

11

PALL MALL

12

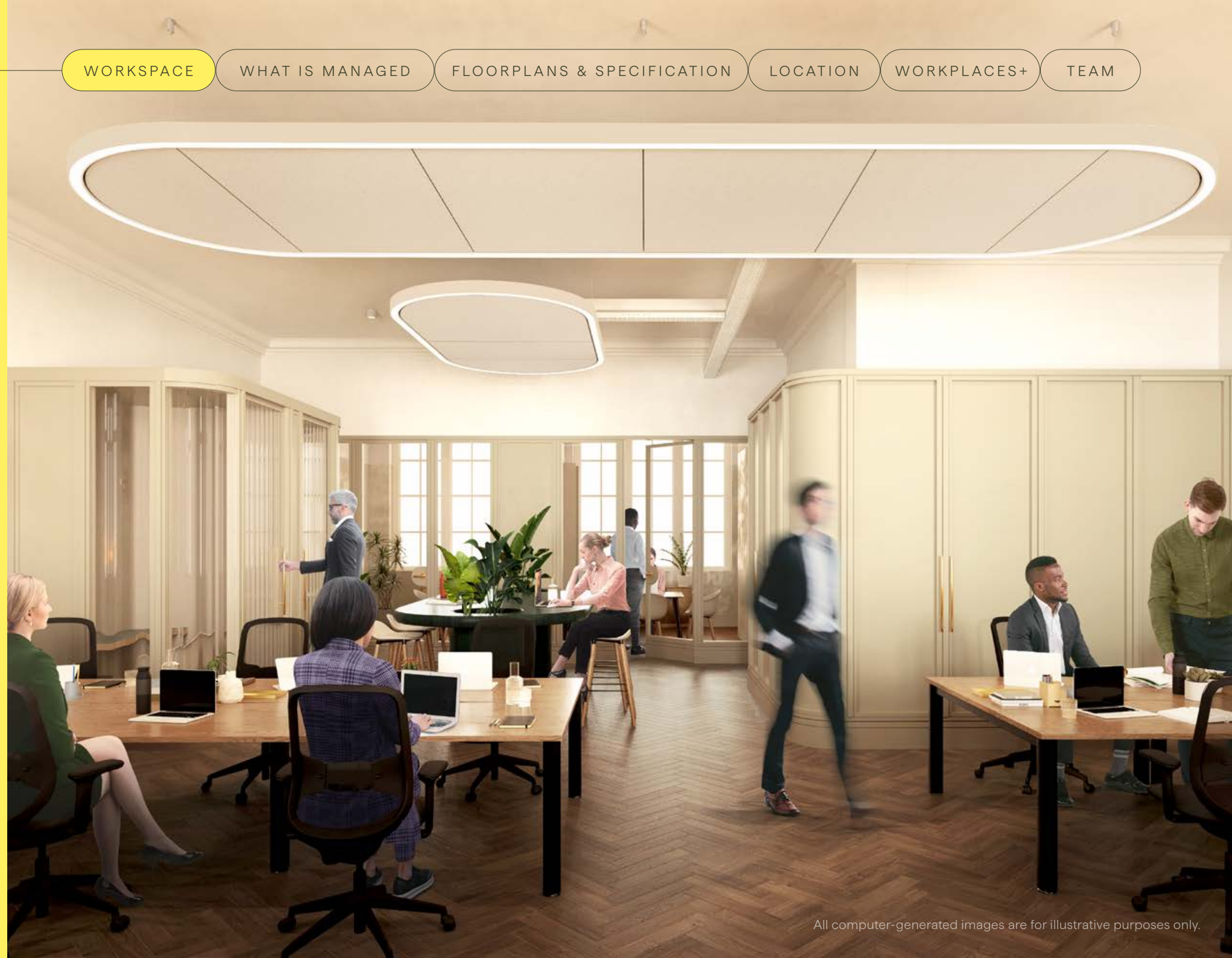
ST JAMES'S

WALK THIS WAY...

# ...TO AN EXCEPTIONAL WORKSPACE

Retaining the neo-classical façade, Threefold Architects have refreshed and reinvigorated 11-12 Pall Mall for the 21st century.

The space offers 5 floors of "ready to go" managed workspaces with a new communal roof terrace and enhanced end of journey facilities.







