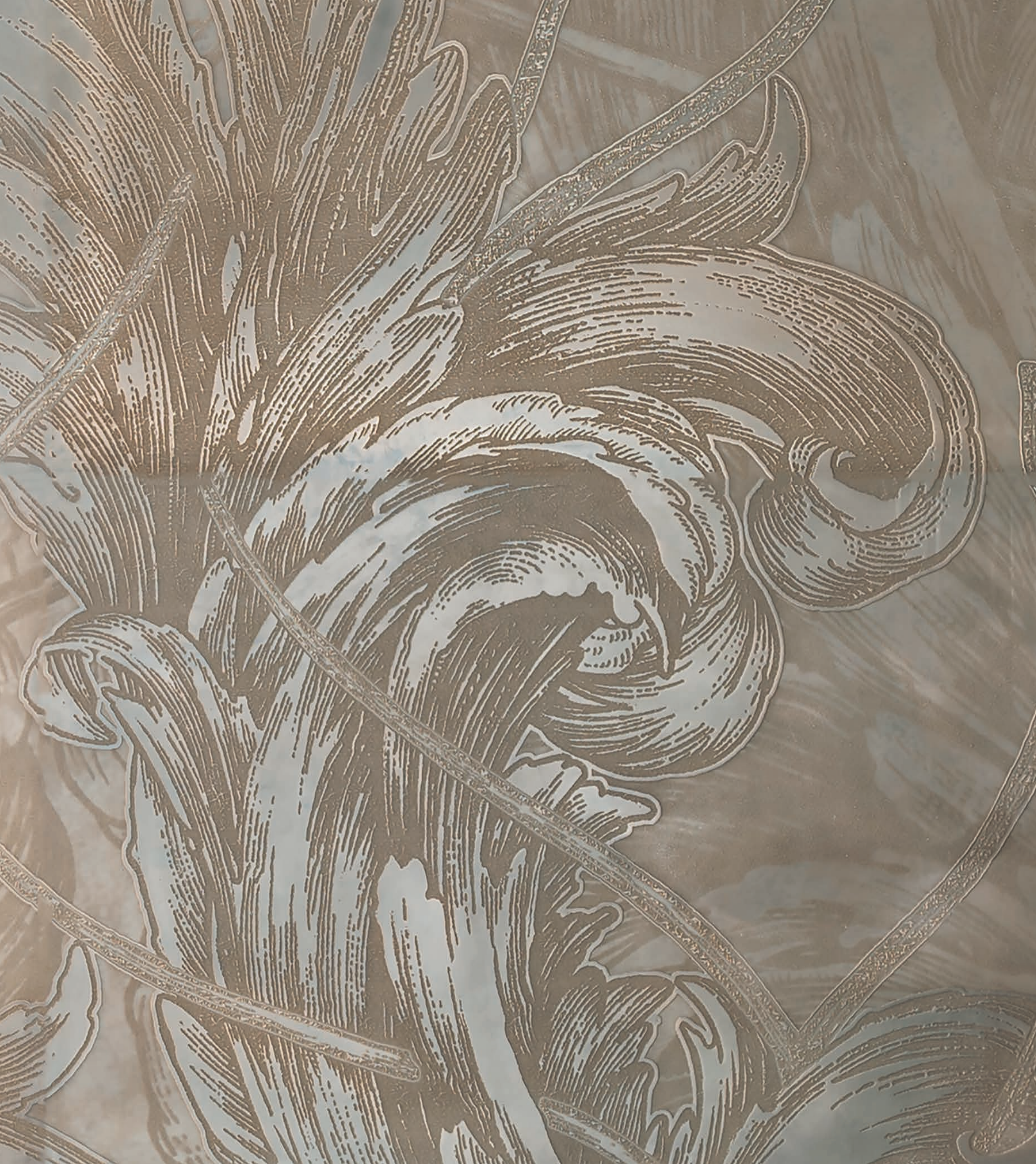


48

PALL MALL
LONDON





THE BUILDING

A STRIKING FAÇADE

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

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 building provides 32,000 sq ft of contemporary Grade A office accommodation.

