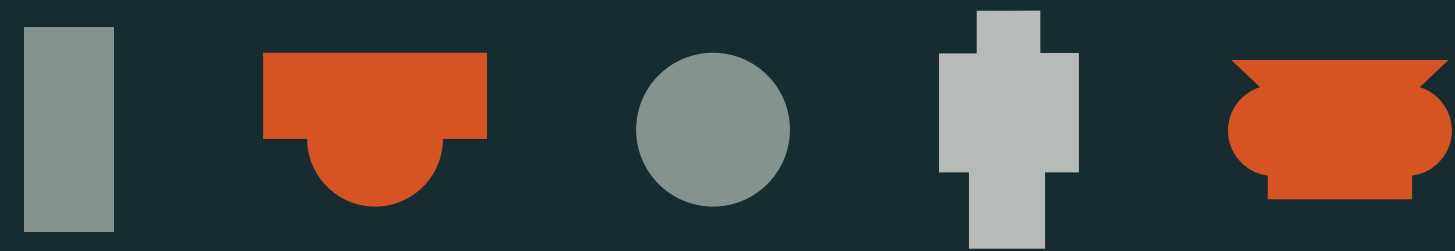


# Fifty Five

Pall Mall • St James's





*The shape of buildings to come*

**34,600 sq ft**

of exceptional new office space  
in the heart of St James's



Entrance – COI for illustrative purposes only



[The Building](#)

[Accommodation](#)

[Sustainability](#)

[Health & Wellbeing](#)

**FiftyFive**

[Location](#)

[Connectivity](#)

[Specification](#)

[Contact](#)

Reception – CGI for illustrative purposes only



**FiftyFive**

Pall Mall

- 7 Greenfield Events
- 6 Cap Craft
- 5 Prospero London
- 4 Prospex Finance
- 3 Skyliner Solutions
- 2 Optimum Capital
- 1 Cobalt Investment



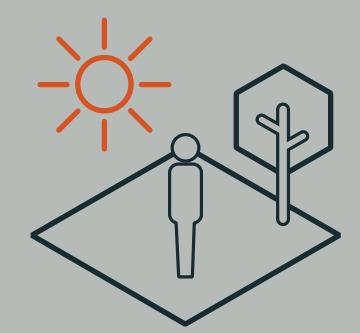


# A building with its roots in the trees

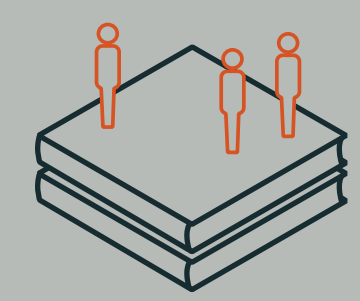


Unikuva Photos: @Puurakentajat Group Oy | Developer: Varma

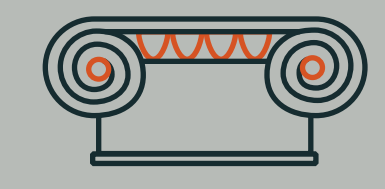
# The Building



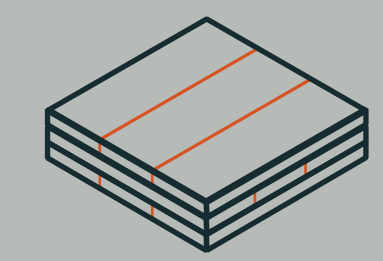
Terraces at 5th, 6th, and 7th floors



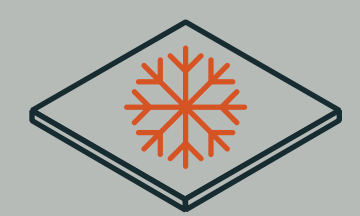
'The Library'  
Flexible event space



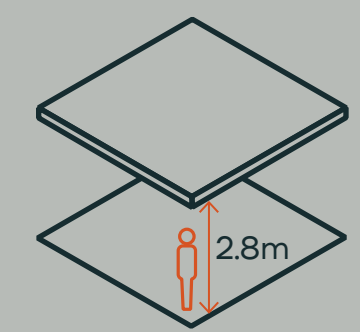
New building behind  
retained historic facade



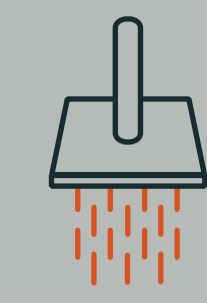
Cross laminated  
timber (CLT) floor slabs



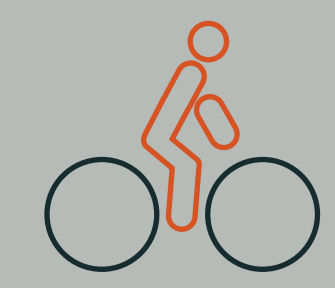
Clean soffits from  
chilled ceiling system



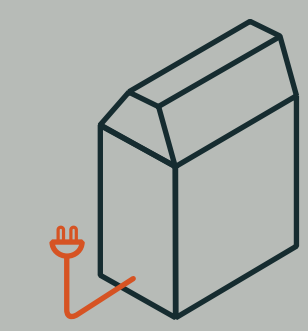
Minimum floor to ceiling  
heights of 2.8m



