



GPE.
Fully Managed

gpe.co.uk/portfolio/166-piccadilly

166 Piccadilly

A WORKPLACE COMBINING PERIOD ELEGANCE AND CUTTING-EDGE STYLE

166 Piccadilly,
St. James's, W1J 9EF

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A statement workspace in an iconic part of town

Nestled in the heart of prestigious St James's – an area once home to princes and courtiers – 166 Piccadilly offers the perfect combination of period elegance and cutting-edge style.



On-site receptionist

First impressions count and our front of house team ensure a great reception for you and your guests.



Prime location

Located on one of London's most iconic streets, with a unique vista looking up Old Bond Street.



24 hour access and security

When business never stops, enjoy the flexibility to come and go as you require.



High-quality self-contained floors

Beautiful floors with their own meeting rooms, breakout areas and kitchens.



Workspace delivered by experts

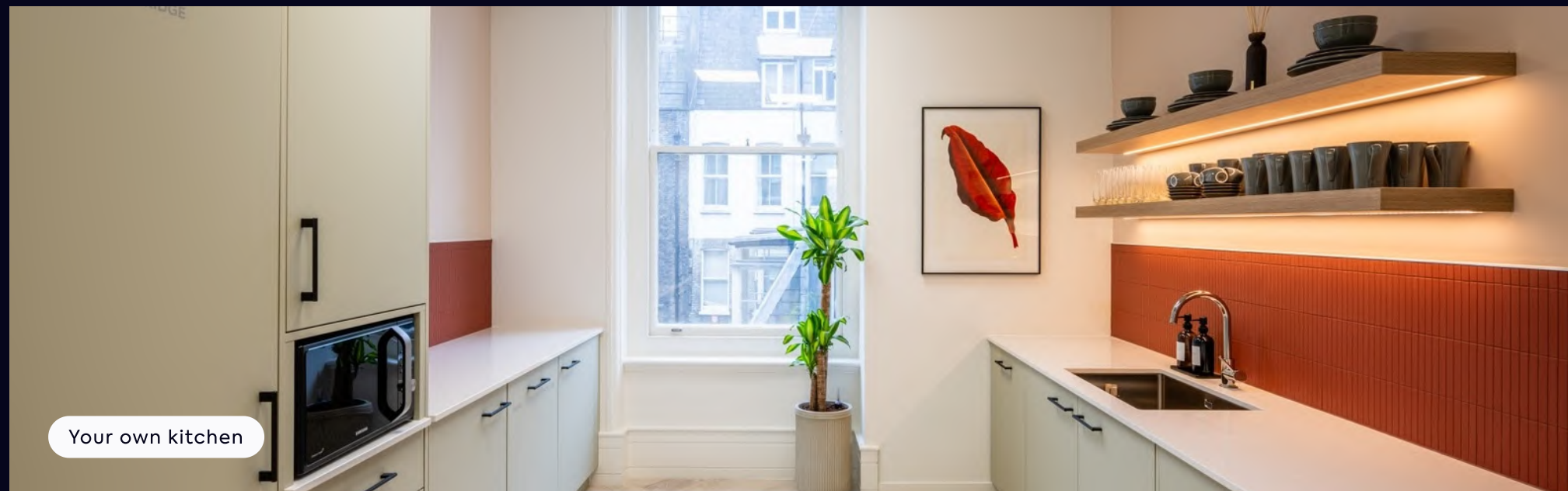
Curating the perfect experience for you to enjoy market-leading workspaces. Owned and managed by us.

