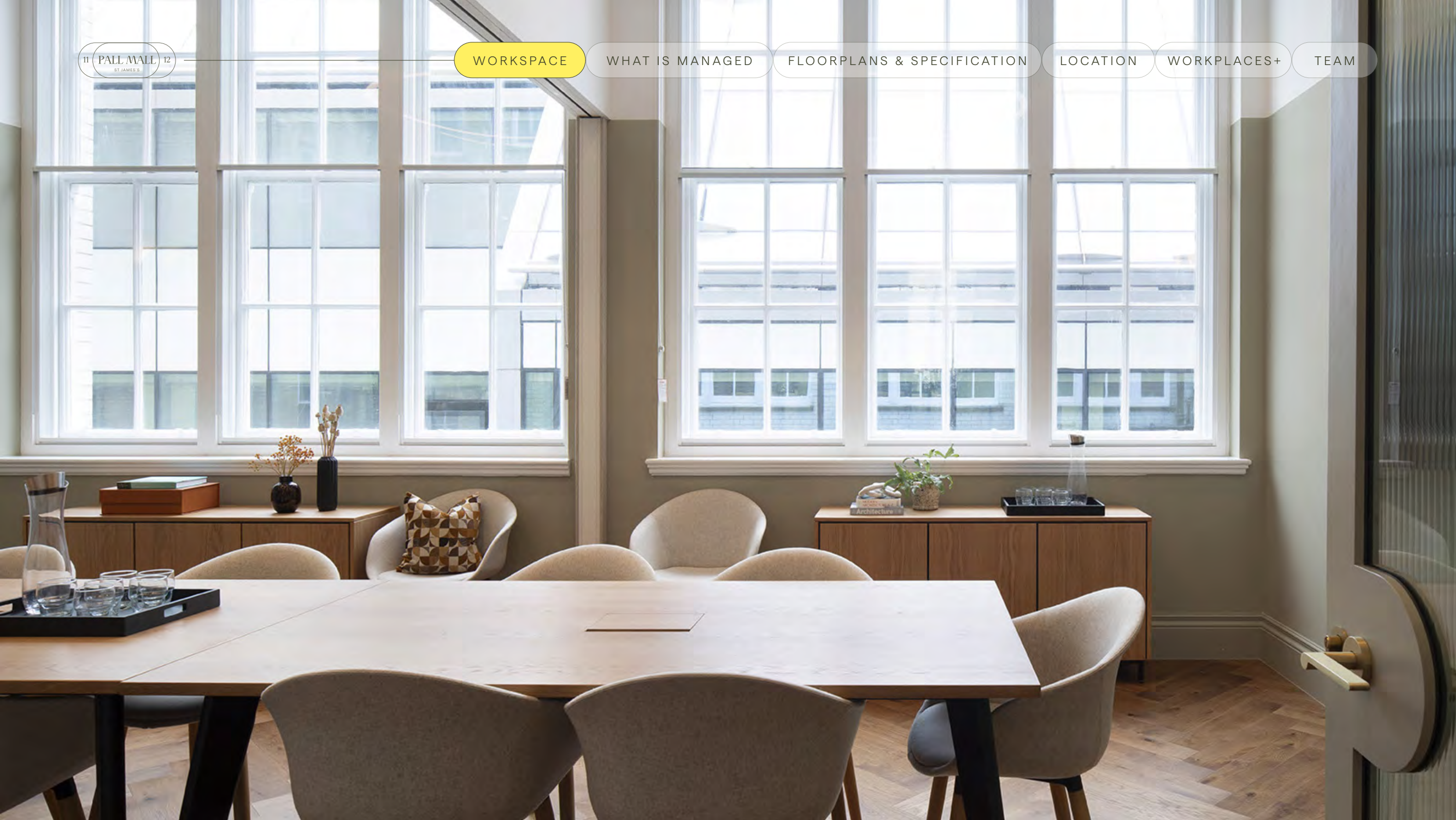
The space offers 5 floors of "ready to go" managed workspaces with a new communal roof terrace and enhanced end of journey facilities.





WALK IN. READY TO GO.









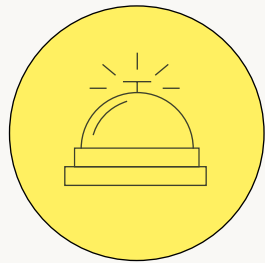
WHAT IS MANAGED?



