

TO LET

# 83 Pall Mall, St James's, SW1

Short term, fully fitted offices available to let

5,722 sq ft – 27,079sq ft

Floor-by-floor or as a wholes

Leases Expiring March 2021



FLOOR PRIOR TO OCCUPATION

TO LET

# 83 PALL MALL, ST JAMES'S, SW1



## DESCRIPTION

Fully fitted floors available as a whole or individually, set around a central atrium. The floors also benefit from high levels of natural light with windows overlooking Pall Mall and views across The Commonwealth Foundation. The floors offer a mix of open plan and cellular offices with extensive meeting rooms and a formal reception on the 3rd floor. The floors are fully cabled with kitchen points throughout



## FLOOR AREAS

Floor	Area* (sq ft)
5 <sup>th</sup>	5,722
3 <sup>rd</sup>	6,345
1 <sup>st</sup>	6,504
Grnd	8,508



## LOCATION

The building is located on the south side of Pall Mall adjacent to the RACClub, in the heart of St. James's.

The location has good communication links with Green Park underground and Victoria underground and mainline station, within walking distance.



## CONTACT US

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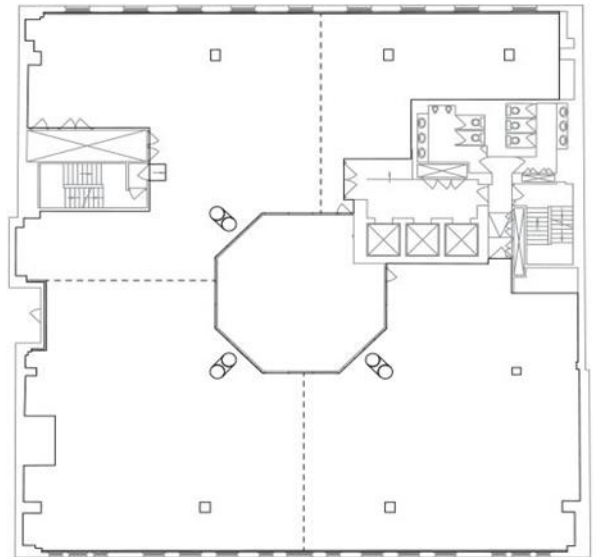
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## SPECIFICATION

- Manned reception with security gates
- Re-designed and enlarged entrance hall
- 3x 10 person passenger lifts
- Raised floors
- Suspended ceiling
- VAV air conditioning
- Enclosed central atrium
- LED lighting
- Shower facilities



## TERMS

- Lease: Individual leases Exp. March 2021
- Quoting rent: (Sub lease) £40.00 psf
- Passing rent for assignment available on request
- Rates: £29.30 - £36.70 psf
- Service charge: £12.50 psf

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