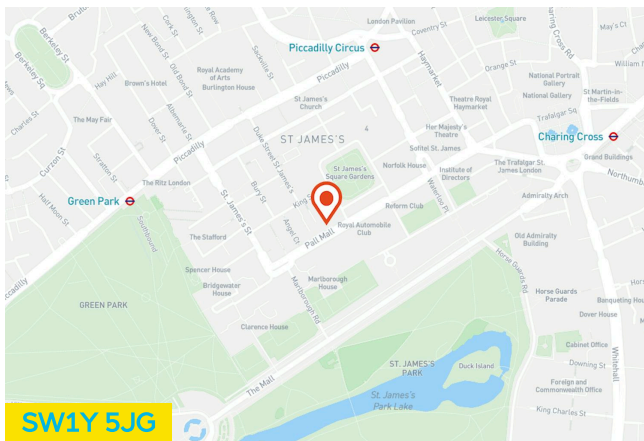


TO LET, OFFICE, 3,273 SQ FT

48-49 PALL MALL, LONDON, SW1Y 5JG



7th Floor of 48 Pall Mall, with stunning views across St. James's



- Reception
- 2x 13 passenger lifts
- 20x cycle racks, lockers
- On floor dedicated shower
- 5x Exec suites / meeting rooms
- Two 6x person meeting room
- 3x Terraces
- Kitchenette & breakout area
- 20x Open Plan Desks

48-49 PALL MALL, LONDON, SW1Y 5JG

OVERVIEW

Available Size	3,273 sq ft
Rent	£130 per sq ft
Rates Payable	£47 per sq ft Charge for 1 Apr 25 – Mar 26
Business rates	£47 per sq ft Charge for 1 Apr 25 – Mar 26
Service charge	£20.90 per sq ft + VAT
EPC	-

DESCRIPTION

48 Pall Mall is an impressive period building, with a well regarded address in St James's, built between 1894 and 1897. Originally, the building was used as serviced apartments but was converted to offices following bomb damages sustained in WWII. The façade of 49 Pall Mall was retained; however, 48 Pall Mall was reconstructed with a contemporary design. The entire property offers approximately 37,039 sq. ft NIA (3,441 sq. m) of office space, distributed across the basement, ground floor, and seven upper floors. The 7th Floor provides c. 3,273 sq. ft. (304 sq. m) of office space. Features of the building include: ■ Two 13x passenger lifts ■ 2600mm floor to ceiling height. ■ 150mm overall raised floor. ■ Step free access. ■ 20 cycle racks, with changing areas, lockers and showers. The 7th Floor consists of: ■ Reception area ■ Two 6x person meeting room, (1x with terrace) ■ 5x executive suites (1x with terrace) ■ Four 2x person meeting room ■ 20x Open plan desks ■ Kitchenette and 6x breakout benches ■ 1x open terrace ■ DDA accessible shower on the floor ■ 3x WCs (1x DDA accessible)

LOCATION

48 Pall Mall is prominently located in the heart of St James's, one of London's most prestigious addresses. The area offers a wealth of amenities, from renowned restaurants such as Franco's, Chutney Mary and The Wolseley, to luxury retailers, art galleries and private members' clubs. Nearby landmarks include Fortnum & Mason and Berry Bros. & Rudd. Excellent transport links are provided by Piccadilly Circus, Green Park and Charing Cross stations, all within walking distance. St James's Park and Green Park are also close by, offering green space in this prime West End location.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
7th – 7th Floor	3,273	304.07	Available
Total	3,273	304.07	