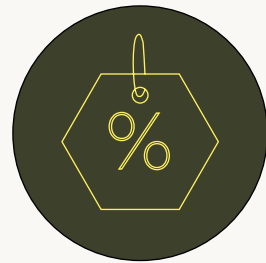
FULLY INCLUSIVE RENT
All occupational costs included.



SIMPLE FLEXIBLE LEASE
Short-form and short-term agreements.



COMMUNITY MANAGER
Here to help with all your day to day needs.



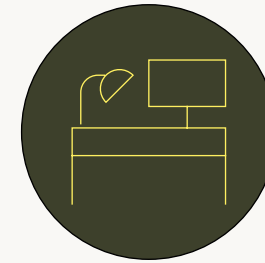
EXCLUSIVE DISCOUNTS
On meeting rooms, event spaces and roof terraces across our amenity spaces.



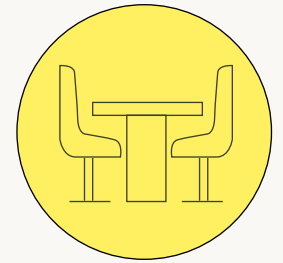
RENT
FULLY INCLUSIVE

LEASE
MINIMUM 12 MONTHS

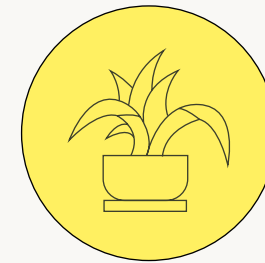
SUPPORT
DEDICATED COMMUNITY MANAGER



PRIVATE OFFICE
Your own entrance, kitchenette, open plan desks, meeting rooms, offices and storage.



MEETING ROOMS
AV enabled private meeting rooms.



BEAUTIFULLY DESIGNED WORKSPACES
Perfect for focused and collaborative work.



PLUG AND PLAY
Ready from day one, with internet, crockery and cutlery included so you don't have to worry about anything.

SCHEDULE OF AREAS

| FLOOR | SQ FT | SQ M | AVAILABILITY |
|--------------|--------------|--------------|--------------|
| FIFTH | 507 | 47.1 | LET |
| FOURTH | 1,128 | 104.8 | AVAILABLE |
| THIRD | 1,200 | 111.4 | AVAILABLE |
| SECOND | 1,136 | 105.5 | LET |
| FIRST | 1,196 | 111.1 | LET |
| TOTAL | 2,328 | 216.2 | - |



