

*****NEW INSTRUCTION*****

100 PALL MALL

LONDON SW1



GRADE A OFFICE SPACE TO LET

1,721 SQ FT (159.89 SQ M) APPROX – TO LET

LOCATION: Pall Mall, an internationally known address, is in the heart of the West End, one of London's finest locations. This location is an eclectic mix of the traditional and the contemporary. It's an area of London where the centuries old gentlemen's clubs of Pall Mall sit comfortably with the modern art and retail of the 21st century. St James's provides high end retail alongside the city's finest white tablecloth dining.

100 Pall Mall is within a short walking distance of St James's Park and Green Park.

020 7522 8500

DESCRIPTION:

The reception has been completely remodelled by Trehane Architects and incorporates a new reception desk and seating area, whilst the common parts have been extensively refurbished and include new WCs located on each floor. The floor has been extensively refurbished and now benefits from the following:-

- Four-pipe fan-coil air conditioning
- Raised floors
- 2 x 18 person passenger lifts
- Executive 6 person passenger lift to 7th floor
- 7th floor balcony
- Excellent natural light
- 42 bicycle spaces
- 3 x showers
- Car parking

Floor	Description	Sq Ft	Sq M
7 th	Offices	1,721	159.8

TERM:

A new lease is available for a term of 10 years.

RENT:

£92.50 per sq ft.

SERVICE CHARGE:

The service charge is estimated at £10.75 per sq ft.

RATES:

£33.40 per sq ft.

EPC RATING:

TBC

LEGAL COSTS:

Each party to be responsible for their own legal costs.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWINGS:

Strictly via letting agents **MELLERSH & HARDING & CBRE**

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