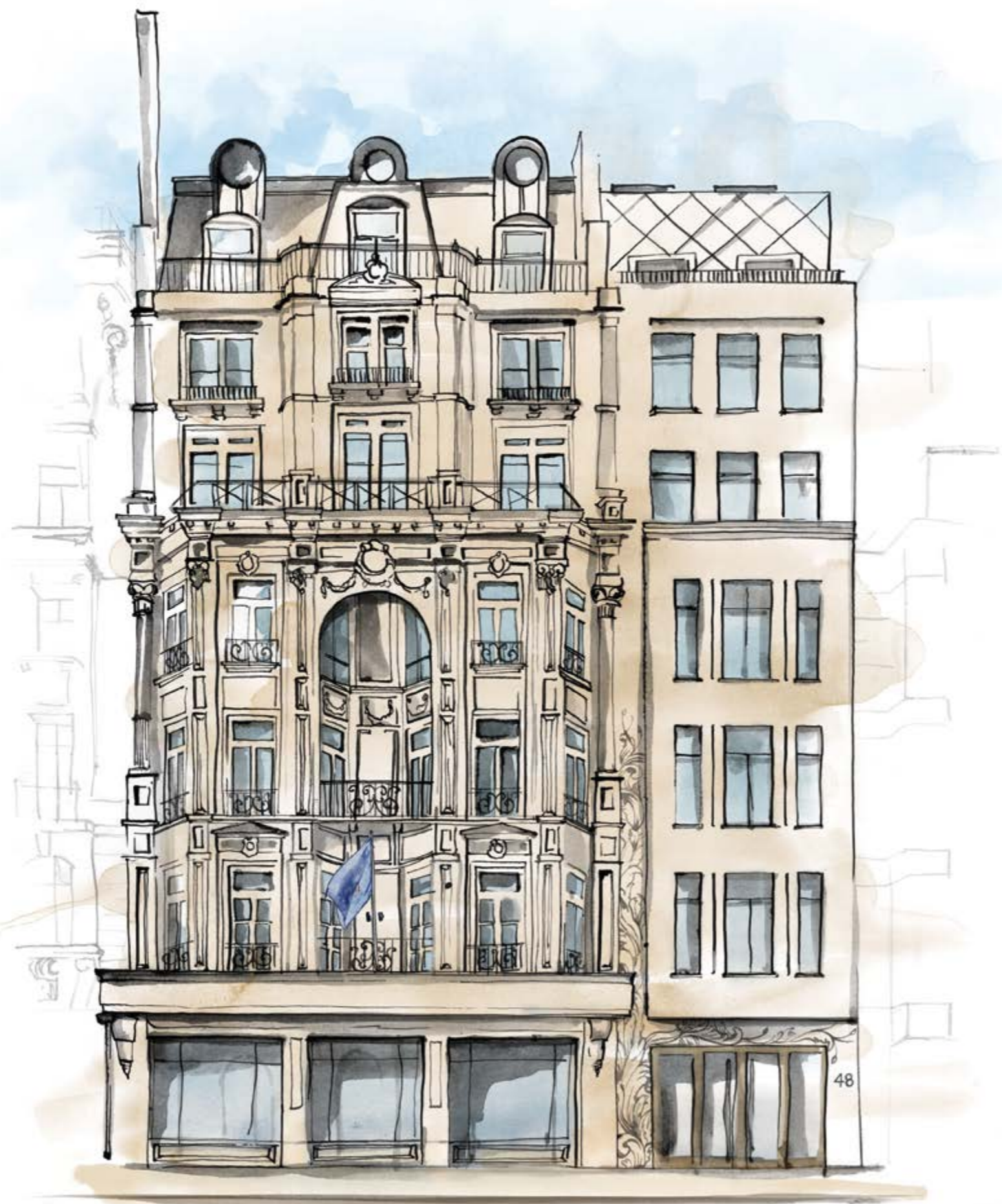


48
PALL MALL
LONDON

www.48pallmall.com

48 PALL MALL



This development will offer 32,000 sq. ft. of modern, open plan offices designed with meticulous attention to detail.

48 Pall Mall will provide a new contemporary building on one of London's most famous streets in the acclaimed district of St James's.



ST JAMES'S

Timeless yet constantly evolving, St James's is both historic and contemporary in character, placing it at the heart of London life.

Synonymous with the finest goods and services, St James's is characterised by beautiful shop fronts, leading galleries, auction houses and luxury fashion retailers that not only defy the test of time but which, for many, have become lifelong staples.

Yet what makes St James's so vibrant is its capacity to embrace change; tradition constantly makes room for the modern and for every nod towards the past there is an equally important evolution of its defining values. St James's embodies the perfect blend of the classic and the contemporary.