THIRD FLOOR

1,200 SQ FT

111.4 SQ M

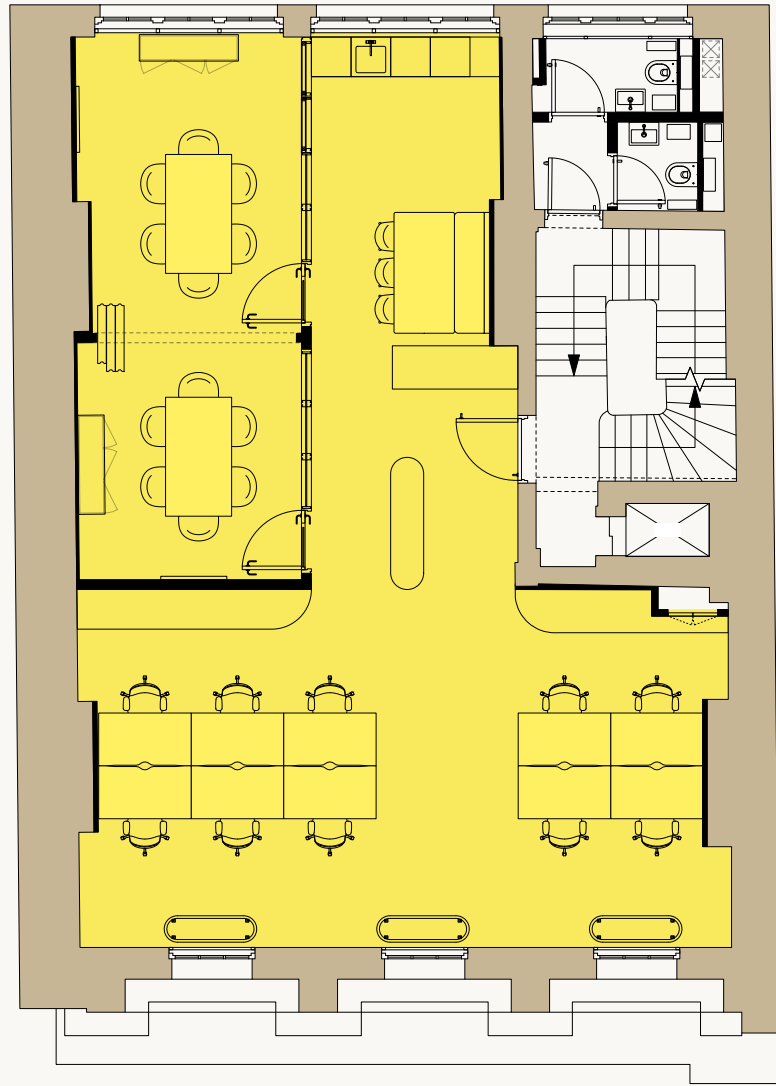
10 Fixed desks, maximum capacity

2 x 6 Person meeting rooms

Kitchenette

Dining/collaboration area

Storage



PALL MALL



FOURTH FLOOR

1,128 SQ FT

104.8 SQ M

14 Fixed desks, maximum capacity

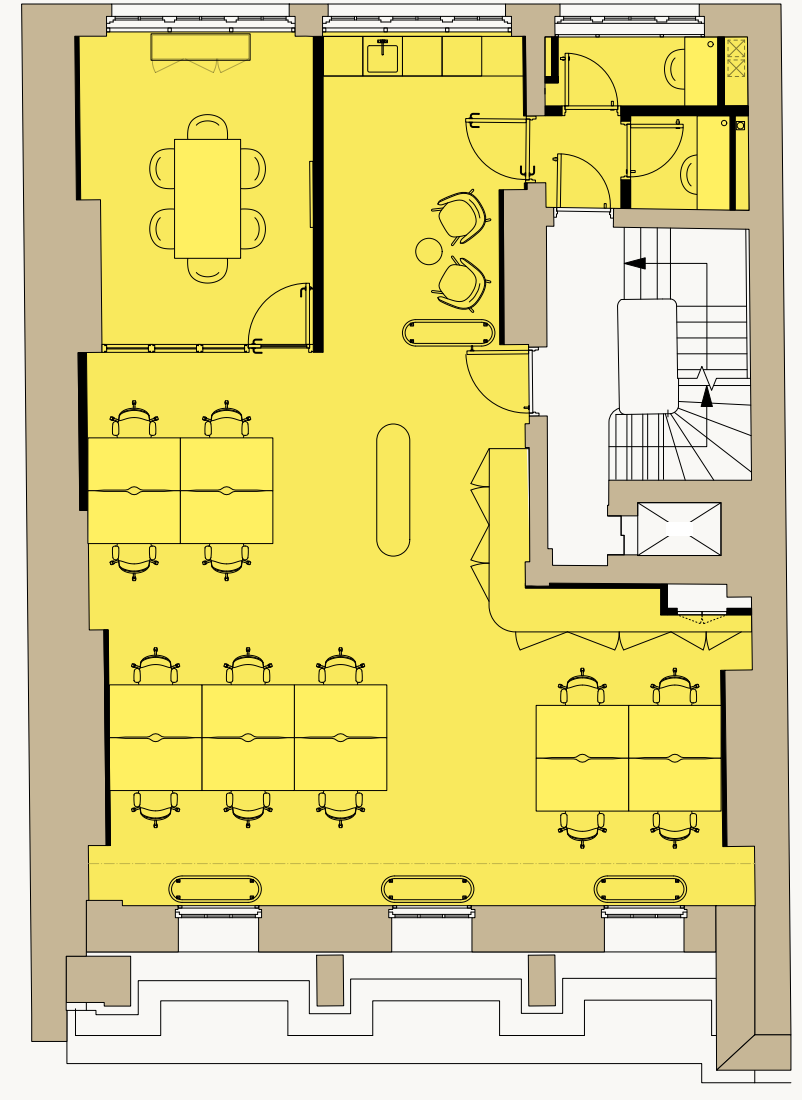
6 Person meeting room

2 Call booths

Kitchenette

Dining/collaboration area

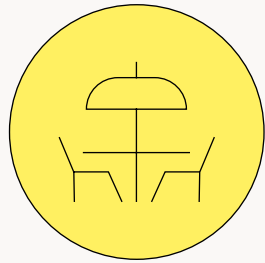
Storage



PALL MALL



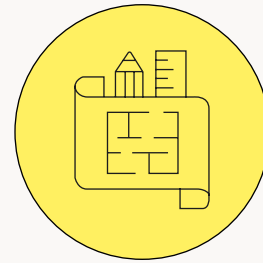
ENHANCED BUILDING AMENITIES AND SPECIFICATION



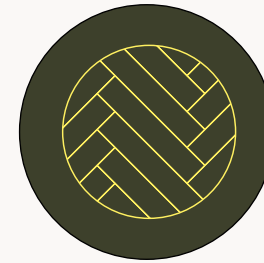
COMMUNAL ROOF
TERRACE ON 5TH
FLOOR



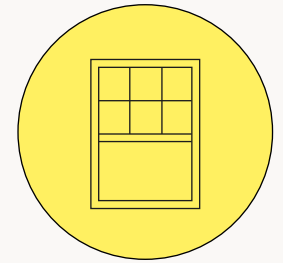
BESPOKE FURNITURE
AND JOINERY



ARCHITECT-DESIGNED
INTERIORS



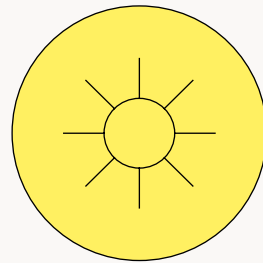
SOLID WOOD
PARQUET FLOORING



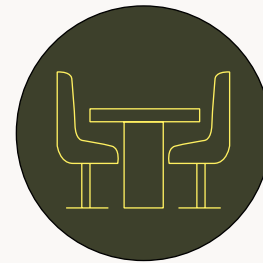
FEATURE WOODEN
SASH WINDOWS



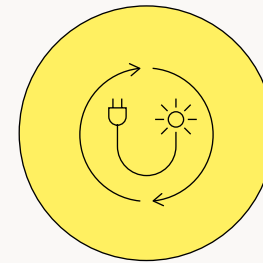
CYCLE RACKS AND
SHOWERS



EXCELLENT NATURAL LIGHT
FROM TWO ELEVATIONS



COMMUNAL 10 PERSON
MEETING ROOM



EPC B

STRUT • WANDER • STROLL • WALK



• MARCH • STRIDE • MEANDER • SA

A SHORT WALK CONNECTS YOU TO THE CITY AND BEYOND

PICCADILLY CIRCUS

3 MIN WALK



GREEN PARK

8 MIN WALK



LEICESTER SQUARE

10 MIN WALK



CHARING CROSS

10 MIN WALK



VICTORIA

25 MIN WALK



WATERLOO

28 MIN WALK



ST JAMES'S



TOBA - ST JAMES'S MARKET | EVENTS IN ST JAMES'S | JERMYN STREET

SABOR - HEDDON STREET

FLORIS - JERMYN STREET | LUCA FALONI- PICCADILLY

DELIVERING MORE THAN JUST OFFICE SPACE

INTRODUCING WORKPLACES+ BY THE CROWN ESTATE



Workplaces+ Benefits

- Access to The Crown Estates clubhouse, No.6 Babmaes Street, with bookable meeting rooms and communal lounge space
- Access to fitness and wellbeing classes, talks and networking events
