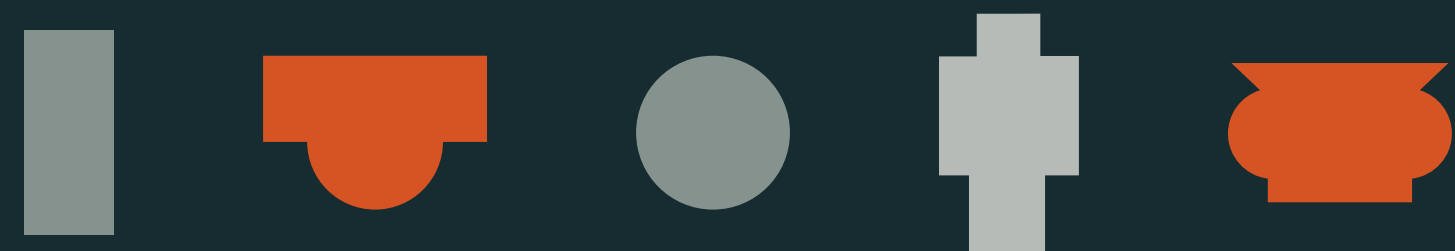
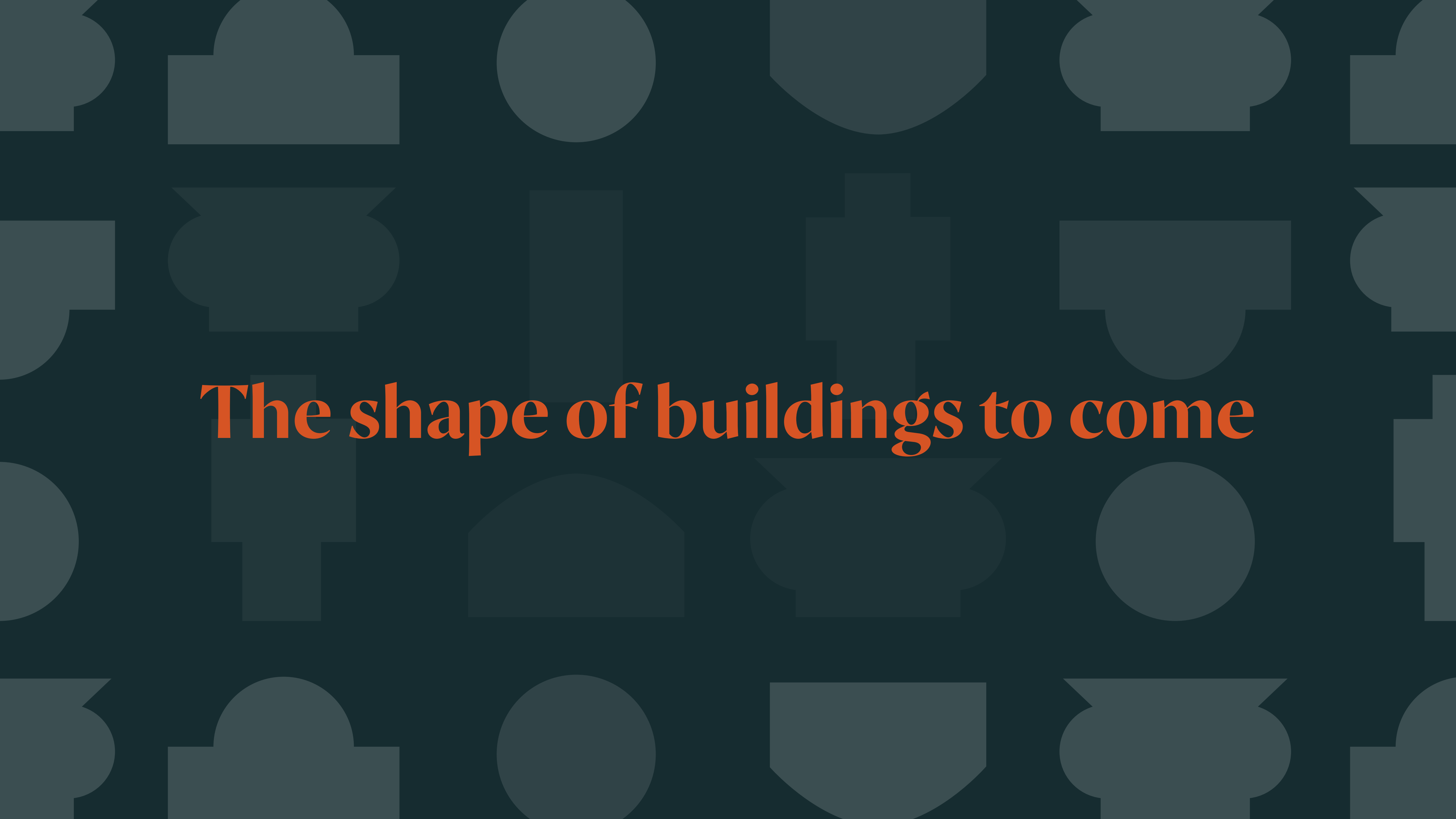


FiftyFive

Pall Mall • St James's



The background features a repeating pattern of various geometric shapes, including circles, squares, and polygons, in shades of blue and grey. The shapes are arranged in a grid-like fashion, creating a textured, architectural feel.

