

TO LET

83 Pall Mall, St James's, SW1

Short term, fully fitted offices available to let

5,722 sq ft – 27,079 sq ft

Floor-by-floor or as a whole

Leases expiring March 2021



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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 over looking 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 AREA

Floor	Area* (sq ft)
5 th	5,722
3 rd	6,345
1 st	6,504
Grnd	8,508
TOTAL	27,079



LOCATION

The building is located on the south side of Pall Mall adjacent to the RAC Club, 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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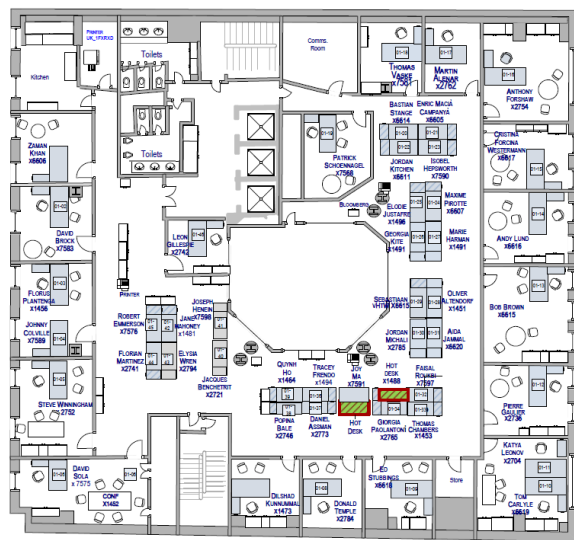
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1st floor existing layout plan – not to scale – indicative only



SPECIFICATION

- Manned reception with security gates
- Re-designed and enlarged entrance hall
- 3x 10 person passenger lifts
- Raised floors
- Suspended ceilings
- Air conditioning
- Enclosed central atrium
- Fully fitted
- 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 - £36.72 psf
- Service charge: £12.50 psf

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