The striking façade of the original building has been retained, sitting alongside a contemporary new hand-carved façade designed to mirror the existing architecture and look toward the future.



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 providing office space.





OFFICE SPACE

SURROUNDED BY NATURAL LIGHT

The column-free office floors benefit from natural light on three sides, creating an inspiring place to work.



AVAILABILITY SCHEDULE



FLOORS	APPROXIMATE AREAS	
SEVENTH	EIGHT ADVISORY UK LIMITED	
SIXTH	LXM CREDIT MANAGEMENT LIMITED	
FIFTH	DODGE & COX WORLDWIDE INVESTMENTS LIMITED	
FOURTH	UNDER OFFER	
THIRD	386.8 SQ M	4,163 SQ FT
SECOND	386.8 SQ M	4,163 SQ FT
FIRST	CRUX ASSET MANAGEMENT	
GROUND	230 SQ M	2,480 SQ FT
LOWER GROUND	189.8 SQ M	2,043 SQ FT
TOTAL AVAILABLE	1,193.4	12,849

SPECIFICATION SUMMARY

– SECOND AND THIRD FLOOR

Levels 2 and 3 offer an exceptional level of features and finish including:

BREEAM
The building has achieved a BREEAM rating of ‘Excellent’

BASE BUILD OCCUPANCY RATIO
The building has been designed to a density of 1:8 sq m²

FLOOR TO CEILING HEIGHT
Typical Floor – 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 fan coil air conditioning with electric heaters