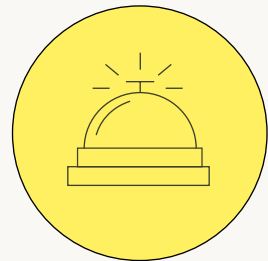
WALK IN. READY TO GO.



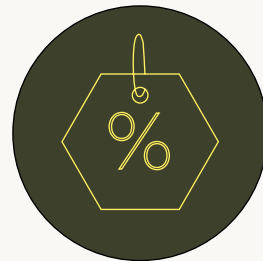
**FULLY INCLUSIVE RENT**  
All occupational costs included.



**SIMPLE FLEXIBLE LEASE**  
Short-form and short-term agreements.



**COMMUNITY MANAGER**  
Here to help with all your day to day needs.



**EXCLUSIVE DISCOUNTS**  
On meeting rooms, event spaces and roof terraces across our amenity spaces.

## WHAT IS MANAGED?



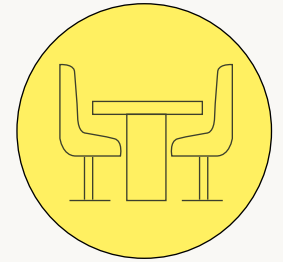
**RENT**  
FULLY INCLUSIVE

**LEASE**  
MINIMUM 12 MONTHS

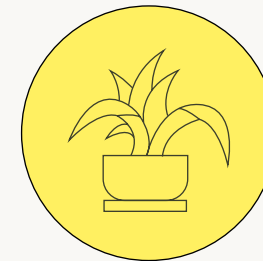
**SUPPORT**  
DEDICATED COMMUNITY MANAGER



**PRIVATE OFFICE**  
Your own entrance, kitchenette, open plan desks, meeting rooms, offices and storage.



**MEETING ROOMS**  
AV enabled private meeting rooms.



**BEAUTIFULLY DESIGNED WORKSPACES**  
Perfect for focused and collaborative work.



**PLUG AND PLAY**  
Ready from day one, with internet, crockery and cutlery included so you don't have to worry about anything.

# SCHEDULE OF AREAS

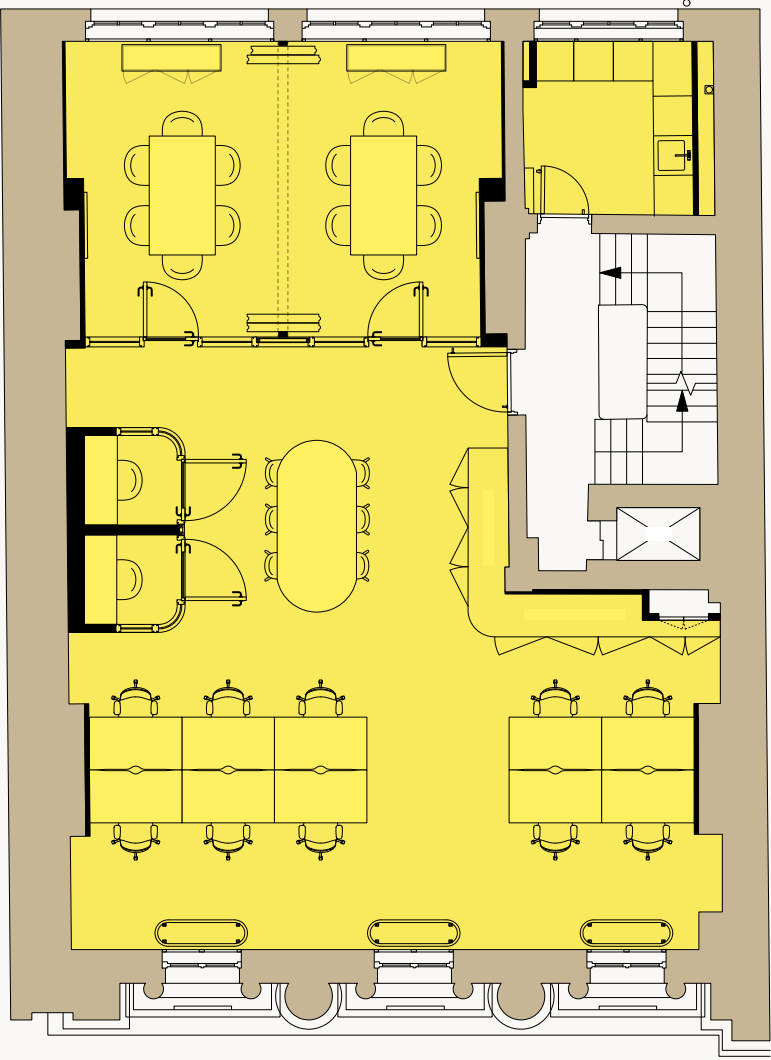
FLOOR	SQ FT	SQ M
FIFTH	527	49
FOURTH	1,184	110
THIRD	1,146	106
SECOND	1,146	106
FIRST	1,216	113
TOTAL	5,219	474