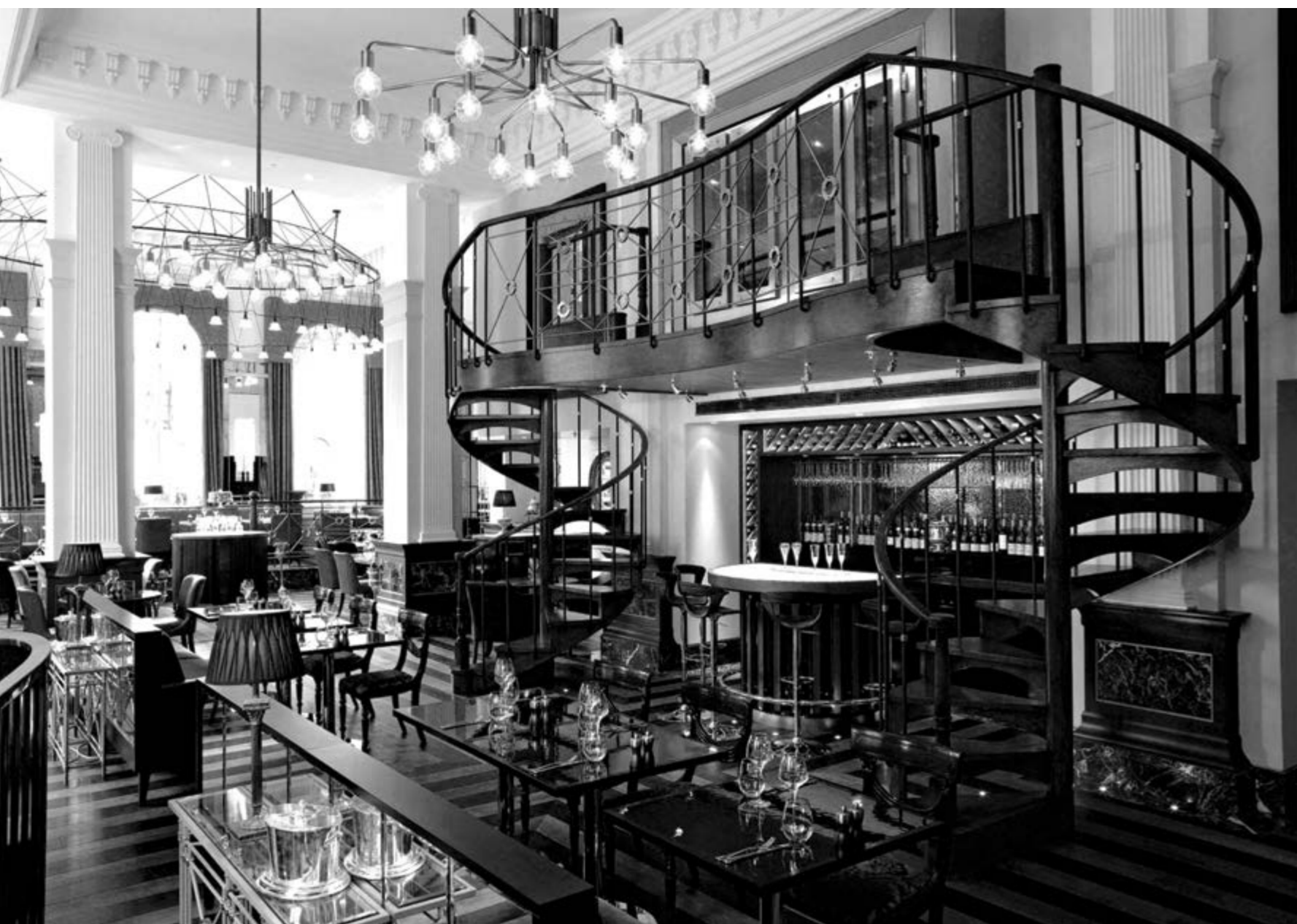


BARS, RESTAURANTS & HOTELS
A DINING DESTINATION OF DISTINCTION

Food and drink have long played a pivotal role in reflecting the character of St James's. The offering continues to evolve with an evident focus towards attracting the world's most eclectic and high-quality independent restaurateurs, all striving to provide for the needs of residents, professionals, shoppers and visitors alike.

St James's is popular for the quality of its ensemble of restaurants; from established favourites such as Wiltons and Green's, to the contemporary Avenue and Sake no Hana on St James's Street.





BARS, RESTAURANTS & HOTELS
**A JUXTAPOSITION OF THE HERITAGE
 AND THE NEW**

St James's has been a dining destination of merit for over two centuries. Fashionable coffee and chocolate houses came to dominate the area and throughout the 19th century, many