

100

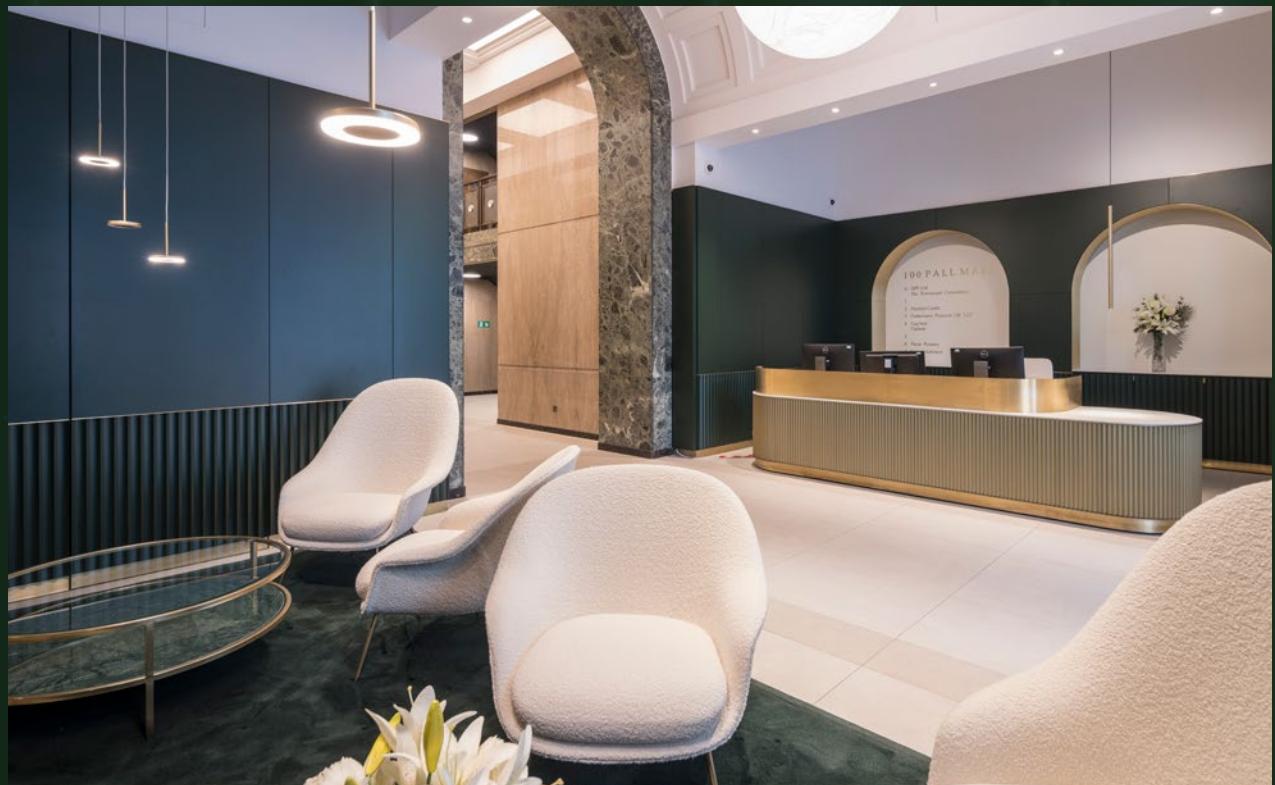
PALL MALL

—  
St James's SW1

# BOUTIQUE ELEGANCE

A contemporary office  
in a prime position, providing 6,100 sq ft  
of Category A third floor workspace  
opposite St James's Square.