# FIRST FLOOR

1,216 SQ FT

113 SQ M

- 10 Fixed desks, maximum capacity
- 2 x 6 Person meeting rooms
- Kitchenette
- 2 Call booths
- Dining/collaboration area
- Storage



PALL MALL

## SECOND FLOOR

1,146 SQ FT

106 SQ M

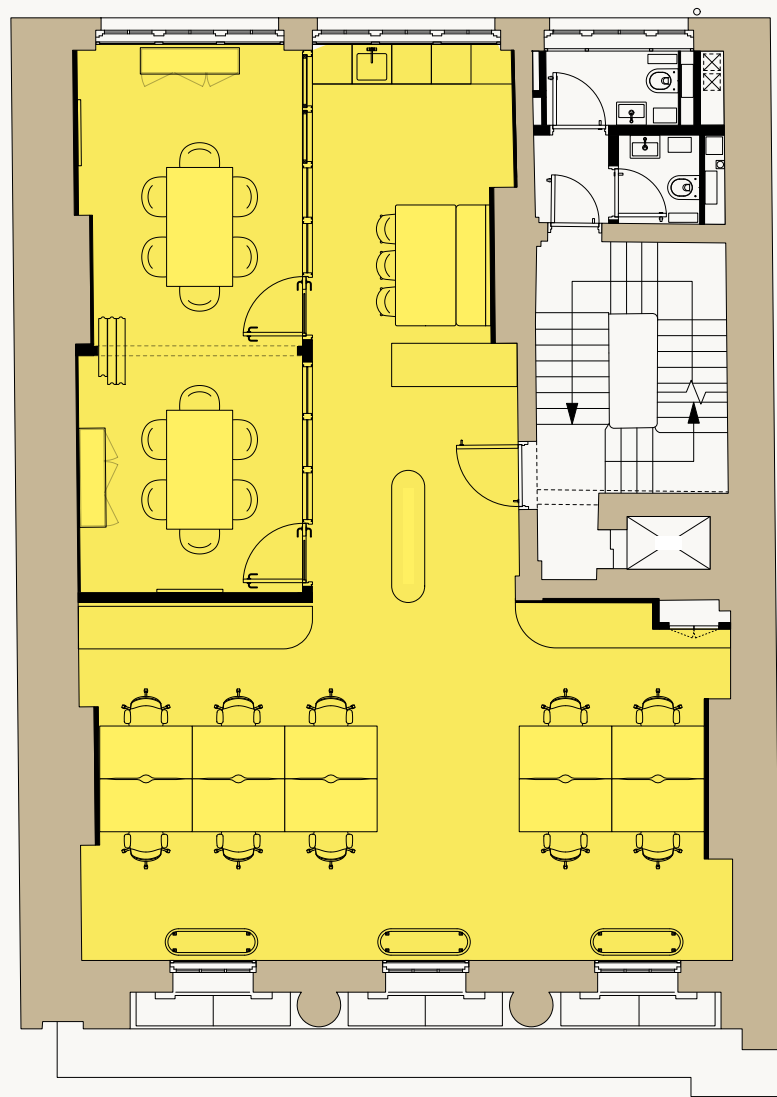
10 Fixed desks, maximum capacity

2 x 6 Person meeting rooms