11 showers and  
96 lockers



99 cycle spaces



Fully electric building



Targeting  
EPC A



Platinum

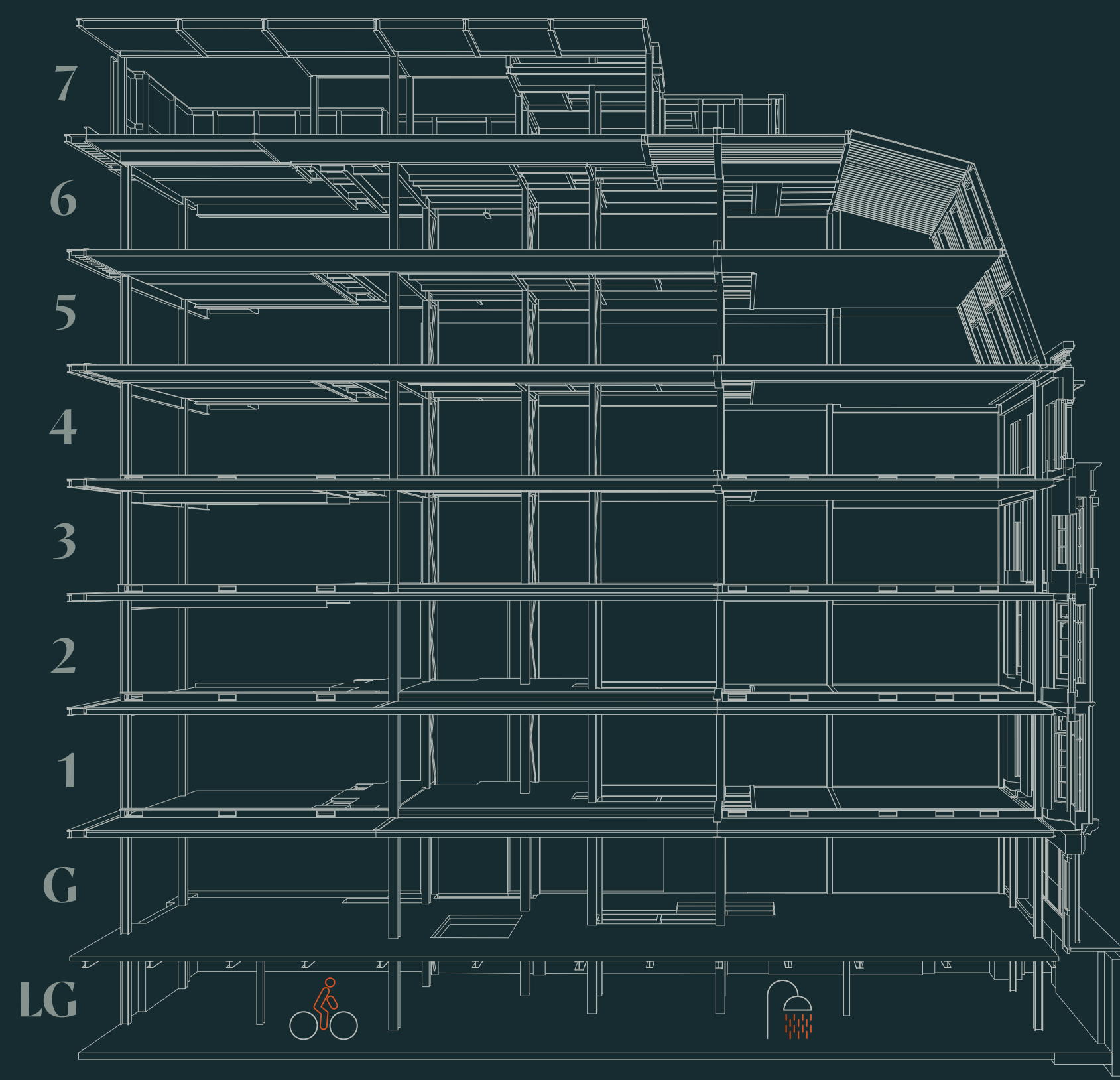


Targeting  
Outstanding

# Floors

Floor	Office sq ft (NIA)	sq m (NIA)	Terrace sq ft (NIA)	sq m (NIA)
Seven	1,213	113	527	49
Six	3,098	288	958	89
Five	4,518	420	646	60
Four	5,592	520	—	—
Three	5,920	550	—	—
Two	6,166	573	—	—
One	6,153	572	—	—
Ground (Reception/library)	1,992	185	—	—
<b>Total (Office)</b>	<b>34,652*</b>	<b>3,219</b>	<b>2,131</b>	<b>198</b>
Ground (Crown Passage Retail)	2,837	264	—	—

*\*Includes reception/library  
Areas based on Plowman Craven Area Measurement Report (July 2024)*