of these - including The Cocoa Tree, Boodle's and White's - were to set the trend for the establishment of the capital's most exclusive gentlemen's clubs.

Whether there is a desire to meet, eat or to relax at the end of the day, St James's is able to perfectly meet each individual's needs. There are bars and restaurants which boast truly international reputations, and an appealing mix of luxury hotels including The Stafford and The Ritz.

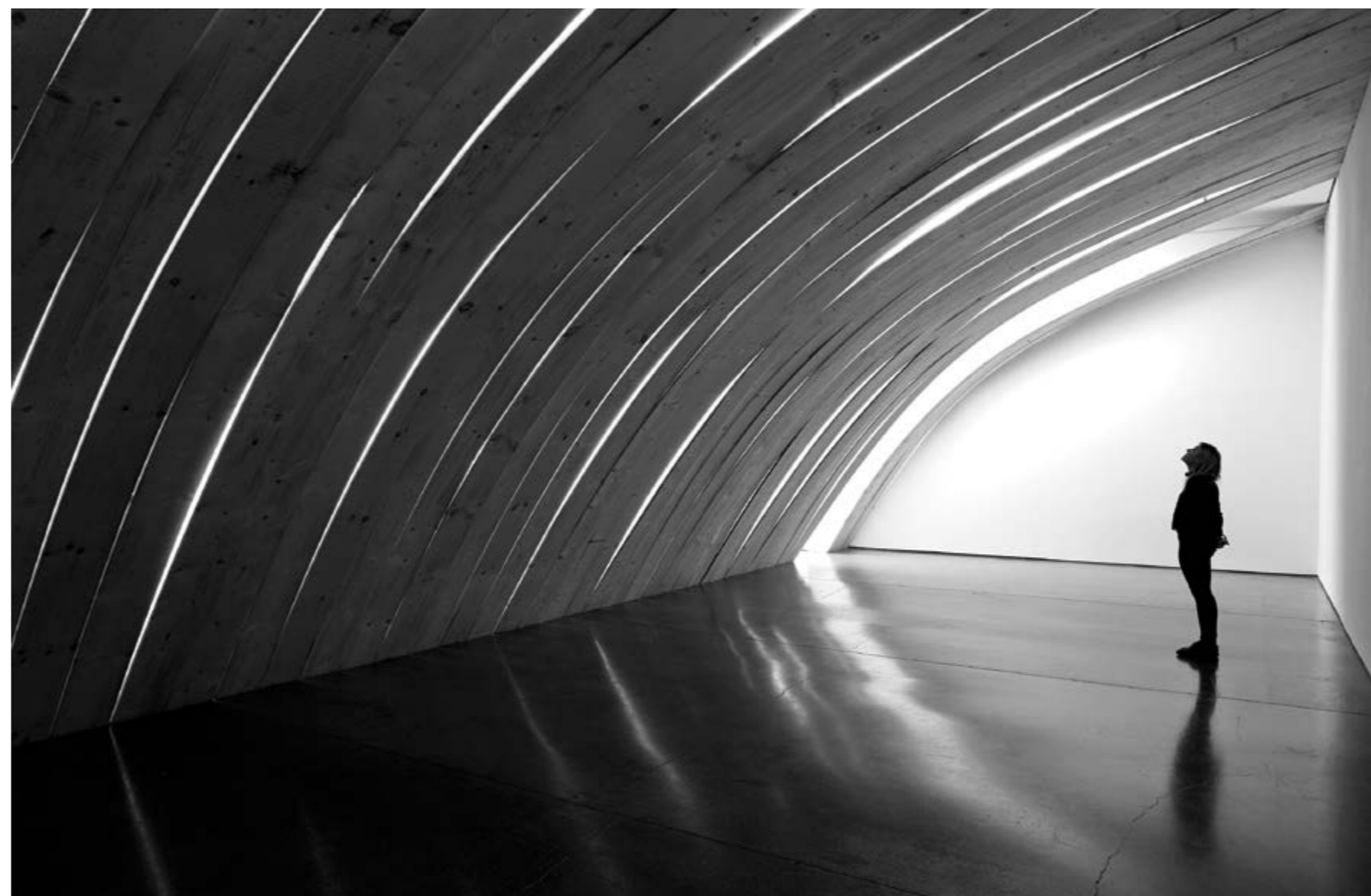
ABOVE: *The Balcon*
 RIGHT: *Sake no Hana*





LEFT: David Gill Gallery

ABOVE: Virginia Overton Solo Exhibition, White Cube Mason's Yard
16th January - 14th March 2015. Photo: George Darrell



ART & CULTURE FOR THE DISCERNING COLLECTOR

The galleries, art specialists and auction houses of St James's command respect worldwide and offer a considerable contribution to the area's character and reputation.