VIEWING & FURTHER INFORMATION

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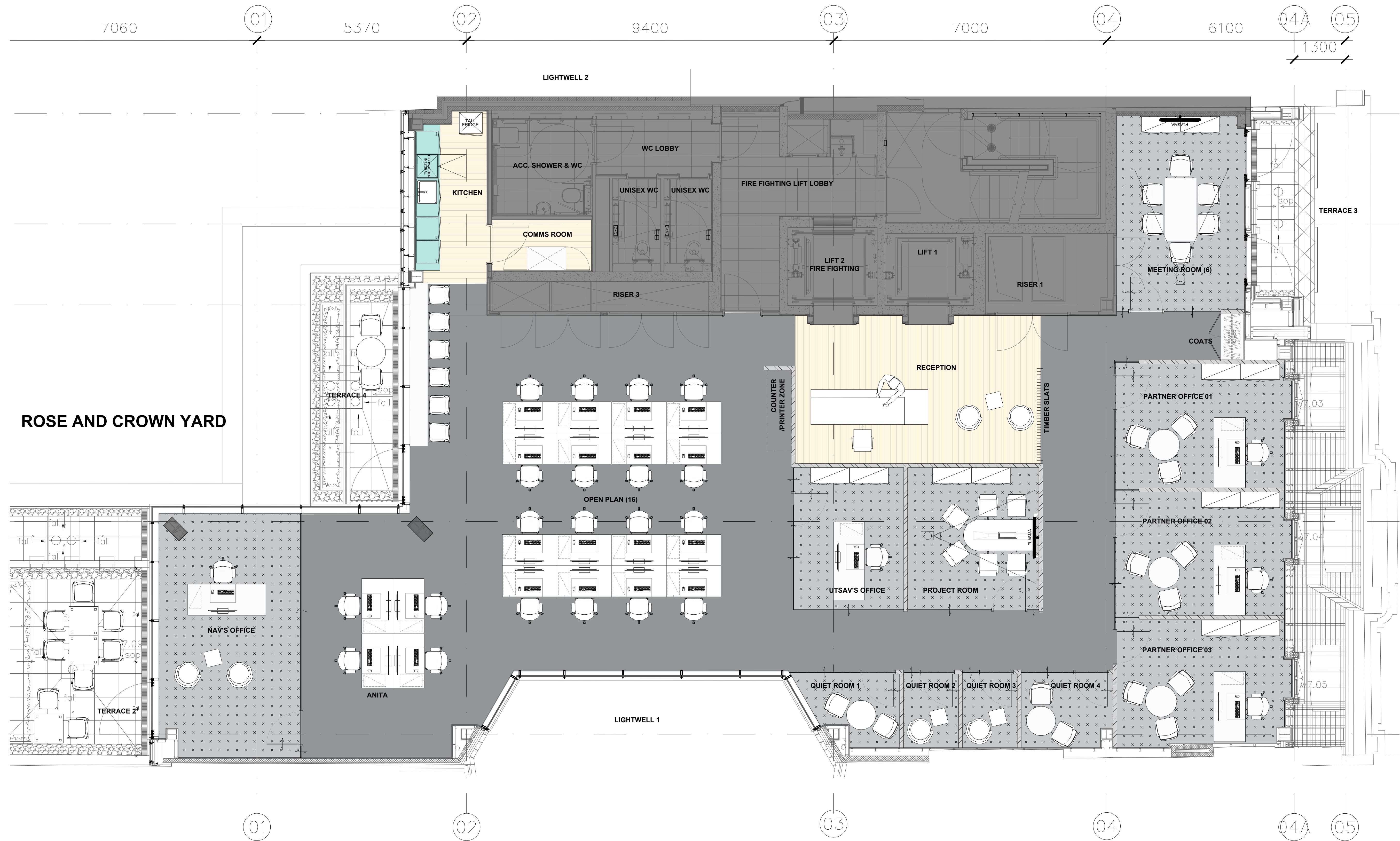
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ACCOMMODATION SCHEDULE

Floor Square Feet Approx. = 3230 sq/ft²

Floor Square Metres Approx. = 300m²

Nominal FFL to FCL = XXXXmm

Perimeter FFL to CL = XXXXmm

Nominal Floor Void = XXXmm

Nominal Ceiling Void = XXXmm

AREA	QTY
RECEPTION SEATING AREA	1
PROJECT ROOM -(6)	1
MEETING ROOM - 6	1
NAV'S OFFICE (2000 x 800 desk)	1
UTSAV'S OFFICE (2000 x 800 desk)	1
PARTNER OFFICE (1800 x 800 desk)	3
ANITA DESKS (1400 x 800 desks)	4
OPEN PLAN (1400 x 800 desks)	16
QUIET ROOMS	4
TEA POINT/BREAKOUT	1
COMMS	1
PRINT AREA	1
COATS	0

C	DESK SIZES AMENDED	HW	JH	25.07.22
B	PROJECT ROOM	HW	JH	25.07.22
A	FIRST ISSUE	HW	JH	25.07.22
REV	DESCRIPTION	XX	XX	DD.MM.YR



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FOR COMMENT

CLIENT:
ALPHA WAVE

SITE ADDRESS:
48 PALL MALL
LONDON
SW1Y 5JG

DRAWING TITLE:
GENERAL ARRANGEMENT

SCALE: 1:50@A1
DRAWN BY: HW
DATE: 25.07.2022

DRAWING No:
XXXXXX-IKO-01-01-I-0101-C

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