Third floor – CGI for illustrative purposes only



# Ground Floor



- Reception
- Retail
- Core



Pall Mall

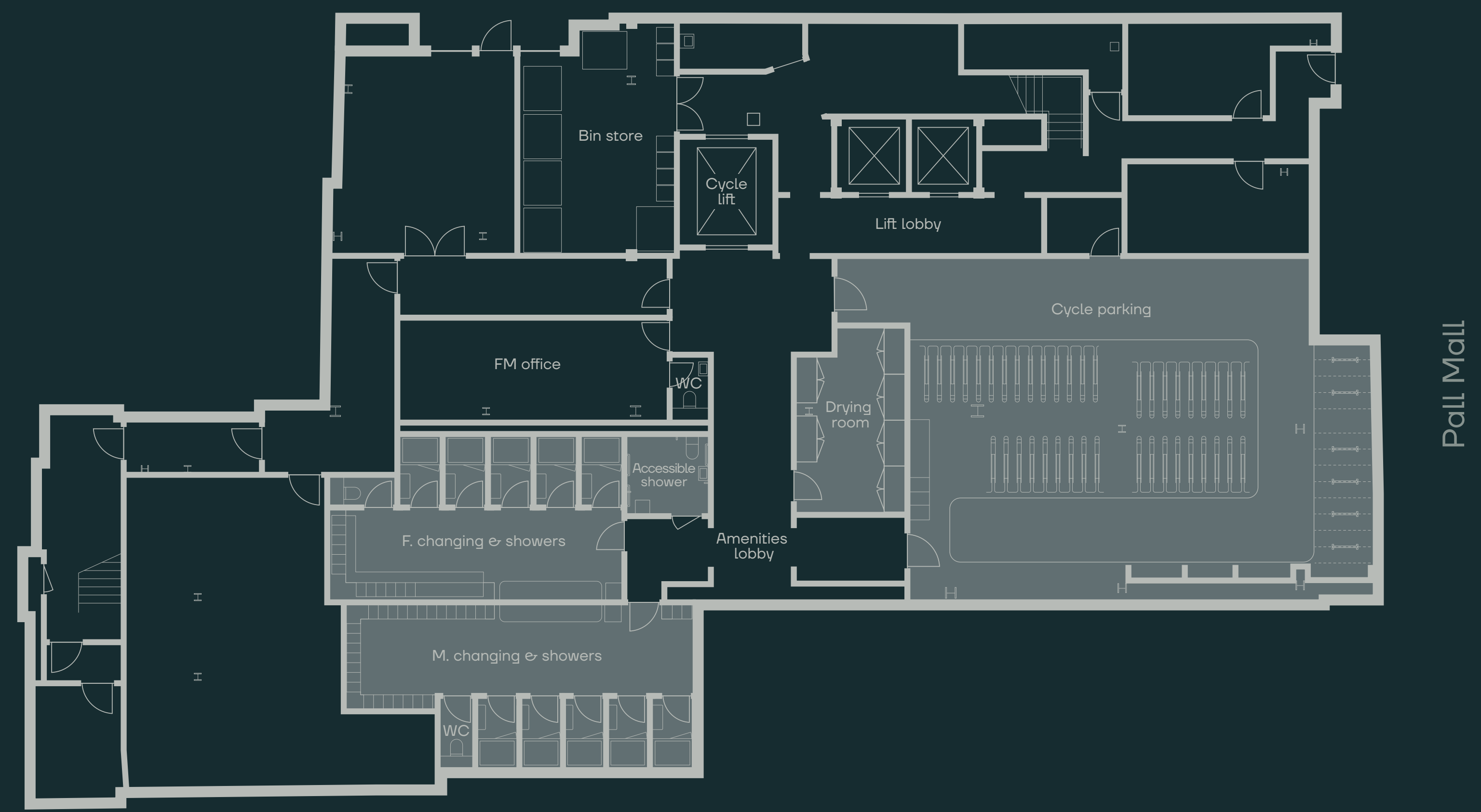
Crown Passage

\*Plans subject to final measurement upon completion

# Lower Ground Floor



- Occupier amenities
- Core/Plant



Crown Passage

Pall Mall

\*Plans subject to final measurement upon completion

# Typical Floor (1st - 4th)

5,592-6,153 sq ft | 520-572 sq m



- Office
- Core



Crown Passage

Pall Mall

\*Plans subject to final measurement upon completion

# Fifth Floor

4,518 sq ft | 420 sq m  
646 sq ft | 60 sq m terrace



- Office
- Core
- Terrace



Crown Passage

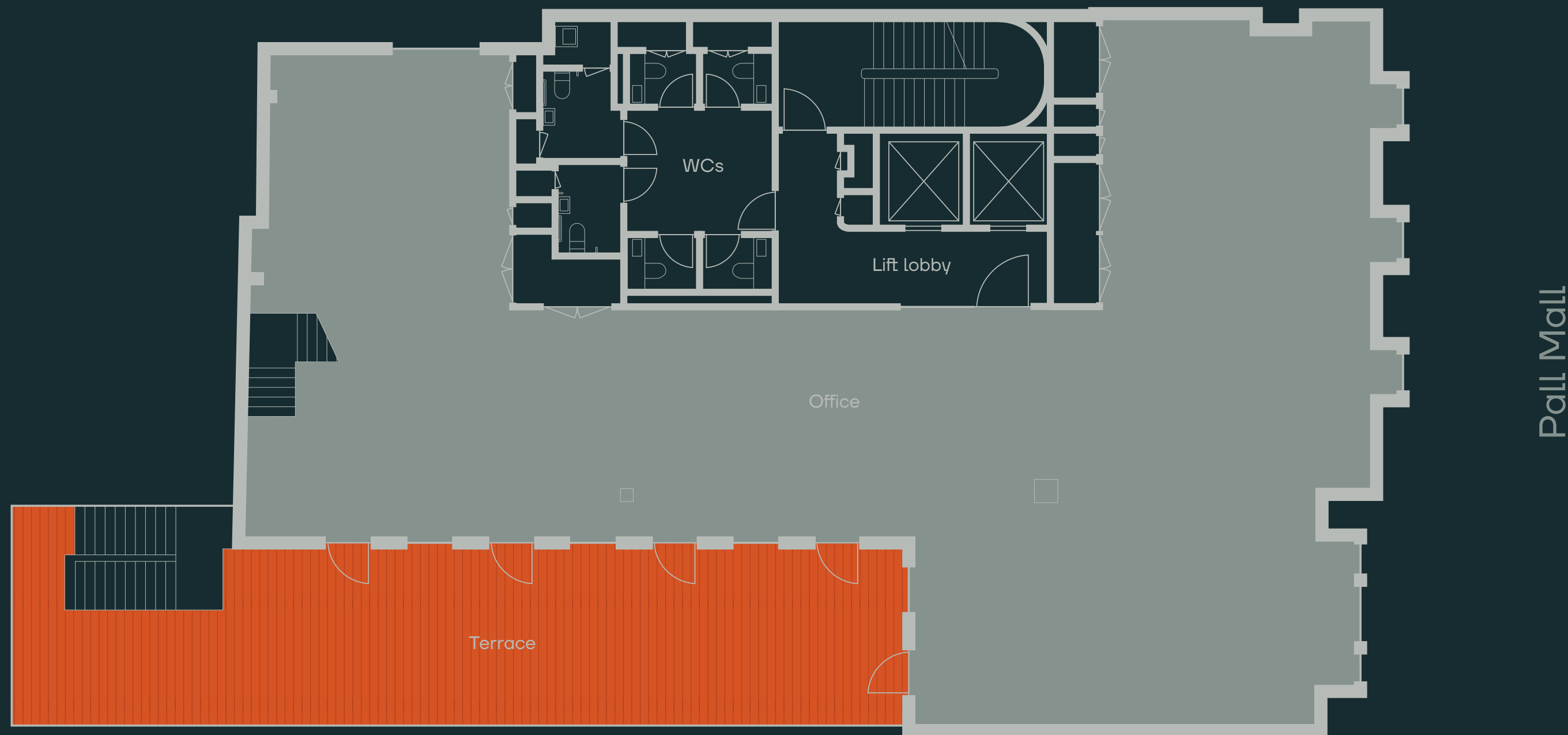
\*Plans subject to final measurement upon completion