Kitchenette

Dining/collaboration area

Storage



PALL MALL

## THIRD FLOOR

1,146 SQ FT

106 SQ M

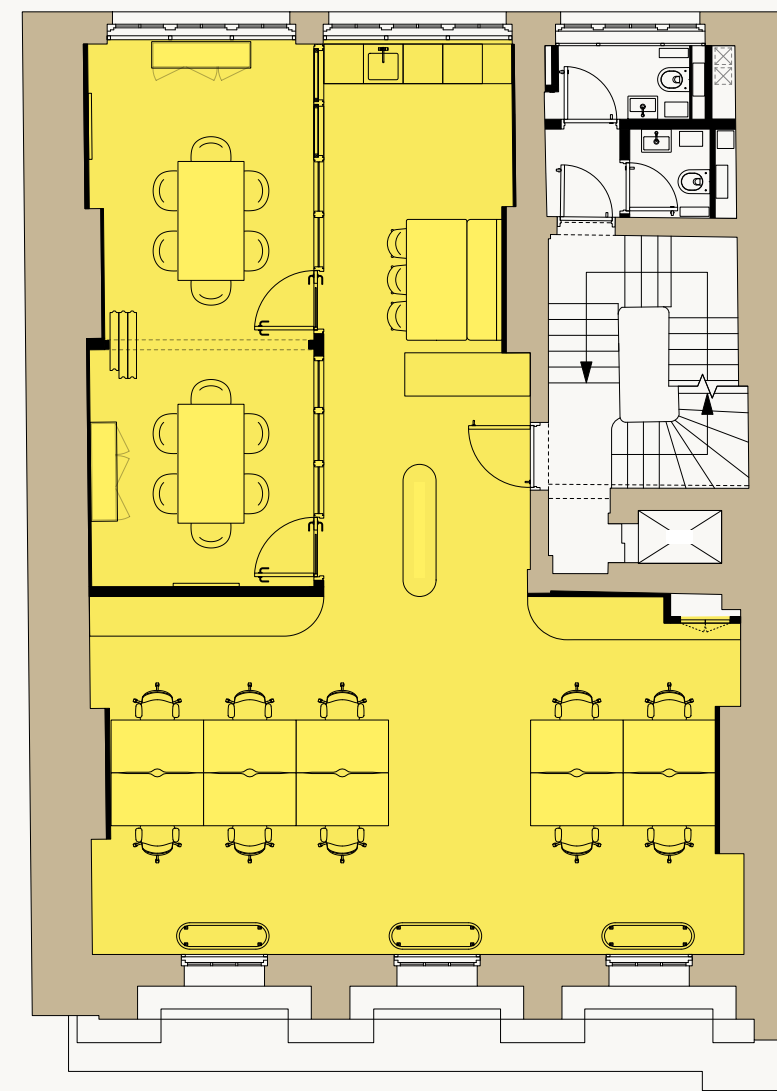
10 Fixed desks, maximum capacity

2 x 6 Person meeting rooms

Kitchenette

Dining/collaboration area

Storage



PALL MALL

## FOURTH FLOOR

1,184 SQ FT

110 SQ M

14 Fixed desks, maximum capacity