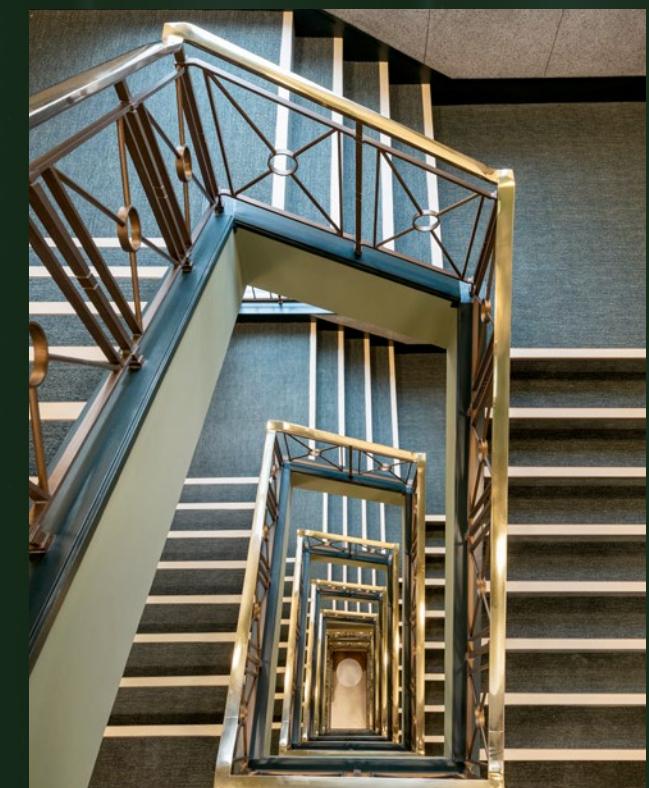
100 Pall Mall features a stylish new  
entrance hall, providing an impressive  
welcome to tenants and visitors.



# REFINED FINISHES

The arrival experience at the building has been transformed with considered design details, feature lighting and exceptional finishes creating a sense of luxury.

Occupiers are placed at the forefront, with convenient end-of-journey facilities and a contemporary finish throughout.



# HIGHER STANDARDS

The 3rd floor has undergone a comprehensive refurbishment to an exceptional specification.

The largely column free floor offers efficient space with excellent natural light from large windows throughout.