# Sixth Floor

3,098 sq ft | 288 sq m  
958 sq ft | 89 sq m terrace



- Office
- Core
- Terrace



Crown Passage

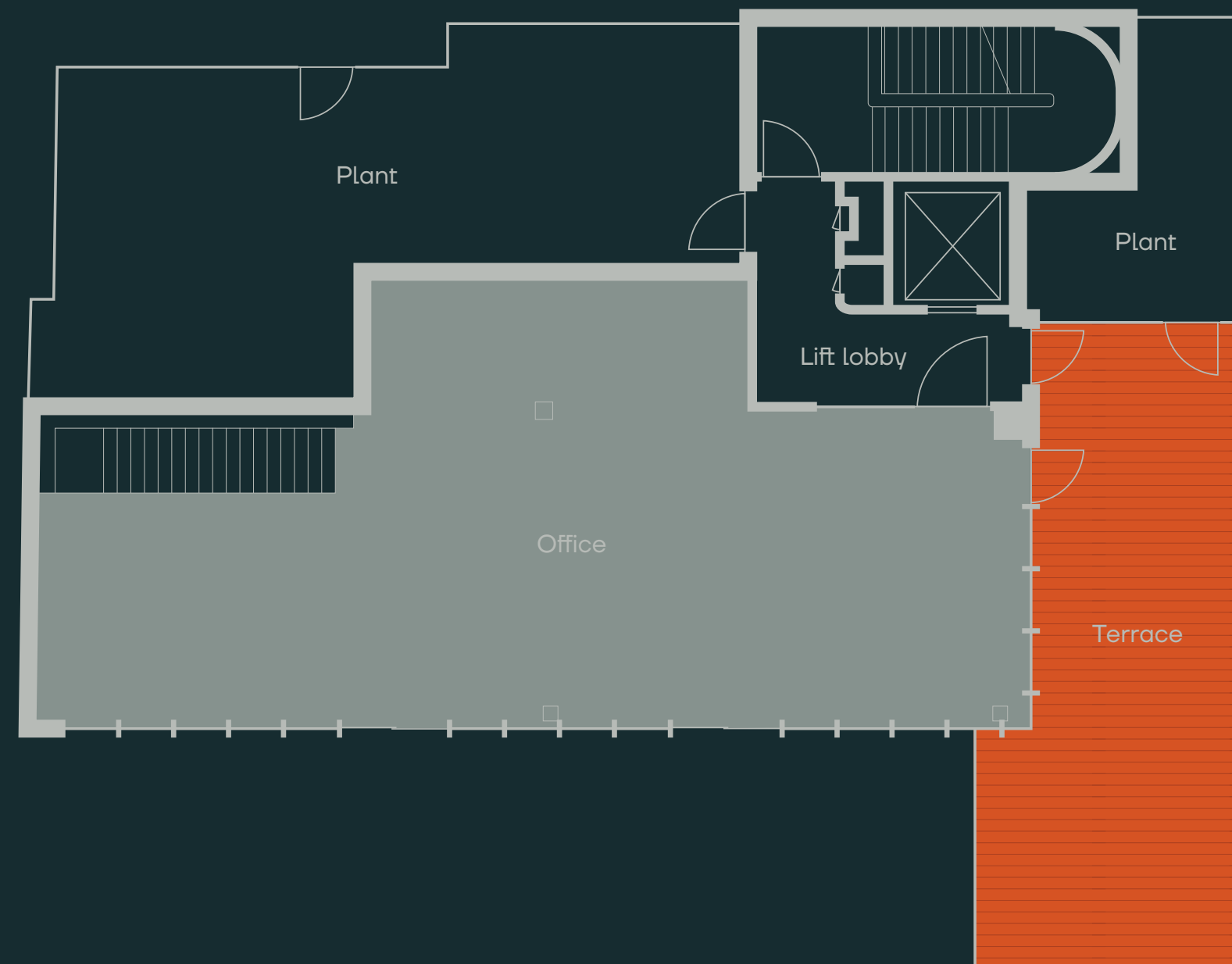
\*Plans subject to final measurement upon completion

# Seventh Floor

1,213 sq ft | 113 sq m  
527 sq ft | 49 sq m terrace



- Office
- Core
- Terrace



Pall Mall

Crown Passage

\*Plans subject to final measurement upon completion



Seventh floor – CGI for illustrative purposes only



# Sustainable by Design

Fifty Five Pall Mall has been meticulously designed to have a low environmental impact, embrace circular economy principles, and deliver a wealth of sustainable features:

- › Cross Laminated Timber floor slabs
- › Original basement retained
- › All electric building
- › Air source heat pumps
- › Renewable energy via PV panels
- › Rainwater harvesting system for WC flushing and planter irrigation
- › Sustainable drainage and surface water retention through blue roof system
- › Biodiverse roof with wildflower mat
- › Native species in terrace planters

