

48

PALL MALL



48

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GRADE A OFFICE SPACE

SURROUNDED BY NATURAL LIGHT

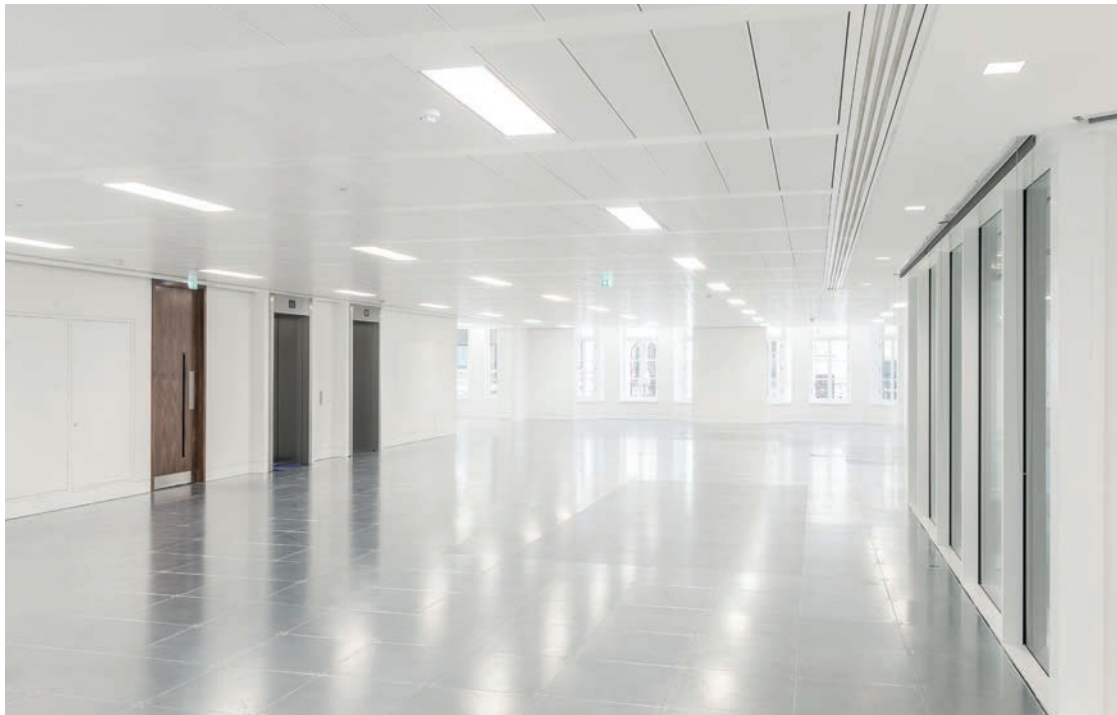
The first floor at 48 Pall Mall offers 4,171 sq ft of Grade A office space on one of London's most famous streets in the acclaimed district of St James's.

With efficient and highly specified accommodation, the offices benefit from natural light on three sides.

The building also provides a visitor parking space and an additional discreet entrance.

4,171 SQ FT (388 SQM)

The space is available as Grade A fully fitted offices or alternatively returned to CAT A.



*Images represent existing fit-out or CAT A condition



RECEPTION

METICULOUS ATTENTION TO DETAIL

The spacious reception incorporates a feature bronze concrete wall designed by the internationally acclaimed and multi-award winning design studio, Timorous Beasties - a first impression entirely reflective of the building's modern approach to providing office space.



LEVEL GUIDE



FLOORS	OCCUPIER/SIZE
SEVENTH	ALPHA WAVE GLOBAL
SIXTH	BLUE COMPASS / PETRA ASSET MANAGEMENT
FIFTH	DODGE & COX WORLDWIDE INVESTMENTS LIMITED
FOURTH	LET
THIRD	LIGHTHOUSE PARTNERS
SECOND	LIGHTHOUSE PARTNERS
FIRST	388 SQ M 4,171 SQ FT
GROUND	LIGHTHOUSE PARTNERS
LOWER GROUND	LIGHTHOUSE PARTNERS
TOTAL AVAILABLE	388 SQ M 4,171 SQ FT

SPECIFICATION SUMMARY

PALL MALL

Indicative current layout. Not to scale

FIRST FLOOR FIT OUT

- 28 open plan desks
- 1 x 12 person boardroom
- 8, 6 and 4 person meeting rooms
- Kitchen and breakout/seminar area
- 2 x phone booths
- Comms room and storage

BREEAM

The building has achieved a BREEAM rating of 'Excellent'

BASE BUILD OCCUPANCY RATIO

Designed to a density of 1:8 sq m²

FLOOR TO CEILING HEIGHT

2600mm clear

RAISED FLOOR

150mm overall (nominal)

LIGHTING

LED lighting to 400 Lux throughout

FRESH AIR ALLOWANCE

1.5 l/s/m² with 10% allowance for meeting rooms with a ventilation rate of 6 l/s/m²