## KEY FEATURES



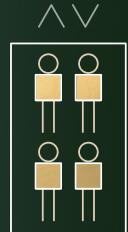
Impressive period building



Refurbished reception with stylish lounge



2.7m finished floor to ceiling height



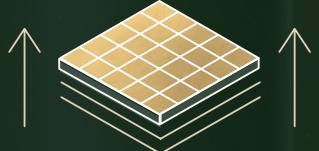
2 x passenger lifts



Under floor air conditioning



Inset LED lighting



Raised access floors



Bicycle lockers



Showers & changing rooms



CAT A 3rd Floor

# ACCOMMODATION FLEXIBLE SPACE

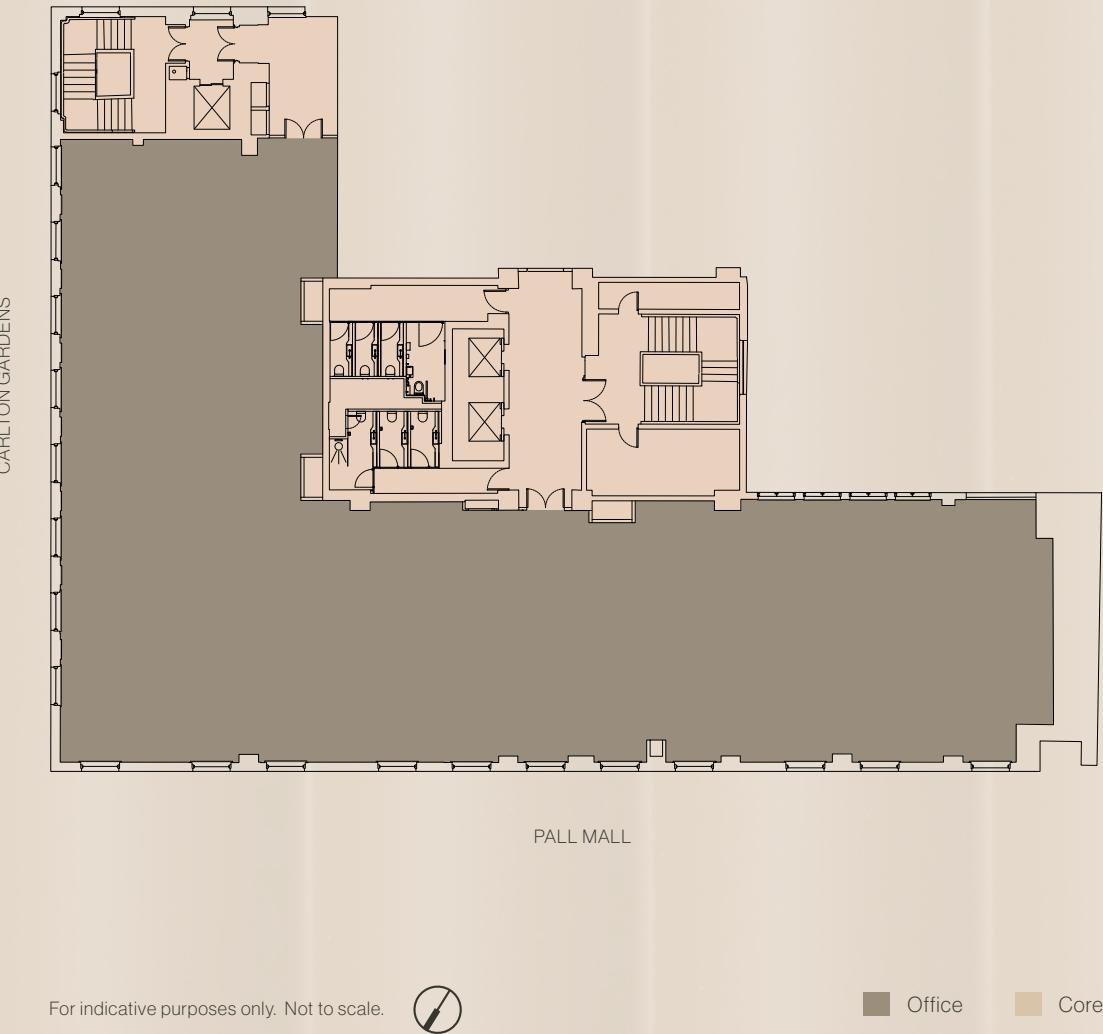
The third floor is filled with natural light and available in Category A condition, ready for an occupier to make their own.



CAT A 3rd Floor

## 3RD FLOOR PLAN - CAT A

6,105 Sq Ft / 567.2 Sq M

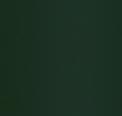


For indicative purposes only. Not to scale.

Office

Core

# ECLECTIC & VIBRANT



The area is home to some of London's best restaurants, bars and retailers.

They offer everything from bustling coffee shops to Michelin-starred restaurants.

The open green spaces of St James's Park and Green Park are a short walk away, providing a tranquil environment in which to relax and unwind.

## THE LOCATION



## CONNECTIVITY

# EXCEPTIONAL POSITION

### LOCAL STATION WALK TIMES

PICCADILLY CIRCUS    CHARING CROSS    LEICESTER SQUARE

5

min walk



5

min walk



8

min walk



GREEN PARK

9

min walk



EMBANKMENT

10

min walk



WESTMINSTER

12

min walk



### LOCAL OCCUPIERS

1. Anglo American PLC
2. Anschutz Entertainment Group
3. BP
4. CVC Secondary Partners
5. GAM
6. HSBC Private Bank
7. Institute of Directors
8. JO Hambro
9. KKR
10. Lodha
11. Permira
12. Schulte Roth & Zabel
13. Societe Generale
14. Warburg Pincus
15. Waverton
16. Rio Tinto
17. RAC Club
18. Carlyle
19. The Crown Estate
20. Blackstone
21. SG Hambro
22. BAE Systems
23. Brewin Dolphin
24. Cinven
25. Citibank

# CLOSER LOOK

## VIEWING

Strictly through the joint sole letting agents.

## TERMS

Upon request.

The logo for KONTOR, featuring the word 'KONTOR' in a bold, sans-serif font. The 'O' in 'KONTOR' is stylized with a vertical line through it, and the 'N' has a horizontal line through it.**Stephen Peers**

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