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166 Piccadilly



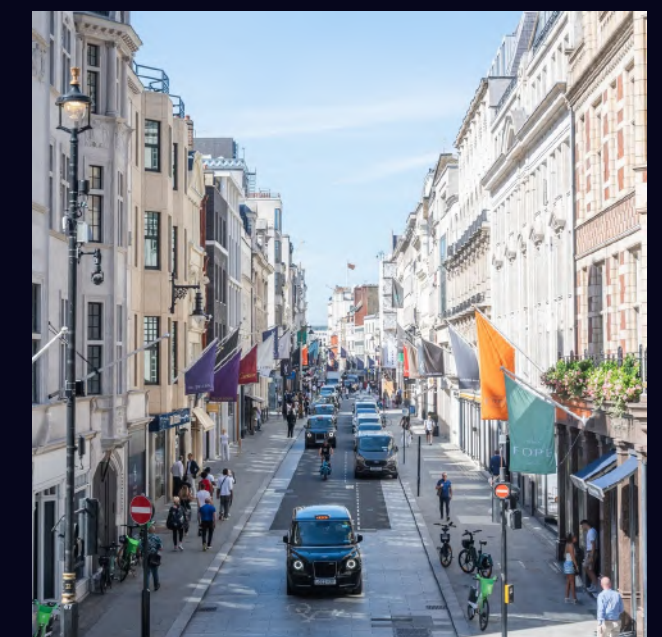
Your own meeting rooms



Your own kitchen



Your own desk space



What's in your building

It's all included in one bill, no hidden extras



6 reasons to choose GPE Fully Managed



1 – Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



4 – Plug in and go - your tech's all sorted

You get safe, secure and fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your workspace app.

[Head over to the tech](#)



5 – Working towards a better world

We're committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse. We'll also work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

[How we're reducing our impact](#)



6 – Exceptional service as standard

Your people are our priority. It's why we've developed our customer charter - the values by which we operate - so we can deliver you a great experience.

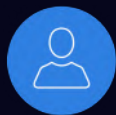
[Learn more about our services](#)

Exceptional service as standard



Everything taken care of

Our welcoming customer management team will ensure a hassle-free experience for you and your employees. Let our team take care of everything so you can focus on running your business.



Building management



Community management



Statutory compliance



Food & Beverage



24/7 Helpdesk



Health & safety



Maintenance



Access & visitor management



Events

Purposeful partnerships

We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.



Availability schedule

Let’s get down to the details...