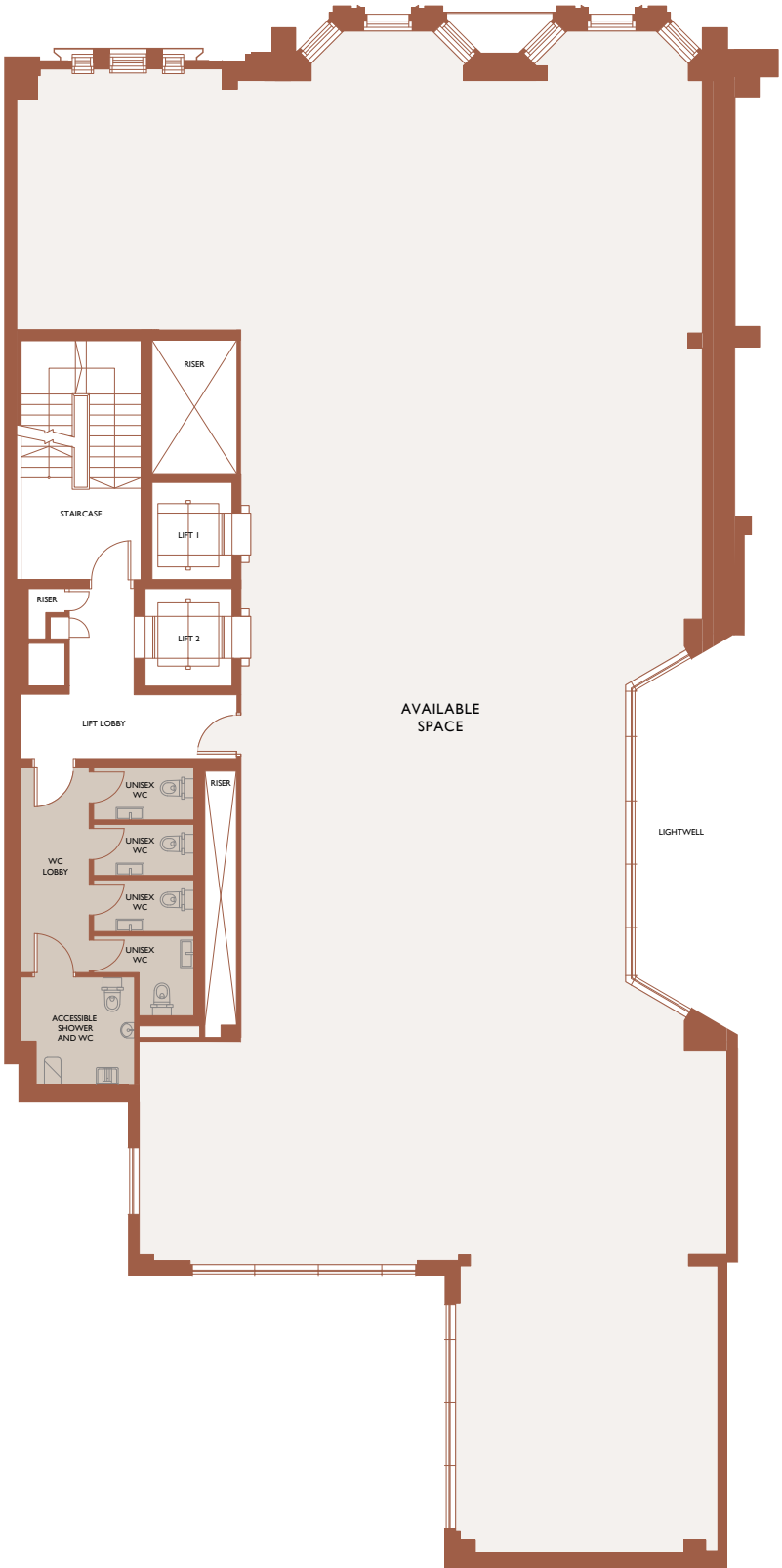
TEMPERATURE CONTROL
Landlord BMS system

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 2 associated showers, changing areas and lockers

CAR PARKING
Disabled compliant car parking space with electrical charging point



SECOND AND THIRD FLOOR 387 sq m 4,163 sq ft

INDICATIVE
SPACE PLAN

SECOND FLOOR
OPEN PLAN

SCHEDULE

- Reception & Waiting Area
- Post/Store Room
- 12 Person Boardroom
- 10 Person Meeting Room
- 5 Person Meeting Room
- 1 Executive Office
- 1 Single Person Office
- 36 Open Plan
- 2 Quiet Rooms
- Print Area
- Comms Room
- Teapoint & Breakout
- Total Occupancy: 38



SECOND FLOOR OPEN PLAN

386 sq m 4,163 sq ft

INDICATIVE
SPACE PLAN

THIRD FLOOR
CELLULAR

SCHEDULE

- Reception & Waiting Area
- Post/Store Room
- 12 Person Boardroom
- 2 x 10 Person Meeting Room
- 8 Person Meeting Room
- 5 Person Meeting Room
- 2 Single Person Offices
- 24 Open Plan
- 2 Quiet Rooms
- Print Area
- Comms Room
- Teapoint & Breakout
- Total Occupancy: 26



THIRD FLOOR CELLULAR

386.8 sq m 4,163 sq ft

SPECIFICATION SUMMARY

— GROUND AND LOWER GROUND FLOORS

The Ground and Lower Ground floors offer a unique opportunity for a 4,523 sq ft self-contained retail, office or gallery space.

USE CLASS

- AI (Retail)
- BI (Office)
- DI (Art gallery)

FLOOR TO CEILING HEIGHT

- Ground floor – 3.2 metres
- Lower Ground – 3.45 metres slab to slab

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

CAR PARKING

Accessible Car Parking space available with electrical charging point

CONDITION

The ground floor is in a category A office condition. The lower ground floor is delivered in a shell and core condition with potential for interconnecting staircase. The plan of the lower ground floor shows an indicative location for WCs