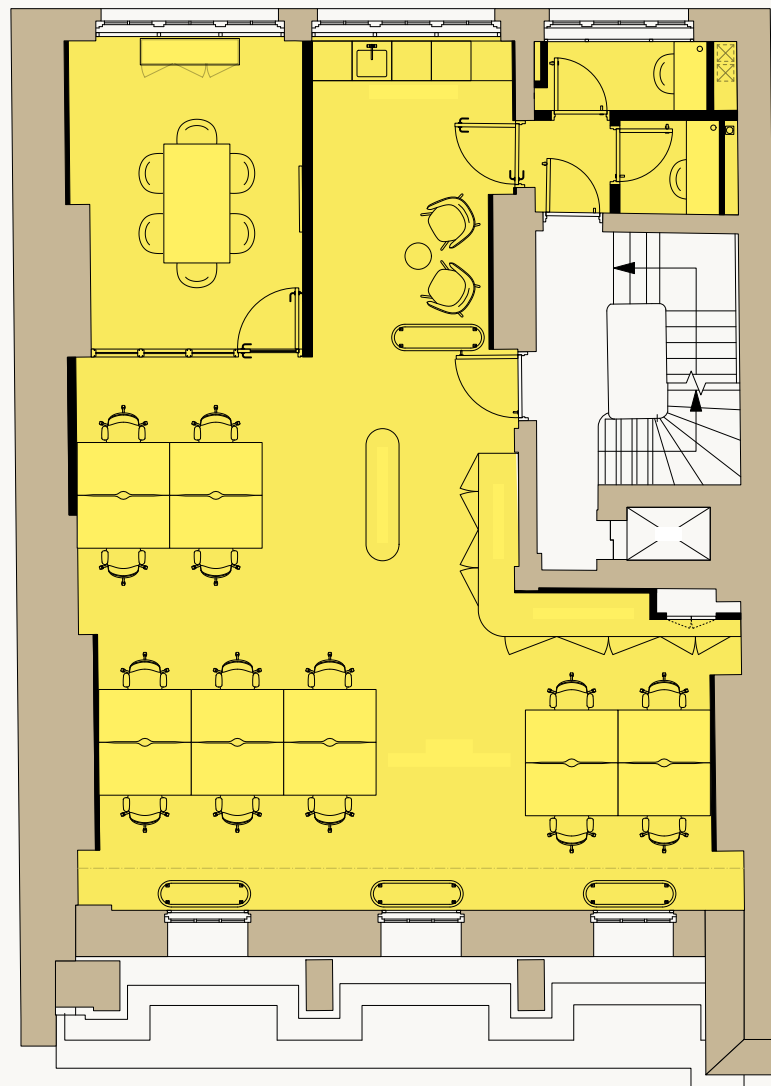
6 Person meeting room

2 Call booths

Kitchenette

Dining/collaboration area

Storage



PALL MALL

## FIFTH FLOOR

527 SQ FT

49 SQ M

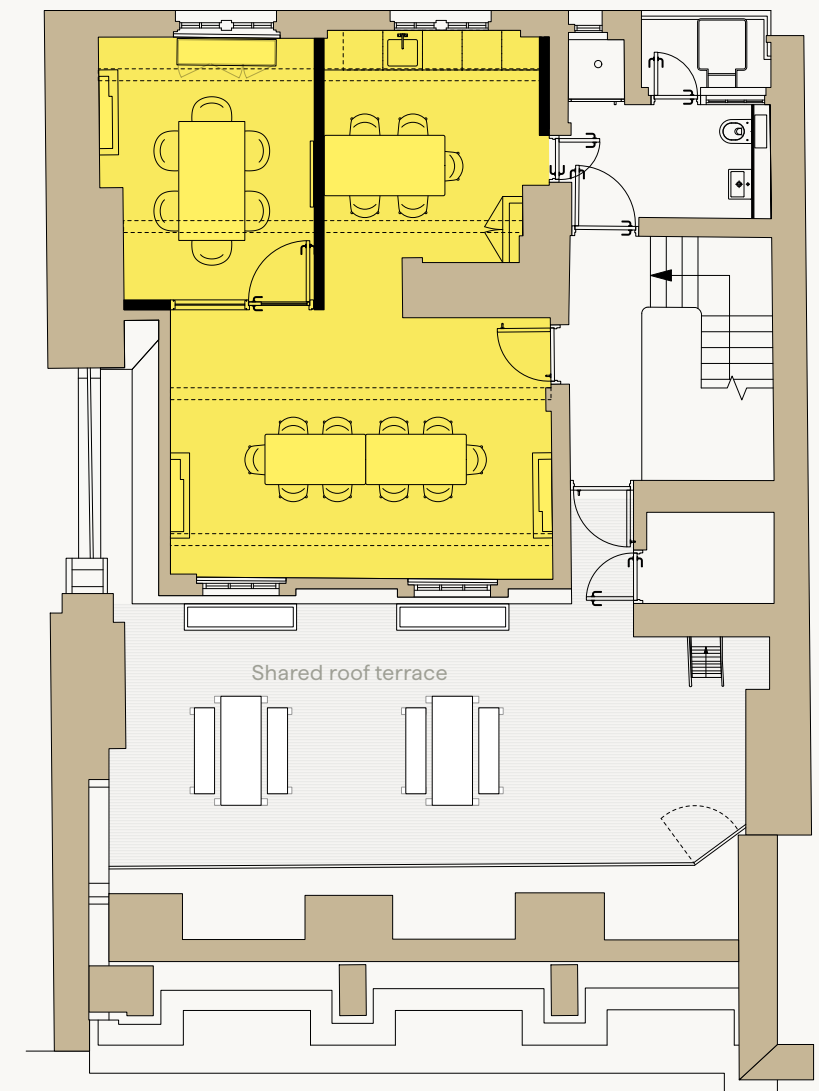
6 Person meeting room

Kitchenette

Dining/collaboration area

Amenity space (10-12 persons)