Bury Street, Duke Street St James's and King Street have long contained a large concentration of private galleries and, more recently, the strikingly modern White Cube and the David Gill Gallery further emphasise the significance of St James's as a cultural destination of excellence.



FASHION & RETAIL
 TRADITION AND ELEGANCE FUSED
 WITH MODERN LUXURY

St James's has a reputation as an exciting and vibrant world class shopping destination located just a short walk from the luxury enclave of Bond Street and South Mayfair.

Synonymous with traditional fine craftsmanship and refined sophistication, St James's is recognised for its high-quality tailoring, luxury grooming and stylish accessories. Local favourites include Fortnum & Mason, Turnbull & Asser, New & Lingwood, Alfred Dunhill, John Lobb and DAKS.

ABOVE: Hilditch & Key
 RIGHT: Lock & Co. Hatters





FASHION & RETAIL
 YESTERDAY, TODAY & TOMORROW

With its emphasis towards heritage, elegance and luxury, St James's continues to attract the finest retailers to accommodate the needs of the discerning shopper.

St James's plays host to a mix of businesses little changed in over 200 years that sit comfortably alongside the exciting new additions drawing new connoisseurs to the area.





- RESTAURANTS
- HOTELS
- MEMBERS' CLUBS
- ART & CULTURE
- FASHION & RETAIL

AMENITIES

RESTAURANTS

- 1 Café Murano
- 2 Le Caprice
- 3 Sake no Hana
- 4 Green's
- 5 Quaglino's
- 6 Avenue
- 7 Chutney Mary
- 8 The Wolseley
- 9 The Balcon
- 10 Franco's
- 11 Mint Leaf
- 12 Cicchetti
- 13 Wiltons

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

ART & CULTURE

- 26 Christie's Auction House
- 27 White Cube Gallery
- 28 David Gill Gallery
- 29 Institute of Contemporary Arts
- 30 Her Majesty's Theatre
- 31 Theatre Royal Haymarket
- 32 National Gallery

FASHION & RETAIL

- 33 Berry Bros. & Rudd
- 34 Lock & Co. Hatters
- 35 Beretta
- 36 Turnbull & Asser
- 37 Alfred Dunhill
- 38 Paxton & Whitfield
- 39 Fortnum & Mason
- 40 Hatchards
- 41 Assouline
- 42 Bespoke Cycling
- 43 Piccadilly Arcade
- 44 Princes Arcade
- 45 John Lobb
- 46 DAKS
- 47 Floris
- 48 Daniel Crouch Rare Books
- 49 Hilditch & Key



LOCAL OCCUPIERS

- 1 BP
- 2 HSBC PRIVATE BANKING LTD
- 3 HSBC BANK PLC
- 4 GAM
- 5 KKR
- 6 TEMASEK
- 7 RIO TINTO
- 8 THE ECONOMIST
- 9 WARBURG PINCUS
- 10 PERMIRA PRIVATE EQUITY
- 11 TPG CAPITAL

CONNECTIVITY

With London Underground stations on three of its four corners, St James's is extremely well connected to the rest of the capital. Eurostar is a mere 20 minutes away and all major London airports are easily accessible.

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

ST PANCRAS INTERNATIONAL	20 MINUTES
LONDON CITY AIRPORT	40 MINUTES
HEATHROW AIRPORT	42 MINUTES
GATWICK AIRPORT	49 MINUTES

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



THE DEVELOPMENT

Originally constructed as serviced apartments in the 1890's by Hyman and Marcus Collins, the building suffered bomb damage in WWII and was completely reconstructed in 1951 as offices for The Royal British Legion.

The new development, known as 48 Pall Mall, combines the two buildings and will provide over 32,000 sq. ft. of modern Grade A office accommodation arranged over lower ground, ground and seven upper floors.

The striking façade of 49 Pall Mall has been retained, whilst the contemporary new façade of 48 Pall Mall, has been designed to look toward the future.

THE TERRACES
VIEWS & SPACE

Three roof terraces located on the sixth and seventh floors provide refreshing outdoor space.





RECEPTION AND LEVEL FOUR
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, which will create a first impression entirely reflective of the building's modern approach to providing inspiring office space.

The office floors offer efficient and highly specified accommodation, benefiting from natural light on three sides.



REAR ENTRANCE
CONVENIENT & DISCREET

Dedicated parking and a private rear entrance from Rose and Crown Yard provides a second entrance to the building.



SEVENTH FLOOR TERRACES
TAILOR MADE OPPORTUNITY

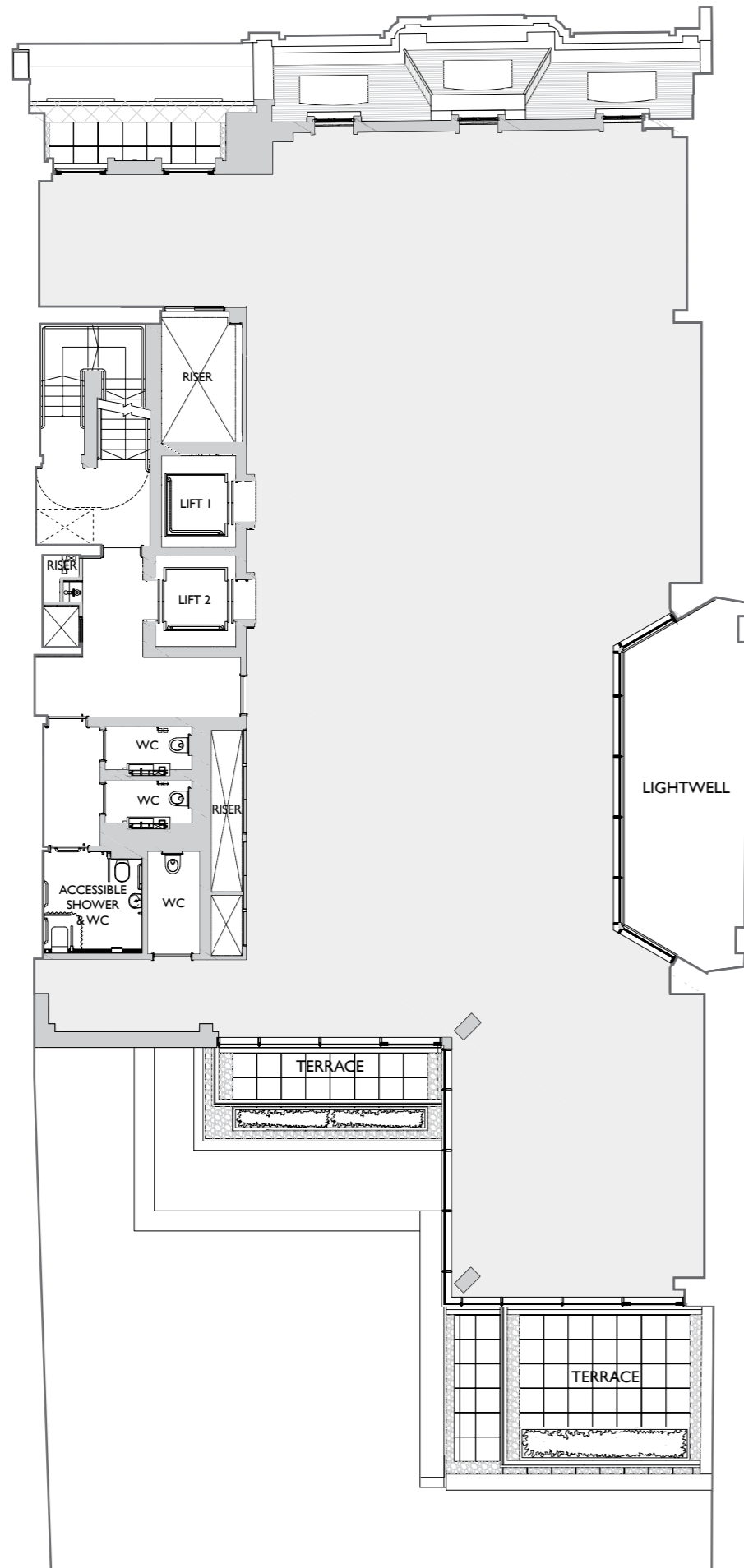
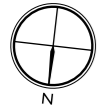