LIFT PROVISION

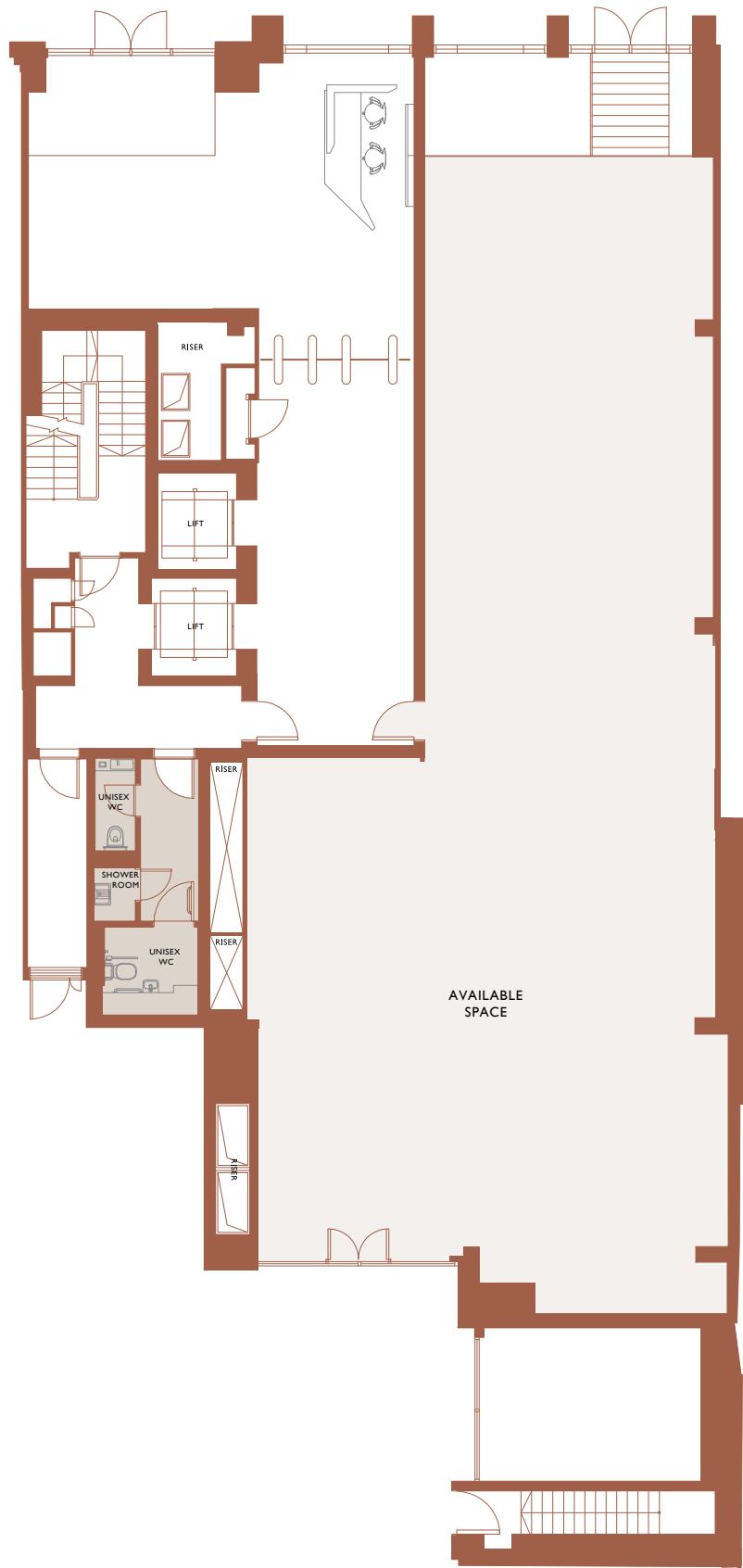
Two 13 person passenger lifts serving all floors