- Exclusive discounts for bookable meeting rooms
- 24/7 security and maintenance support
- Exclusive discounts for internal and external event spaces
- Bespoke perks and discounts around the portfolio





No. 6 Babmaes Street is a venue offering a multi-functional hybrid of amenities including meeting rooms, phone booths, open plan workspace, event space and a roof terrace.



ACCESS TO EXCLUSIVE BUSINESS AMENITIES – ONLY 5 MINUTES WALK AWAY

As part of 11-12 Pall Mall, you will have access to The Crown Estate's Workplace portfolio including No. 6 Babmaes Street and the option to use the amenities it offers.

[CLICK HERE TO LEARN MORE
ABOUT NO 6 BABMAES STREET](#)



THE CROWN ESTATE

With a 10 million square foot portfolio across Regent Street and St James's, The Crown Estate is one of the West End's largest property owners, curating top-tier retail, dining, lifestyle, and office spaces.

A £16 billion portfolio includes rural land, urban centres and the seabed around England, Wales and Northern Ireland.

We aim to balance the short-term and long-term, generating profit today while creating value for future generations. We support nature recovery, the energy transition and the nation's road to net zero. We help to create inclusive communities and support economic growth and productivity, delivering in excess of £4 billion over the last 10 years to the treasury.

FOR ENQUIRIES – WALK THIS WAY



Dan Brown
07710 249 297
dan.brown@workthere.com

Tom Leahy
07955 147 734
tom.leahy@workthere.com

Mia Boughen
07974 497 467
mia.boughen@workthere.com



George Walker
07783 770 849
george.walker@thecrownestate.co.uk

Alka Jotangia
07826 946 336
alka.jotangia@thecrownestate.co.uk



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