SCHEDULE OF AREAS AND PLANS

FLOORS	APPROXIMATE AREAS	
	SQ M	SQ FT
SEVENTH	290	3,122
SIXTH	345	3,714
FIFTH	371	3,993
FOURTH	371	3,993
THIRD	376	4,047
SECOND	376	4,047
FIRST	376	4,047
RECEPTION	89	958
GROUND	222	2,390
LOWER GROUND	171	1,841
TOTAL	2,987	32,152

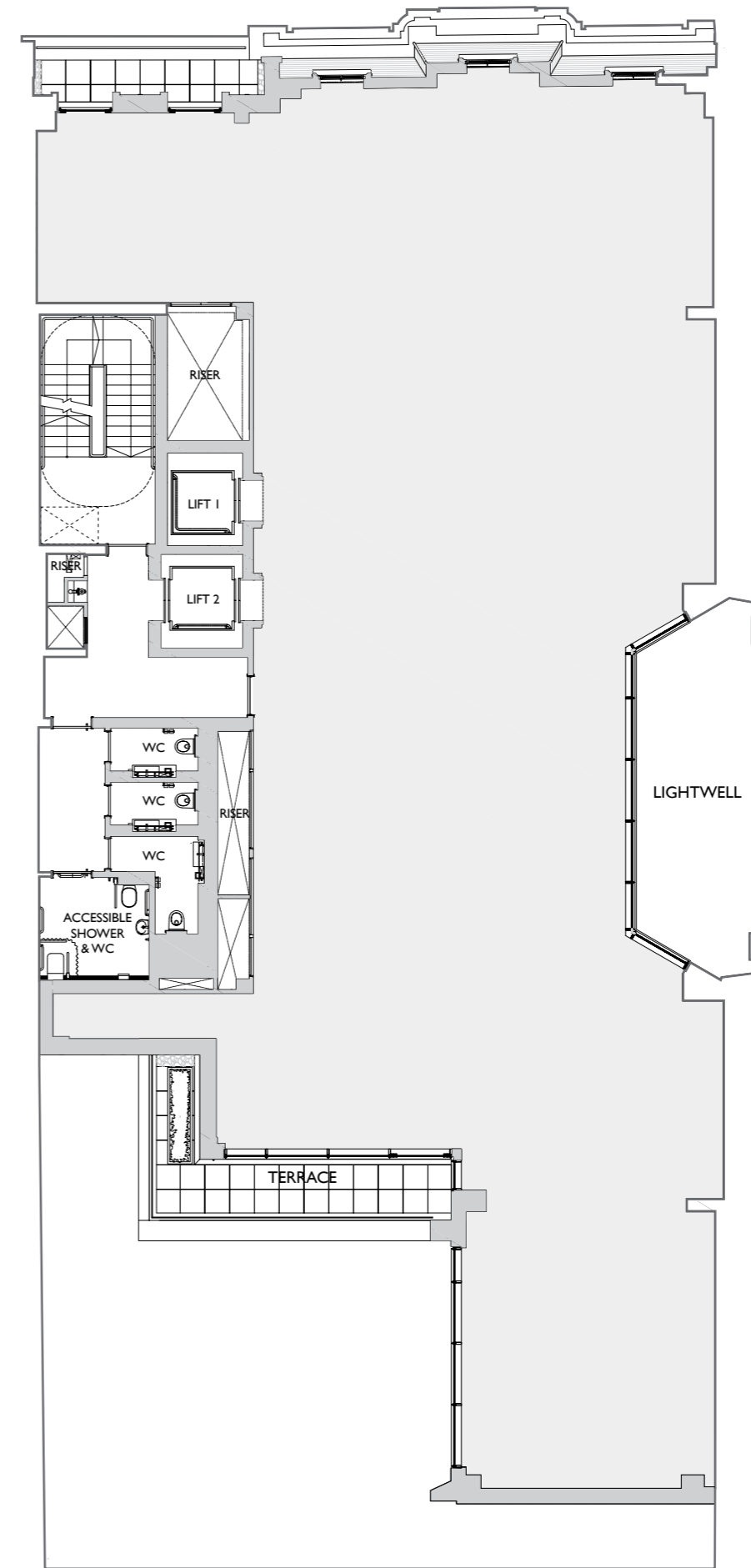