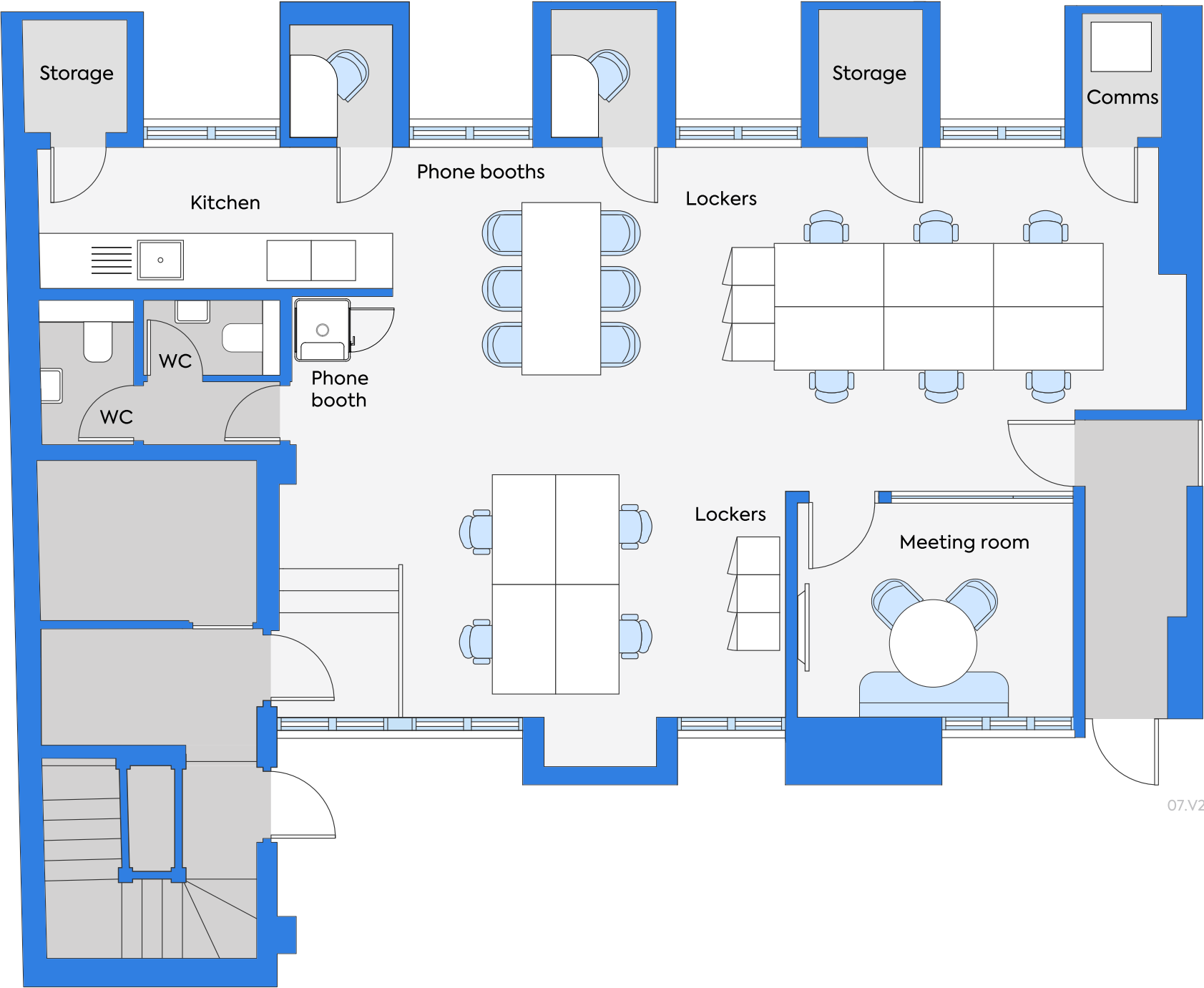
The details

Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
7th floor	10 desks + 1 meeting rooms	12	958		Stylish office with private kitchen, meeting room and phone booths.	October 2026
2nd floor	22 desks, 2 meeting rooms + 1 private office	27	1,969		Views up Old Bond Street, 2 meeting rooms, separate kitchen and a private office.	Under offer

Floorplan

7th Floor, 166 Piccadilly

-  St. James's
-  958 sq ft
-  12 maximum occupancy
-  10 current desks
-  4 person meeting room
-  Breakout area
-  3 phone booths
-  Kitchen
-  Coffee machine



