

123 PALL MALL  
TS • 123 PALL MALL •  
JAMES'S SW1



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 refreshed reception, the available space provides meeting rooms, open plan desking, breakout areas and a kitchen. Throughout, the building offers VRF air conditioning, LED lighting, passenger lifts and accessible end of journey facilities.



Building reception



Building exterior



4th floor arrival area

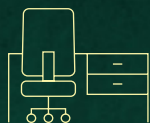


4th floor kitchen & dining area

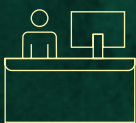


4th floor office

# SPECIFICATION



Fitted CAT A+ suite



Refreshed reception,  
including soft seating area



VRF air conditioning throughout



LED lighting



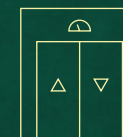
Unisex superloos on each floor



DDA accessible WCs



Raised 150mm floors throughout



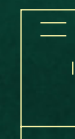
Two passenger lifts



Basement cycle storage with  
dedicated lift access



Showers plus two DDA showers



Lockers / changing room



4th floor meeting room



WC facilities



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



PALL MALL

WARWICK HOUSE STREET





45 Jermy 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



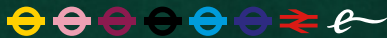
## WATERLOO

11 MINS



## EUSTON

14 MINS



## KING'S CROSS ST. PANCRAS

15 MINS



## FARRINGDON

17 MINS



## PADDINGTON

20 MINS



\*times calculated according to Google



**RUBIX**

**KATE MIEDZIANOWSKA-SINCLAIR**

kate.msincclair@savills.com

07790 923 878

**ANGUS TULLBERG**

angus.tullberg@savills.com

07976 256 487

**GEORGE REYNOLDS**

george@rubix.london

07754 835 744

**POPPY TAYLOR**

poppy@rubix.london

07713 630 101

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. January 2025.