SEVENTH FLOOR

NIA 290 Sq m / 3,122 Sq ft



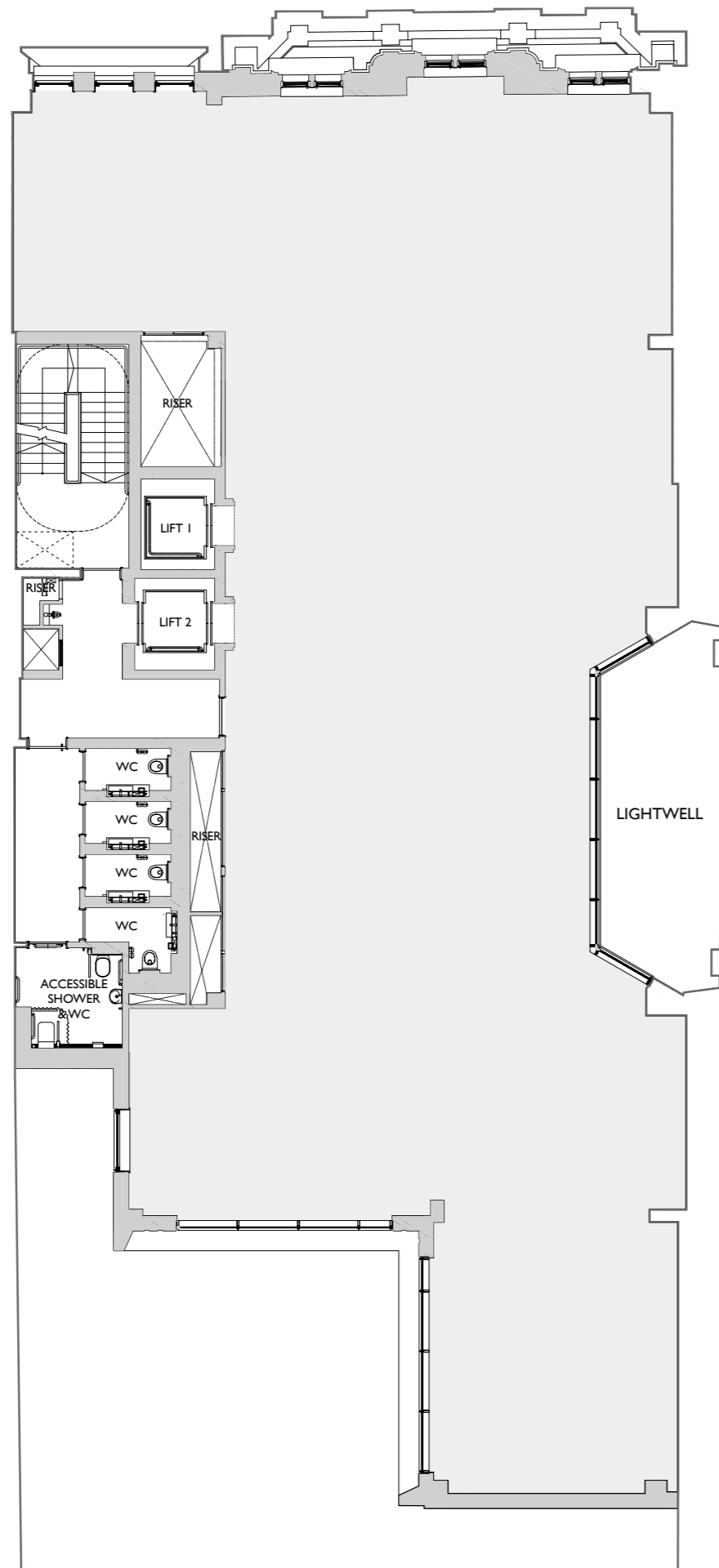
SIXTH FLOOR

NIA 345 Sq m / 3,714 Sq ft



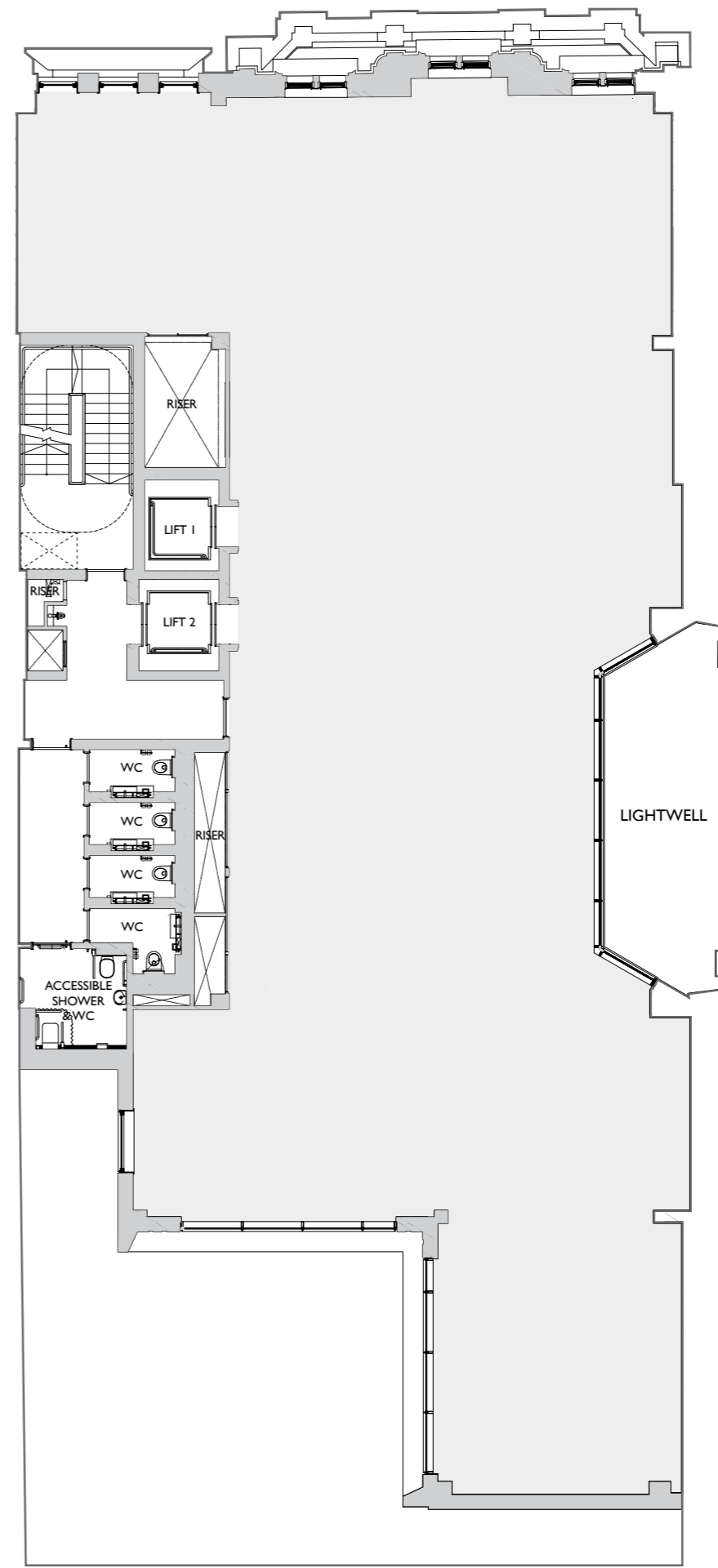
FIFTH FLOOR

NIA 371 Sq m / 3,993 Sq ft



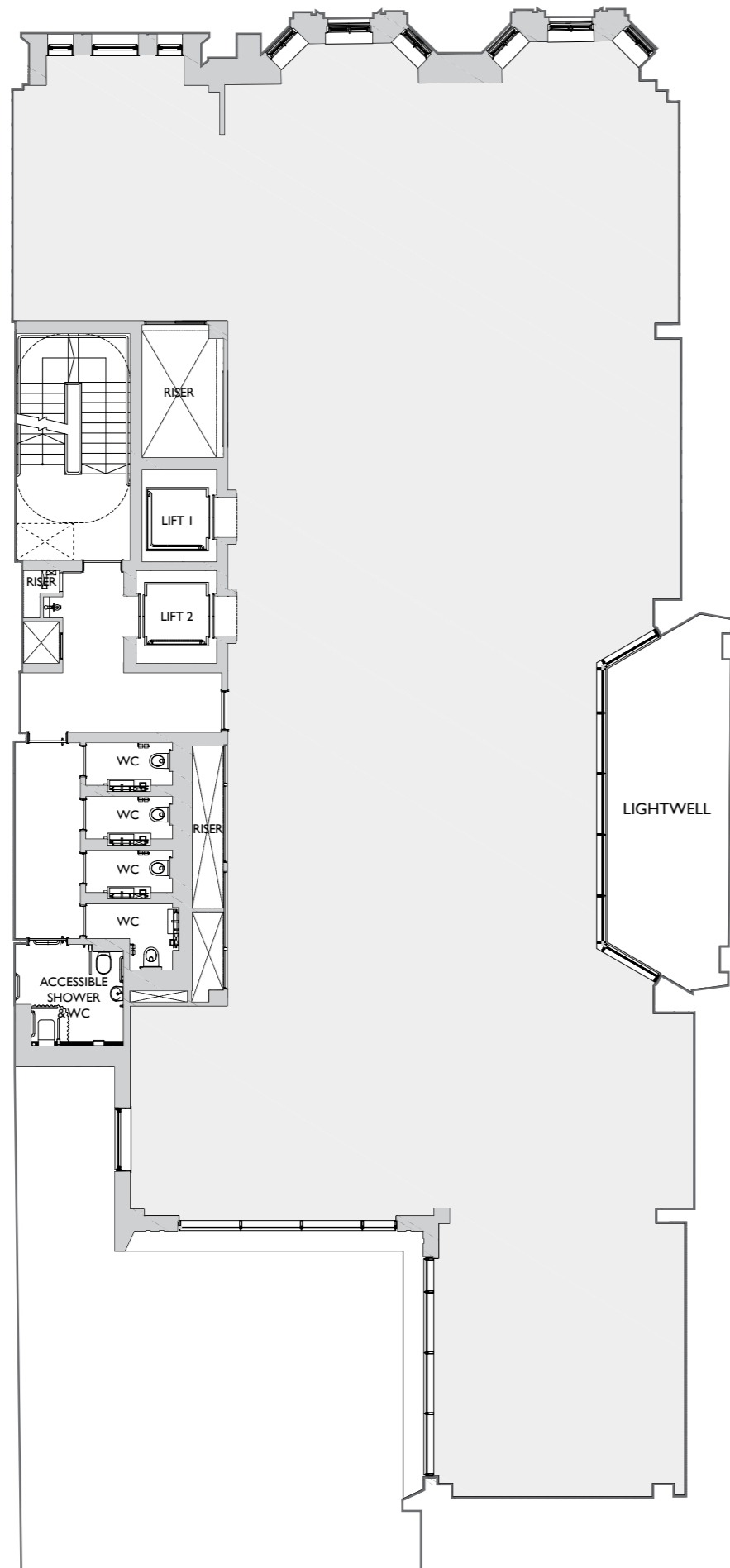
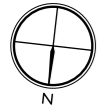
FOURTH FLOOR