**BREEAM®**

Targeting  
Outstanding



Targeting  
EPC A

**RIBA**

RIBA 2030 Climate Challenge  
Surpassing 2025 Target

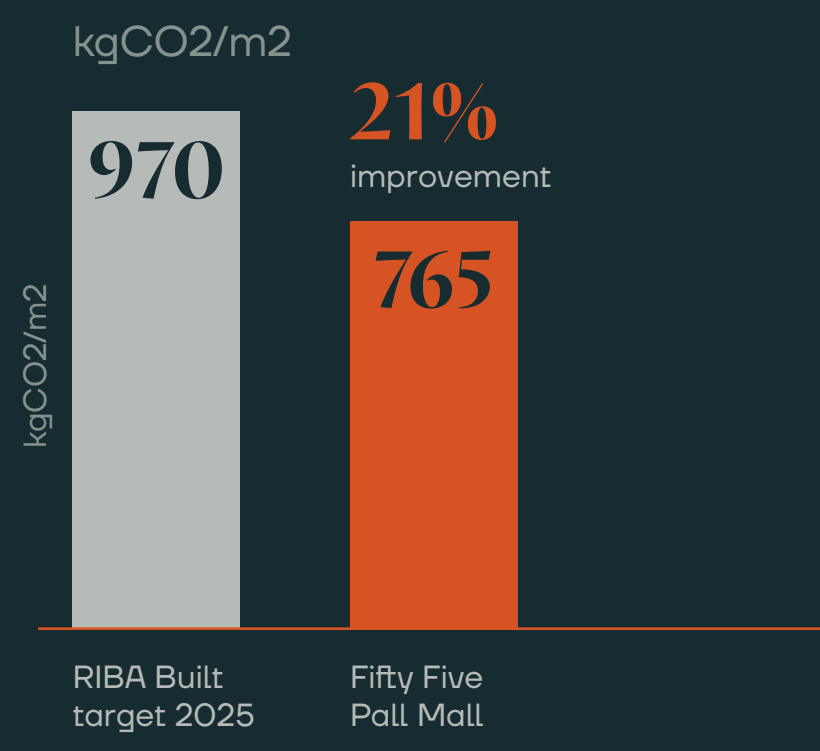


# Prioritising the planet

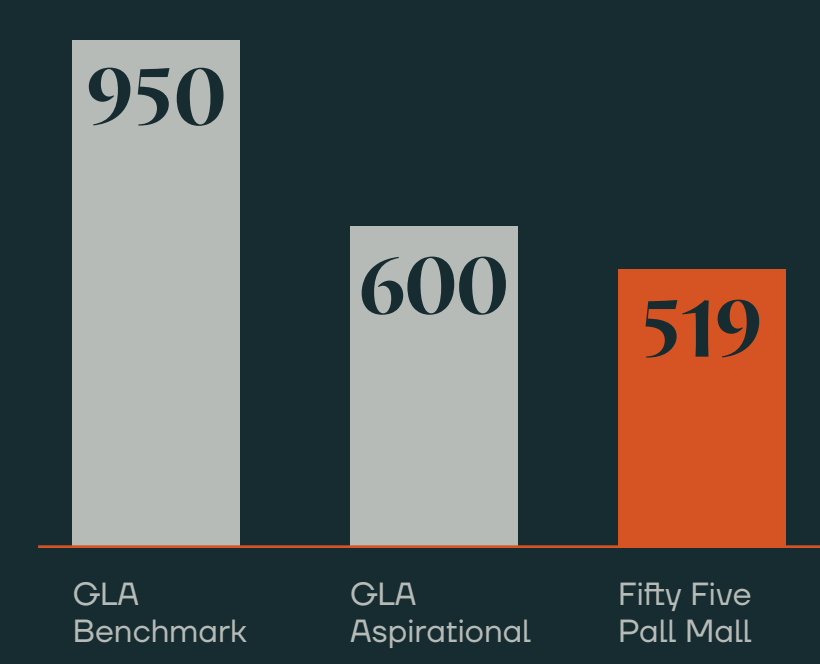
## A building ahead of its time

Significantly outperforming industry benchmarks for both embodied and operational carbon