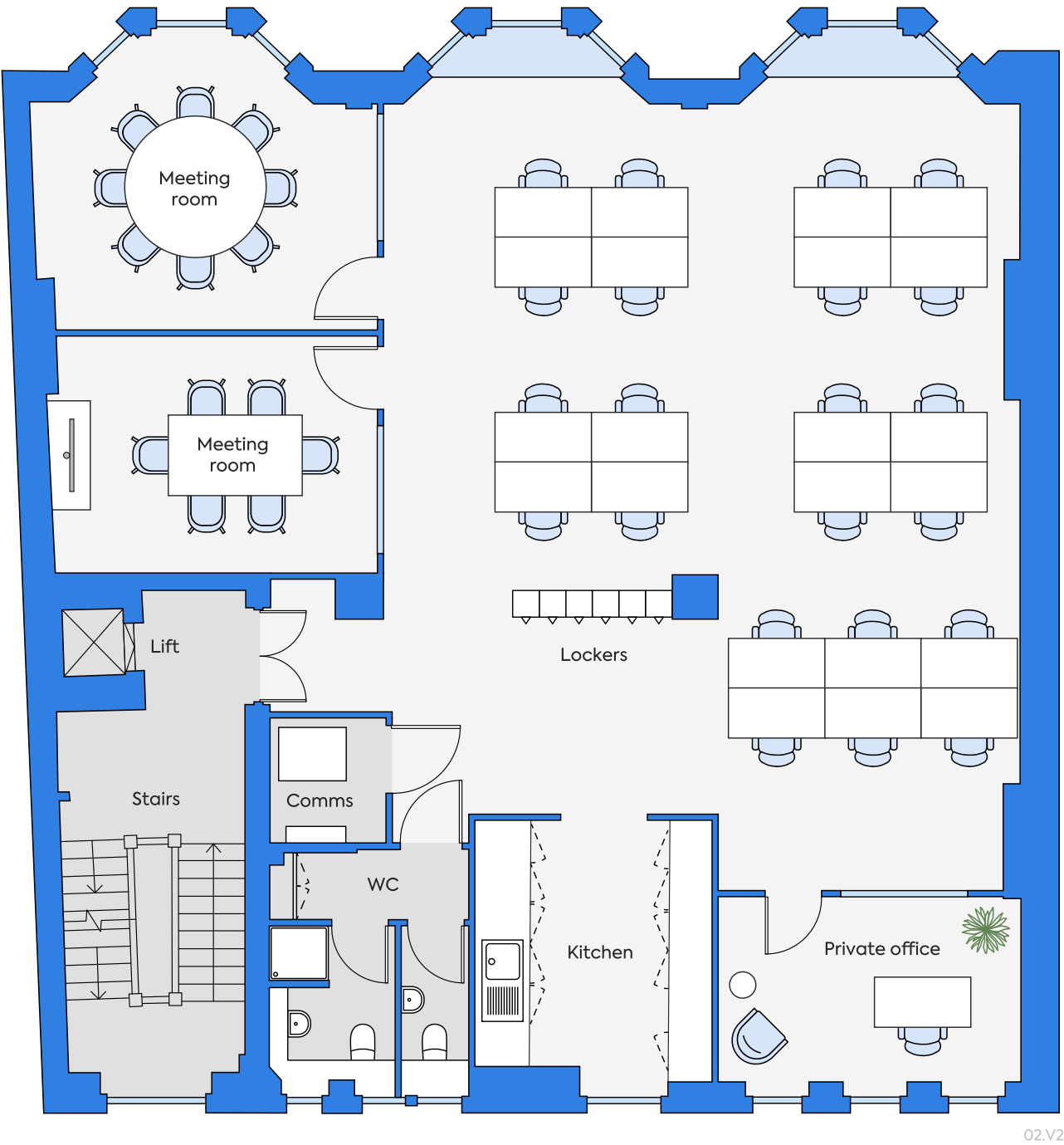
 Download floorplan

[View video](#)

Floorplan

2nd Floor, 166 Piccadilly

-  St. James's
-  1,969 sq ft
-  27 maximum occupancy
-  22 current desks
-  2 meeting rooms
-  Private office
-  On-floor WC's
-  On-floor shower
-  Kitchen
-  Coffee machine





View images



Download floorplan



View video

Truly Connected



This is a workspace that's as accessible as it is iconic. With Piccadilly Circus and Green Park underground stations just a stone's throw away, the Piccadilly, Jubilee, Victoria and Bakerloo lines are on your doorstep.



Walking Distance

Green Park
2 mins



Piccadilly Circus
6 mins



Leicester Square
11 mins



Embankment
12 mins



Covent Garden
15 mins



Hyde Park Corner
17 mins



Knightsbridge
29 mins



Waterloo
29 mins



Discover your local area

Quality dining and culture define the area. From breakfast at 45 Jermyn Street and coffee at The Service to dinner at Cichetti, every moment of the day is well catered for.

Beyond the table, Piccadilly offers green space, culture and quiet indulgence, whether it's time spent in Green Park, an afternoon at the Royal Academy of Arts, or browsing the beautifully curated retail offerings at Burlington Arcade.



ST JAMES'S

FOOD & BEVERAGE

- 1 45 Jermyn Street
- 2 Quaglino's
- 3 Ginza St. James
- 4 Cichetti
- 5 Franco's
- 6 Cafe Murano
- 7 The Service
- 8 Buns from Home

THINGS TO DO

- 1 St. James's Square
- 2 Fortnum & Mason
- 3 Piccadilly Arcade
- 4 White Cube
- 5 Royal Academy of Arts
- 6 Burlington Arcade
- 7 Nordic Balance
- 8 Ten Health & Fitness

LOCAL OCCUPIERS

- 1 Russell Reynolds
- 2 Point 72
- 3 Heidrick & Struggles
- 4 Rio Tinto
- 5 Temasek
- 6 Paul Weiss
- 7 Artisan Partners
- 8 Silchester International Investors



Get in touch

We hope we've piqued your interest, but it's only just the beginning.
We'd love to show you more. Get in touch to book your viewing today.

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