NIA 371 Sq m / 3,993 Sq ft



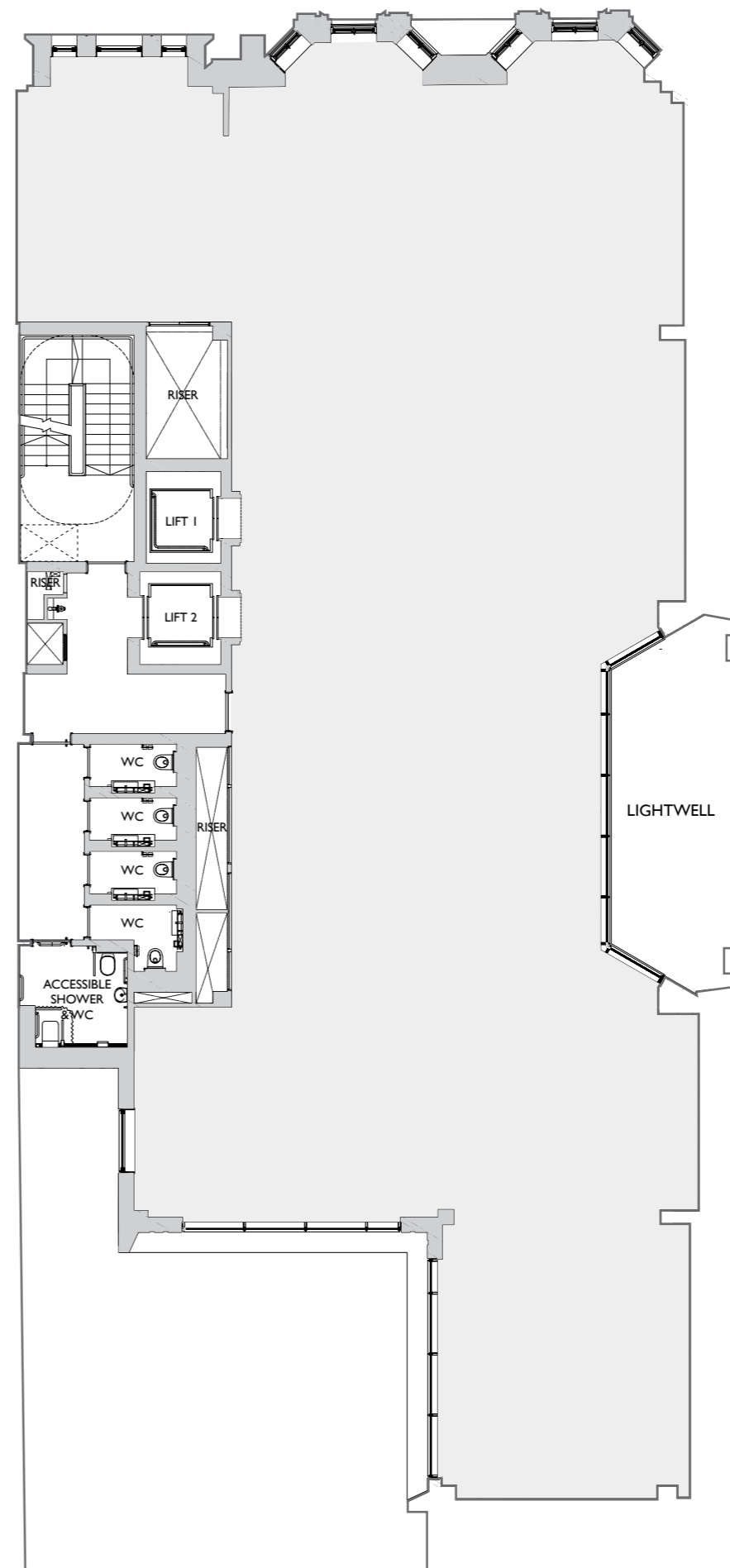
THIRD FLOOR

NIA 376 Sq m / 4,047 Sq ft



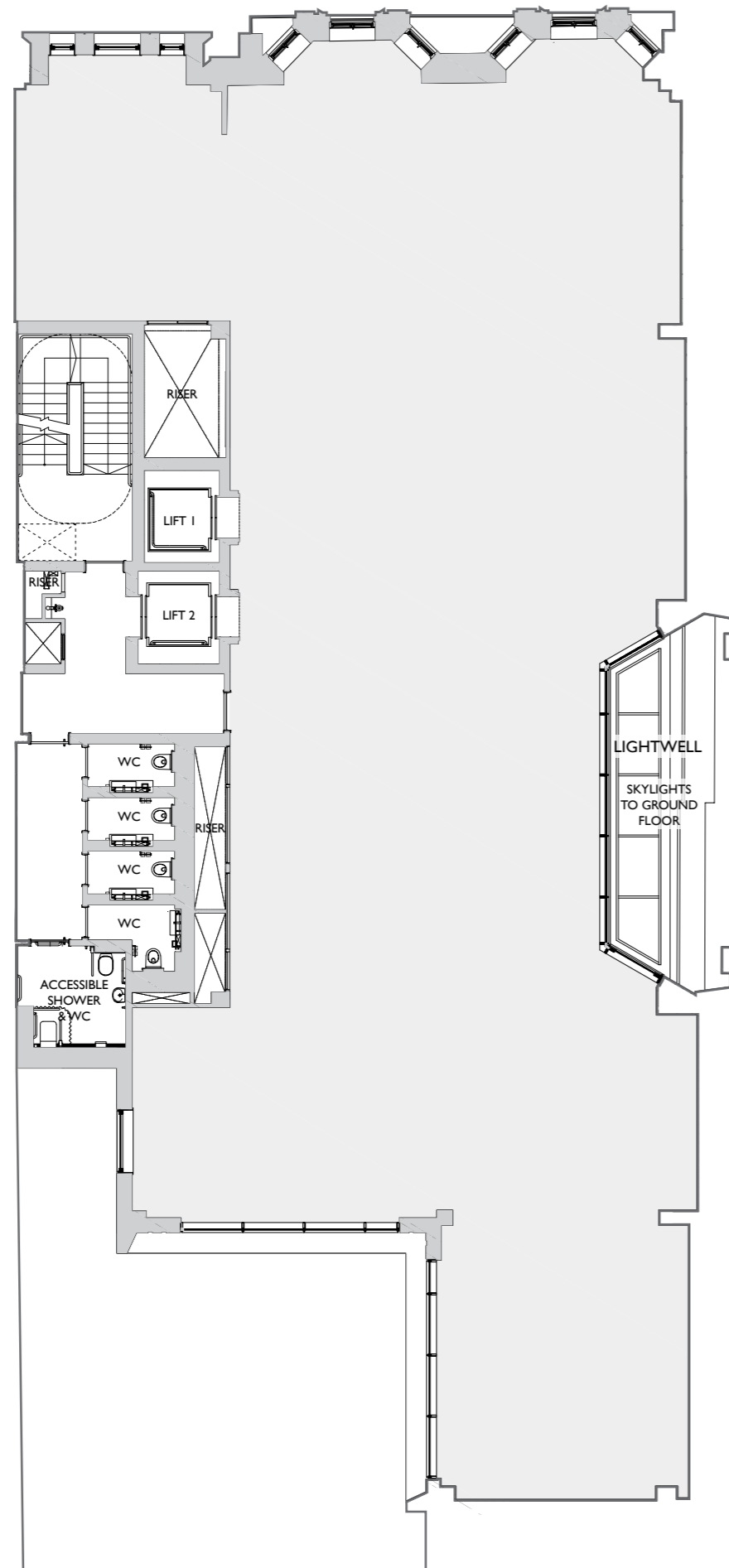
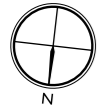
SECOND FLOOR