AIR-CONDITIONING

Two pipe fan coil air conditioning with electric heaters

TEMPERATURE CONTROL

Landlord BMS system

LIFT PROVISION

Two 13 person passenger lifts serving all floors

ACCESSIBILITY

Step-free access is provided to all office areas via the front reception on Pall Mall and rear entrance on Rose and Crown Yard

SHOWERS AND CYCLE SPACE

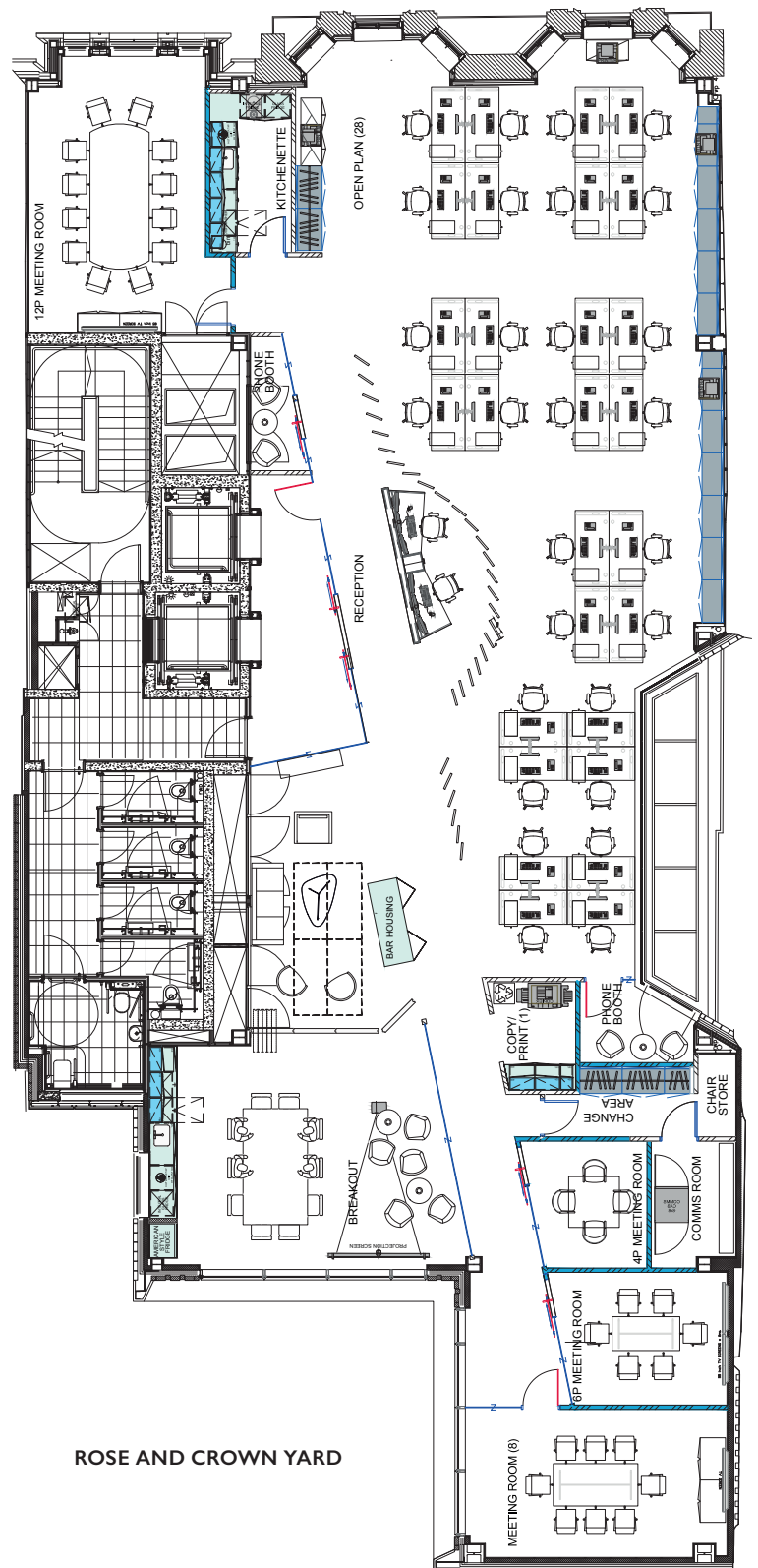
20 cycle racks with two associated showers, changing areas and lockers

CAR PARKING

Disabled compliant visitor car parking space with electrical charging point

ENERGY PERFORMANCE CERTIFICATE (EPC)