**Total Embodied Carbon**  
[Upfront + In use + End of life]  
(A1-A5, B1-B5, C1-C4)



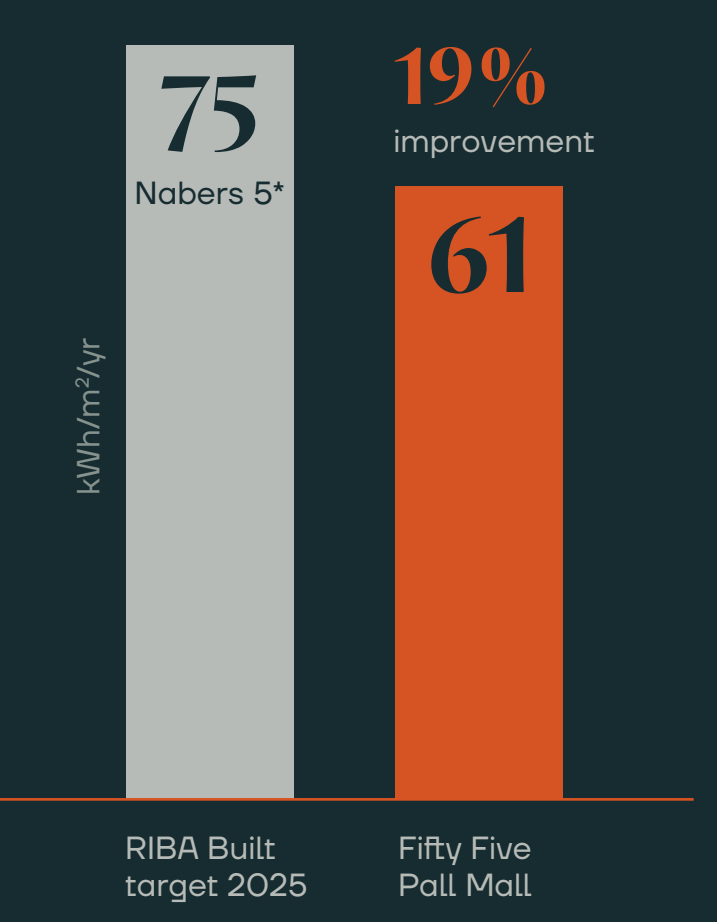
**Upfront Embodied Carbon (A1-A5)**



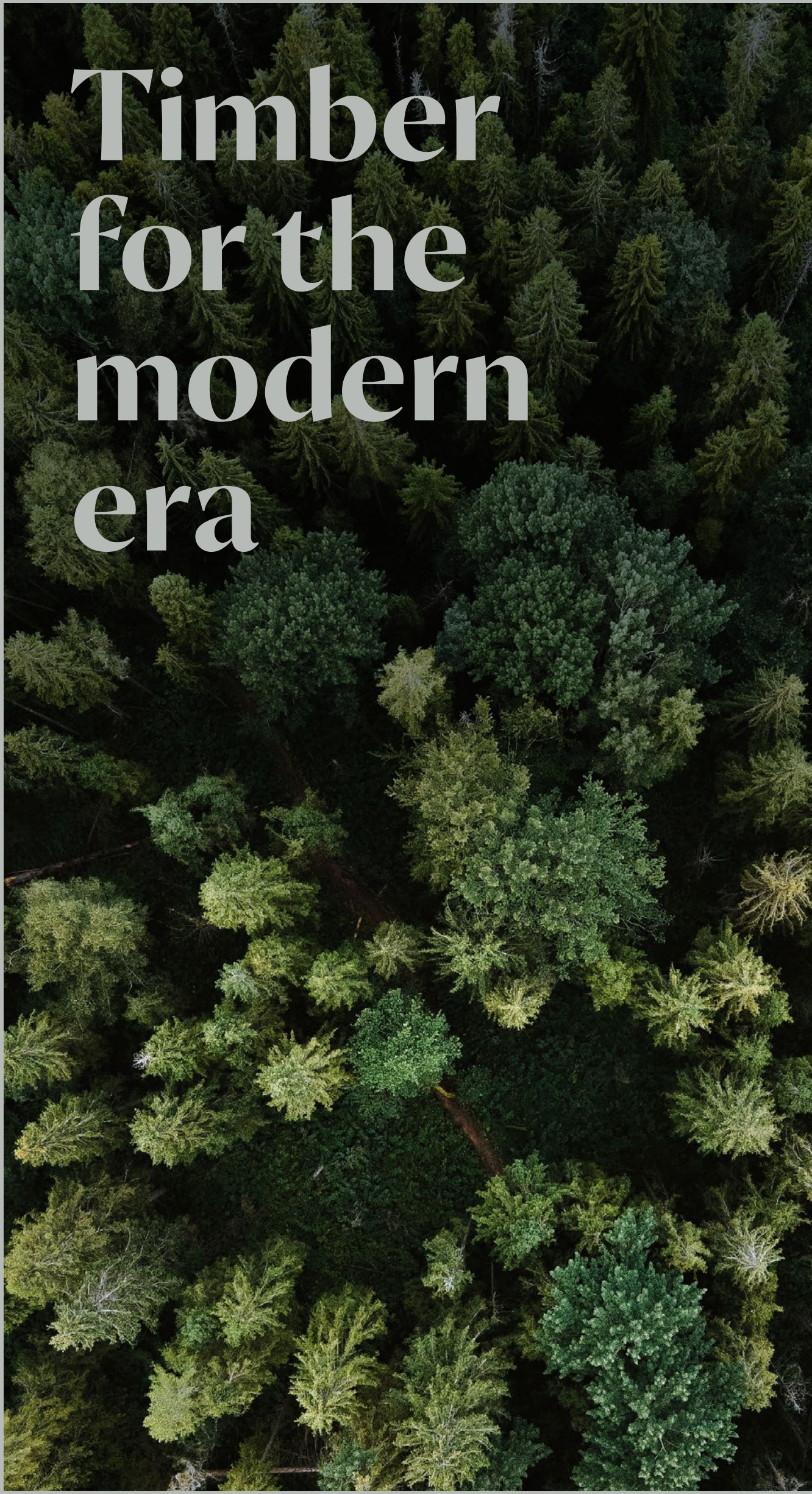
Embodied Carbon

Operational Carbon

**Operational Energy**  
kWh/m2/yr



(1) figures from RIBA Stage 4 (2) Upfront (A1-A5) excludes sequestration



# Timber for the modern era

Cross Laminated timber (CLT) is an innovative construction material made from layers of solid wood. Generating less CO<sub>2</sub> than alternative products, CLT delivers significantly improved sustainability credentials.

Encapsulated CLT panels have been used for the floor structure at Fifty Five Pall Mall delivering a progressive, high quality building, designed and built to last.

## CLT is:

### Sustainable

cuts embodied carbon by up to 70% compared to concrete and steel.\*

### Lightweight

use of CLT allows for less steel in construction and reuse of the existing basement, driving down embodied carbon.

### Flexible

CLT panels can be easily removed to provide optionality for multiple floor connections or double height space.\*\*

### Functional

structurally efficient and compact, maximising ceiling heights and delivering a clean soffit.