FRESH AIR ALLOWANCE

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

TEMPERATURE CONTROL

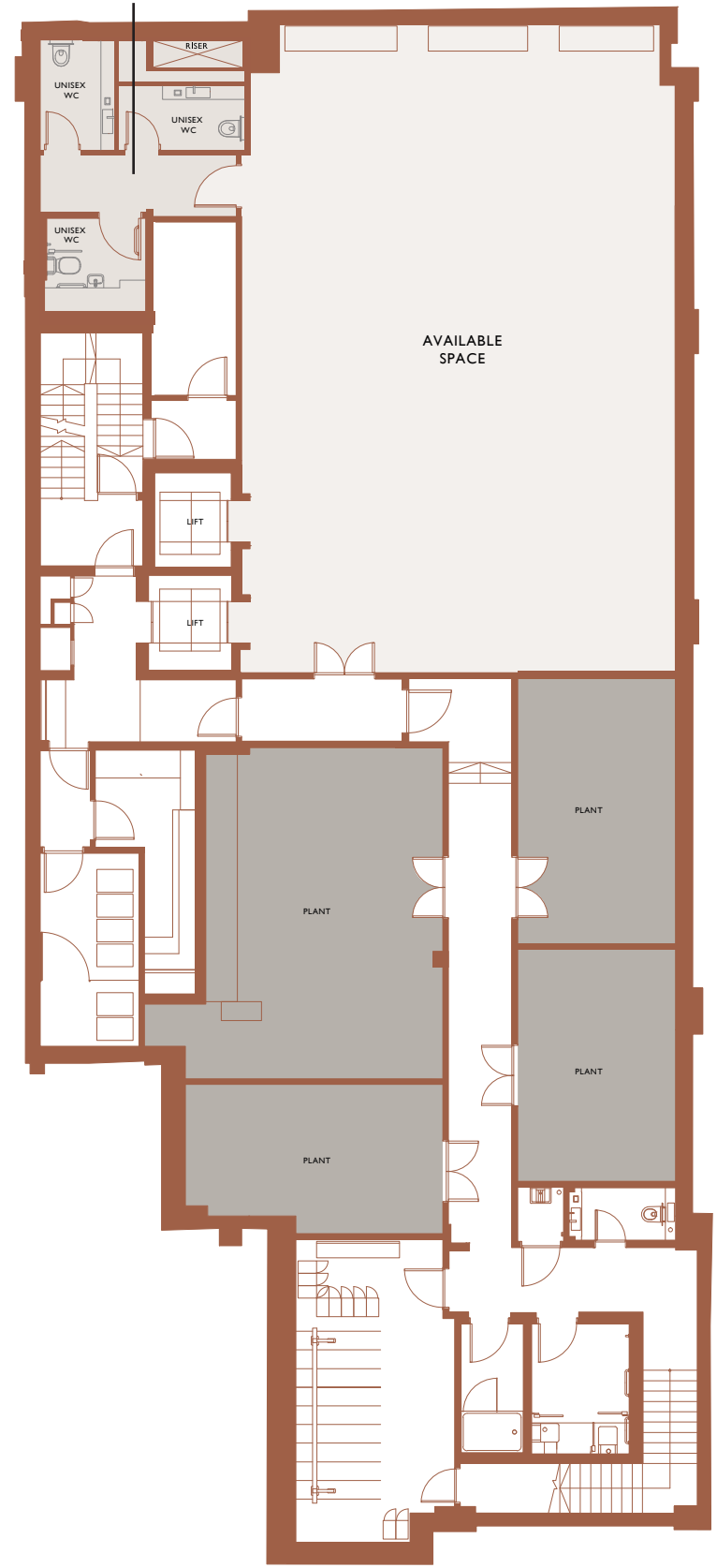
Landlord BMS system



GROUND FLOOR

230 sq m 2,480 sq ft

Proposed location for WCs



LOWER GROUND FLOOR

190 sq m 2,043 sq ft

INDICATIVE
SPACE PLAN

GROUND FLOOR

- SCHEDULE**
Reception & Waiting Area
2 x 8 Person Meeting Room
1 Executive Office
30 Open Plan
Print Area
Total Occupancy: 31