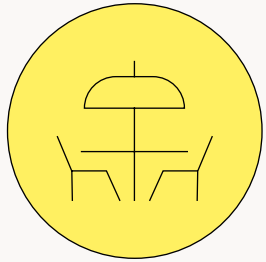
Shared roof terrace



PALL MALL



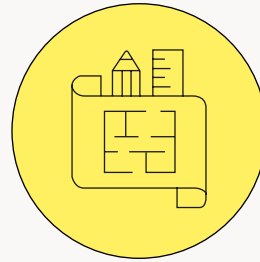
## ENHANCED BUILDING AMENITIES AND SPECIFICATION



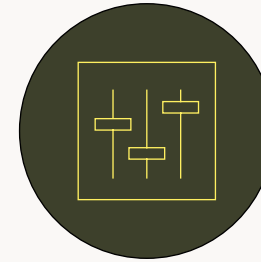
COMMUNAL ROOF  
TERRACE ON 5TH  
FLOOR



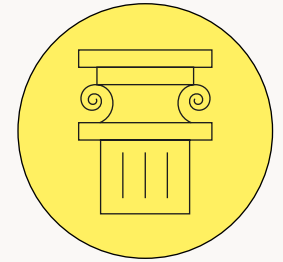
BESPOKE FURNITURE  
AND JOINERY



ARCHITECT-DESIGNED  
INTERIORS



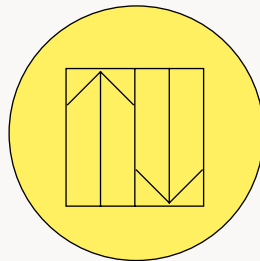
NEW BUILDING  
MANAGEMENT SYSTEMS



RESTORED  
ORIGINAL FEATURES



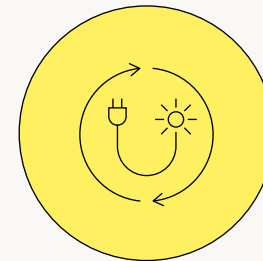
END OF TRIP  
FACILITIES



FULL LIFT  
REFURBISHMENT AND  
MODERNISATION



ACCESS  
CONTROL & SECURITY  
SYSTEMS



EPC  
TARGET B



STRUT • WANDER • STROLL • WALK



• MARCH • STRIDE • MEANDER • SA

# A SHORT WALK CONNECTS YOU TO THE CITY AND BEYOND

PICCADILLY CIRCUS

3 MIN WALK



GREEN PARK

8 MIN WALK



LEICESTER SQUARE

10 MIN WALK



CHARING CROSS

10 MIN WALK



VICTORIA

25 MIN WALK



WATERLOO

28 MIN WALK





# ST JAMES'S



TOBA - ST JAMES'S MARKET | EVENTS IN ST JAMES'S | JERMYN STREET

SABOR - HEDDON STREET

FLORIS - JERMYN STREET | LUCA FALONI- PICCADILLY



DELIVERING MORE THAN JUST OFFICE SPACE

# INTRODUCING WORKPLACES+ BY THE CROWN ESTATE



## Workplaces+ Benefits

- Free access to No. 6 Babmaes Street
- Access to fitness and wellbeing classes, talks and networking events
- Exclusive discounts for bookable meeting rooms
- 24/7 security and maintenance support
- Exclusive discounts for internal and external event spaces
- Bespoke perks and discounts around the portfolio







No. 6 Babmaes Street is a venue offering a multi-functional hybrid of amenities including meeting rooms, phone booths, open plan workspace, event space and a roof terrace.



## ACCESS TO EXCLUSIVE BUSINESS AMENITIES – ONLY 5 MINUTES WALK AWAY

As part of 11-12 Pall Mall, you will have access to The Crown Estate's Workplace portfolio including No. 6 Babmaes Street and the option to use the amenities it offers.

[CLICK HERE TO LEARN MORE  
ABOUT NO 6 BABMAES STREET](#)





# THE CROWN ESTATE

With a 10 million square foot portfolio across Regent Street and St James's, The Crown Estate is one of the West End's largest property owners, curating top-tier retail, dining, lifestyle, and office spaces.

A £16 billion portfolio includes rural land, urban centres and the seabed around England, Wales and Northern Ireland.

We aim to balance the short-term and long-term, generating profit today while creating value for future generations. We support nature recovery, the energy transition and the nation's road to net zero. We help to create inclusive communities and support economic growth and productivity, delivering in excess of £4 billion over the last 10 years to the treasury.



# FOR ENQUIRIES – WALK THIS WAY



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