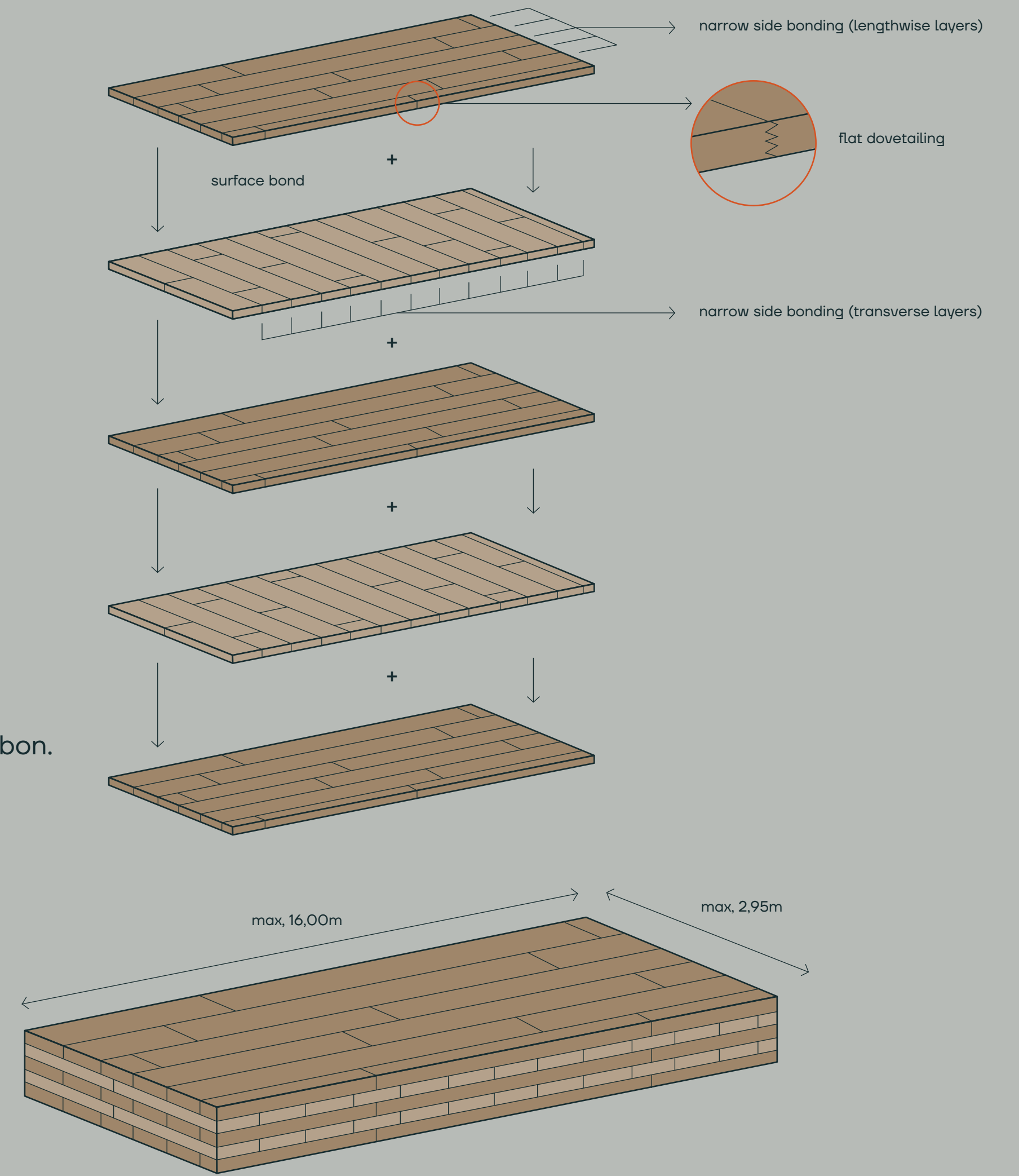
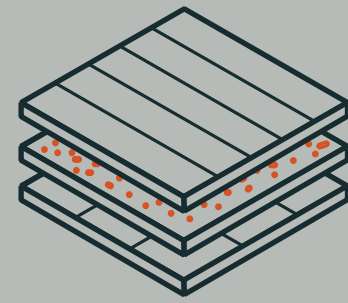


Diagram credit: Stora Enso  
\*Stora Enso | \*\*Panel removal for double height connections subject to fire engineering assessment.

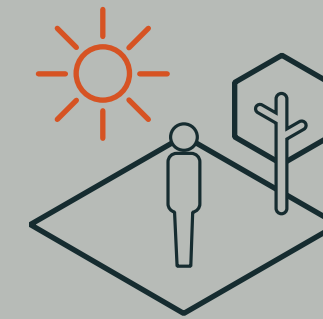
# Healthier living



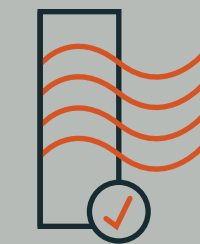
Specification of low VOC materials



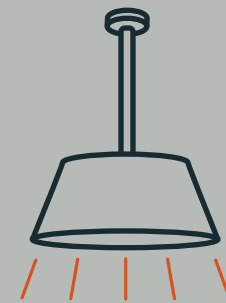
Openable windows



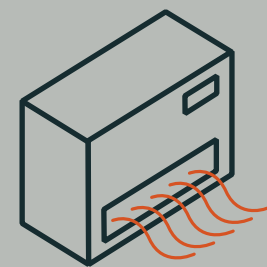
Large landscaped terraces



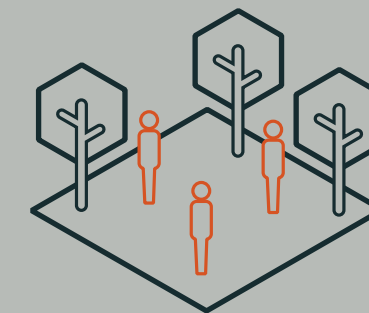
Air quality monitors



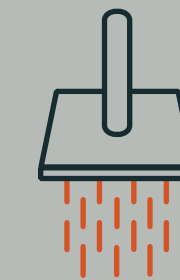
Flexible lighting control system



Enhanced levels of fresh air



Immediate access to 450 acres of green space\*



Luxury cycle and changing amenities

\*St James's Park, The Green Park, Hyde Park

Green Park, Piccadilly Circus, St James's Park all within a 10min walk



Keep fit at: Cross Fit, Equinox, Pure Gym



Enjoy St James's Park (above), The Green Park, St James's Square



Impressive selection of local cafes, bars, restaurants and shops

# More to discover

## Restaurants

1. Wild Honey St James
2. Hawksmoor
3. Wiltons Restaurant
4. Chutney Mary
5. Cecconi's Mayfair
6. Isabel Mayfair
7. Estiatorio Milos London
8. 45 Jermyn Street
9. The Wolseley
10. Saint Jacques
11. 67 Pall Mall
12. Maison Francois
13. Cafe Murano