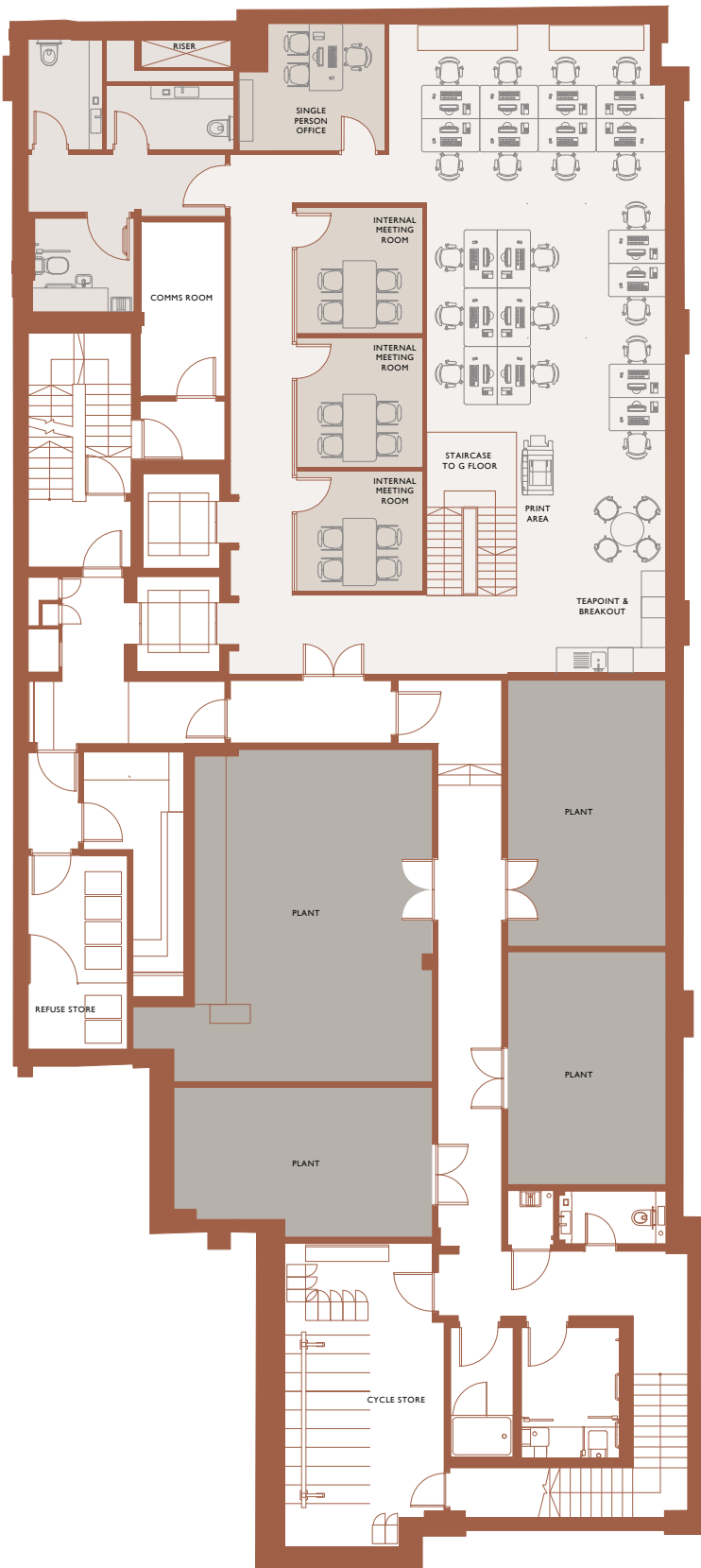
GROUND FLOOR

230 sq m 2,480 sq ft

INDICATIVE
SPACE PLAN

LOWER GROUND FLOOR

- SCHEDULE**
3 Internal Meeting Rooms
1 Single Person Office
18 Open Plan
Teapoint & Breakout
Print Area
Total Occupancy: 19



LOWER GROUND FLOOR

190 sq m 2,043 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

Travel times are based on Green Park as the starting point

- 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. Le Caprice
- 3. Sake no hana
- 4. Quaglino's
- 5. Avenue
- 6. Chutney Mary
- 7. The Wolseley
- 8. The Balcon
- 9. Franco's
- 10. Mint Leaf
- 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

- | | |
|----------------------------------|------------------------------------|
| 1. BP | 12. Waverton Investment Management |
| 2. Credit Suisse | 13. Institute of Directors |
| 3. J O Hambro Capital Management | 14. Société Générale |
| 4. Blackstone | 15. Artemis Investment Management |
| 5. Temasek | 16. BAE Systems |
| 6. Rio Tinto | 17. Putnam Investments |
| 7. Warburg Pincus | 18. Centrica |
| 8. Permira | 19. Formula 1 |
| 9. Apax Partners | 20. Socar Trading |
| 10. The Carlyle Group | 21. Balyasny Asset Management |
| 11. The Crown Estate | 22. Citi |

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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. The company manages an investment portfolio comprising 2.5 million sq ft of premium lettable space in multi-use assets, and a £400 million development pipeline.

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





WWW.48PALLMALL.COM