NIA 376 Sq m / 4,047 Sq ft



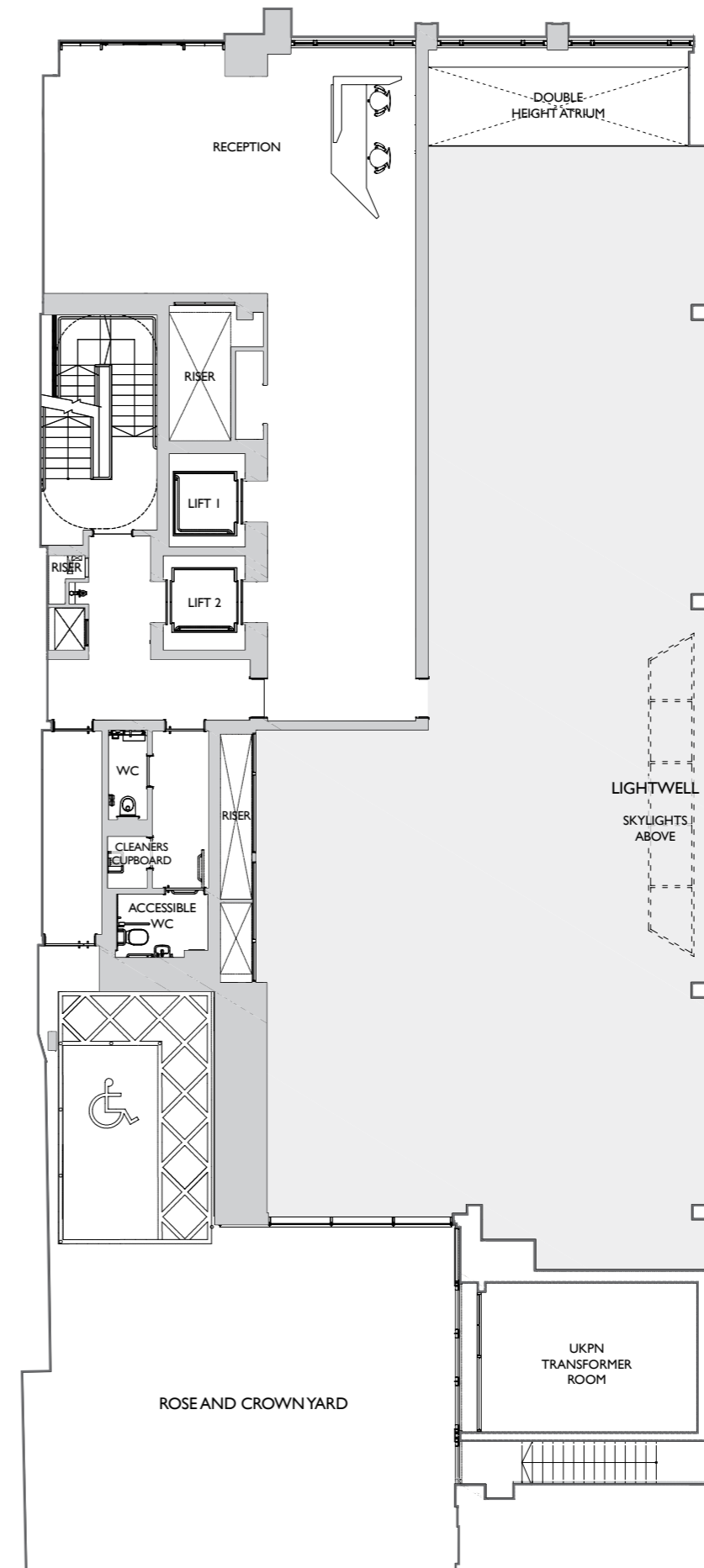
FIRST FLOOR

NIA 376 Sq m / 4,047 Sq ft



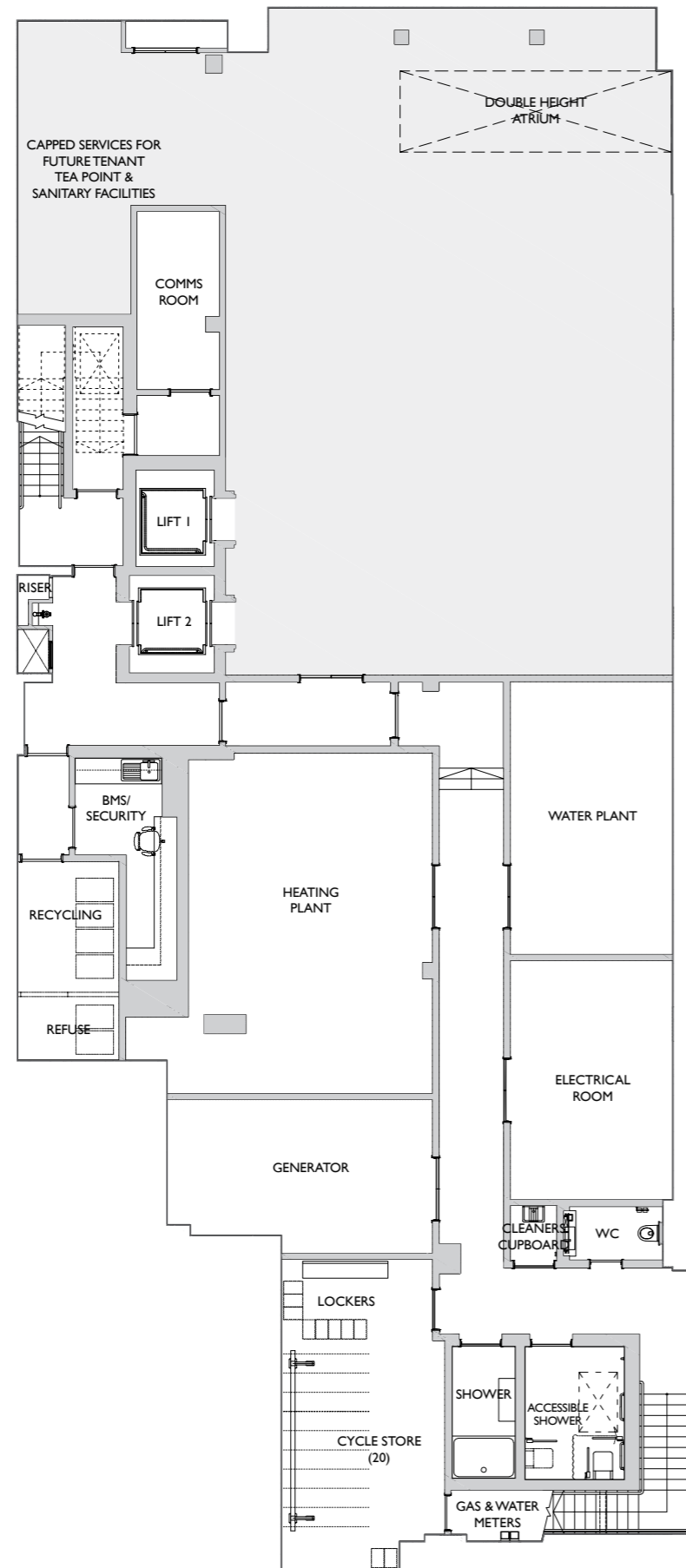
GROUND FLOOR

NIA 222 Sq m / 2,390 Sq ft



LOWER GROUND FLOOR

NIA 171 Sq m / 1,841 Sq ft



SPECIFICATION SUMMARY

48 Pall Mall has been designed to offer an exceptional level of features and finish including those listed below:

BREEAM

The building is designed to achieve a BREEAM 2011 'Excellent' rating

Base Build Occupancy Ratio

Designed for an occupational density of 1:10 m² with provision for enhancement

Floor to Ceiling Height

2600mm

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 chilled water to fan coil units with electric heaters

Temperature Control

Landlord BMS system with fan coils controlled via return air temperature

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 associated showers, changing areas and lockers

Car Parking

Disabled compliant car parking space with electrical charging point

PROFESSIONAL TEAM

Developer and Asset Manager
REM

Architect
Trehearne Architects

M&E and Structural Engineer
ARUP

Project Manager
Core Five

Public Art Designer
Timorous Beasties

Leasing Agent
Savills



REM

COMPLETE ASSET MANAGEMENT SERVICE

Real Estate Management UK Limited (REM) is a joint venture between The State of Qatar, Qatar National Bank and the Sellar family. Our objective is to provide an unparalleled service across prime commercial, residential, retail and leisure real estate assets throughout London.

We offer a complete asset management service and believe this holistic approach ensures maximum returns for our investors, especially those who are looking to create sustainable long-term investment portfolios in London's most sought after properties. We currently manage an investment portfolio comprising 1.7m sq. ft. of space in some of London's most high profile mixed-use buildings and a development pipeline with an estimated end value of over £450m.

IMAGES
TOP: *The Shard*
MIDDLE LEFT: *Park House*
MIDDLE RIGHT: *Fielden House*
BOTTOM LEFT: *48 Pall Mall*
BOTTOM RIGHT: *The News Building*

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Misrepresentation Act 1967

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