## Gyms

19. CrossFit Piccadilly
20. E by Equinox St James's
21. Pure Gym
22. Nordic Balance
23. Ten Health & Fitness St James's

## Hotels

24. The Ritz London
25. The Stafford London
26. St James's Hotel and Club
27. DUKES London

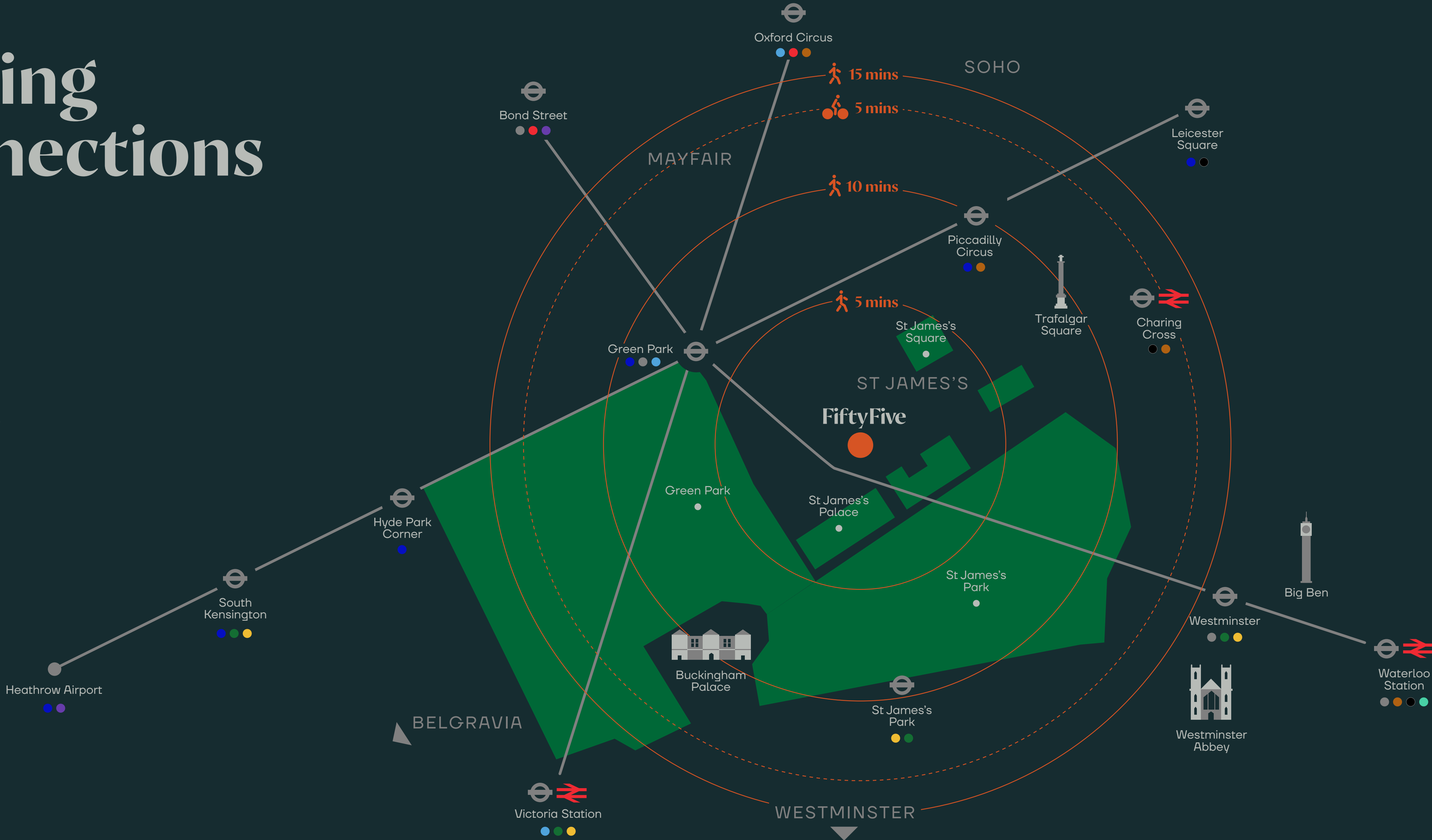
## Cafes

14. Ole & Steen
15. The Gentlemen Baristas
16. Duke's Cafe
17. St James's Caffé
18. Compagnie



# Making Connections

- Piccadilly Line
- Jubilee Line
- Victoria Line
- District Line
- Circle Line
- Bakerloo Line
- Central Line
- Elizabeth Line
- Northern Line
- Waterloo & City Line



# Specification

## Occupancy

- Workplace density: 1 person per 8m<sup>2</sup> (NIA)
- Core elements: 1 person per 10m<sup>2</sup>

## WC provision

- Flexible provision to meet tenant requirements
- Typically 6no. unisex superloos provided per floor (inc. 2 accessible WCs per floor)
- Generous WC lobby, which can be used to segregate M/F cubicles

## Vertical transportation

- 1no. 13 person 1,205kg passenger lift
- 1no. 10 person 800kg passenger lift
- 1no. Dual entry cycle lift from ground to basement

## Office

- 250mm raised access floor zone
- Minimum 2.8m floor to ceiling below soffit
- Open floorplates with minimal columns

## Cycle provision & showers

- 99no. Secure cycle spaces
- 10no. Showers
- 1no. Accessible WC & shower
- 96no. Lockers provided (plus 6no. Drying lockers)
- 2no. WCs in changing rooms
- Drying room

## Mechanical servicing

- Chilled ceilings to office floor plates with perimeter trench heating and cooling
- Fresh air through floor plenum
- Central air handling units
- Central air source heat pumps
- Capacity for individual floor metering
- PV array at roof level to generate renewable energy

## Electrical power

- Office small power 23W/m<sup>2</sup> + (10W/m<sup>2</sup> within Risers)

## Lighting

- Office Lighting 8 W/m<sup>2</sup> (6 W/m<sup>2</sup> Landlord, 2 W/m<sup>2</sup> Future Tenant)
- Automated lighting control system
- Universal lighting track system

## Connectivity

- WiredScore Platinum
- Dedicated tenant IT risers
- Dedicated tenant plant space on roof for additional cooling for IT server rooms

# Contact

For more information please contact one of our agents



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Architect | **Orms**

Structures | **Heyne Tillet Steel**

MEP | **Flatt**

Project Manager | **Gardiner & Theobald**

Quantity Surveyor | **Exigere**

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