B - 39



FIRST FLOOR

388 sq m 4,171 sq ft



CONNECTIVITY

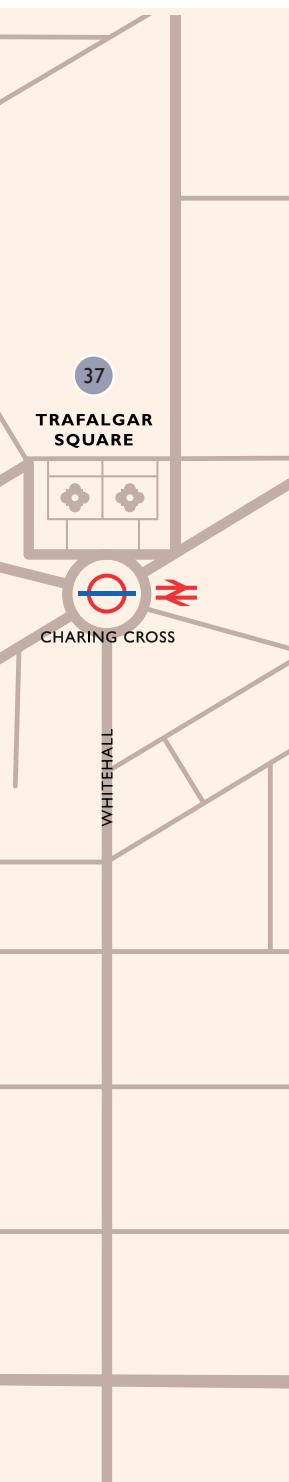
With London Underground stations on three of its four corners, St James's is extremely well connected to the rest of the capital.

	PICCADILLY CIRCUS	5 MINUTES
	GREEN PARK	5 MINUTES
	CHARING CROSS	7 MINUTES
	VICTORIA	12 MINUTES
	EMBANKMENT	12 MINUTES
	WATERLOO	14 MINUTES

	KING'S CROSS	7 MINUTES
	HEATHROW	34 MINUTES
	GATWICK	50 MINUTES
	LONDON CITY	26 MINUTES

	RESTAURANTS
	HOTELS
	MEMBERS' CLUBS
	ART & CULTURE
	FASHION & RETAIL
	LOCAL OCCUPIERS

Travel times are based on 48 Pall Mall as the starting point



AMENITIES

RESTAURANTS

1. Café Murano
2. Lockett's
3. Sake no Hana
4. Quaglino's
5. 7 Park Place
6. Chutney Mary
7. The Wolseley
8. Wild Honey
9. Franco's
10. Scully St James's
11. Cicchetti
12. Wiltons
13. 45 Jermyn Street

HOTELS

14. The Ritz
15. St James's Hotel & Club
16. The Stafford London
17. Dukes Hotel & Bar
18. The Cavendish London
19. The Haymarket

MEMBERS' CLUBS

20. White's
21. Boodle's
22. Oxford & Cambridge Club
23. The Army & Navy Club
24. The Royal Automobile Club
25. Institute of Directors
26. East India Club
27. Naval and Military Club
28. Reform Club
29. Athenaeum
30. 67 Pall Mall

ART & CULTURE

31. Christie's Auction House
32. White Cube Gallery
33. David Gill Gallery
34. Institute of Contemporary Arts
35. Her Majesty's Theatre
36. Theatre Royal Haymarket
37. National Gallery

FASHION & RETAIL

38. Berry Bros. & Rudd
39. Lock & Co. Hatters
40. Beretta
41. Turnbull & Asser
42. Alfred Dunhill
43. Paxton & Whitfield
44. Fortnum & Mason
45. Hatchards
46. Maison Assouline
47. Bespoke Cycling
48. Piccadilly Arcade
49. Princes Arcade
50. John Lobb
51. Floris
52. Daniel Crouch Rare Books
53. Hilditch & Key
54. Aquascutum
55. Farlows

LOCAL OCCUPIERS

56. BP
57. Credit Suisse
58. J O Hambro Capital Management
59. Blackstone
60. Temasek
61. Rio Tinto
62. Warburg Pincus
63. Permira
64. Apax Partners
65. The Carlyle Group
66. The Crown Estate
67. Waverton Investment Management
68. Institute of Directors
69. Société Générale
70. Artemis Investment Management
71. BAE Systems
72. Putnam Investments
73. Centrica
74. Formula 1
75. Socar Trading
76. Balyasny Asset Management
77. Citi

LEASING AGENTS

CBRE

Joe Gibbon

+44 (0)7585 987546
joseph.gibbon@cbre.com

Henry Bates

+44 (0)7887 986 233
henry.bates@cbre.com

Adam Cosgrove

+44 (0)7500 872 851
adam.cosgrove@cbre.com

AVISON YOUNG

Nick Rock

+44 (0)7500 931 455
nick.rock@avisonyoung.com

Charles Walker

+44 (0)7940 755 497
charles.walker@avisonyoung.com

Jordan Sarussi

+44 (0)7778066186
jordan.sarussi@avisonyoung.com

TEAM

DEVELOPER AND ASSET MANAGER

48 Pall Mall is managed by Real Estate Management (UK) Limited (REM).

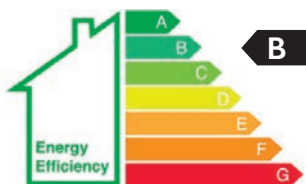
REM provides property development and asset management services to real estate investors in London.

REM's assets under management include Western Europe's tallest building - The Shard, The News Building and residential development project – Shard Place at Shard Quarter, Park House in North Mayfair and 48 Pall Mall in St James's.

Established in 2012, REM's head offices are located at The Shard, 32 London Bridge Street, SE1 9SG.

www.remlimited.com

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EXCELLENT



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