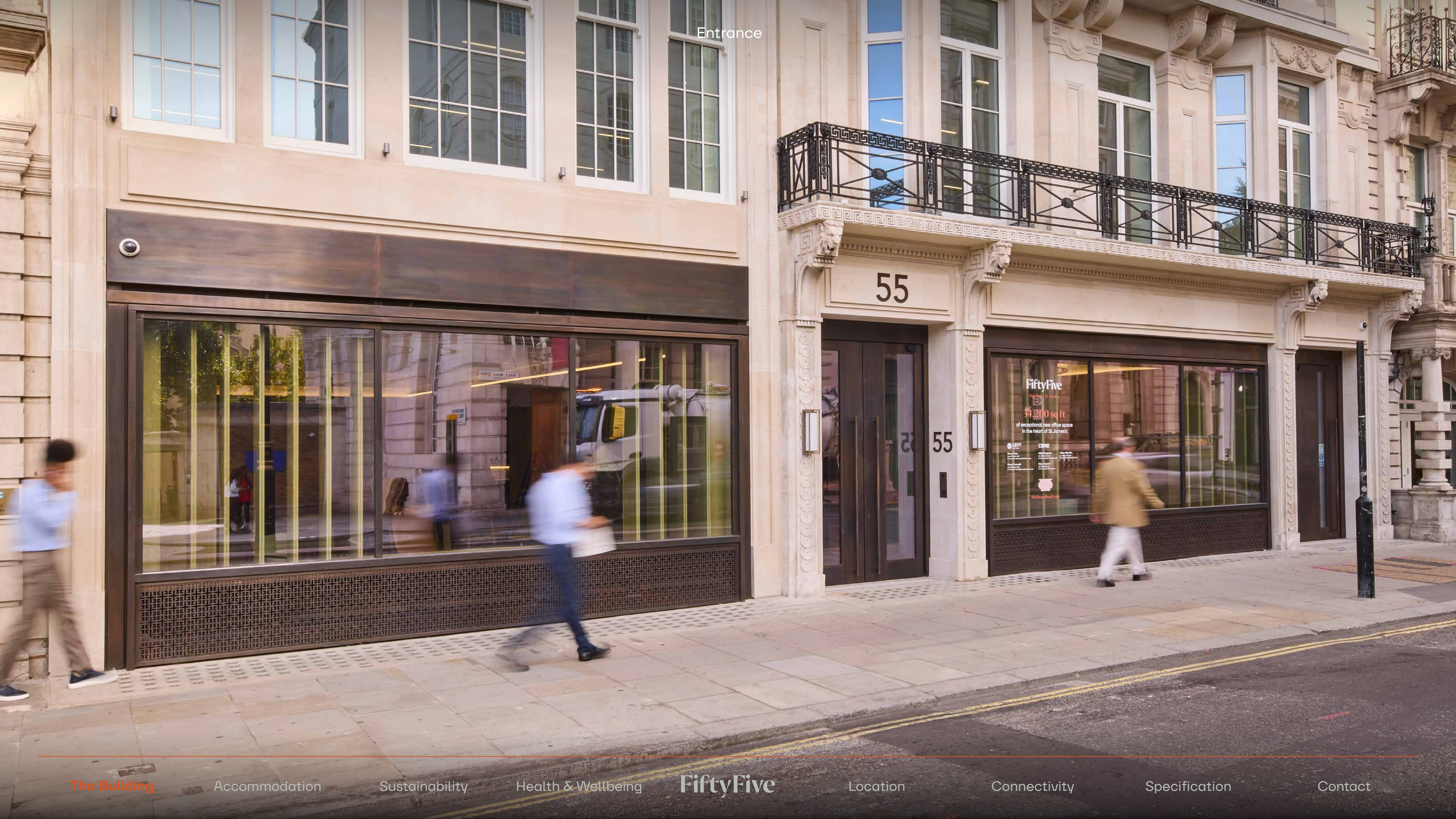
The shape of buildings to come

34,200 sq ft

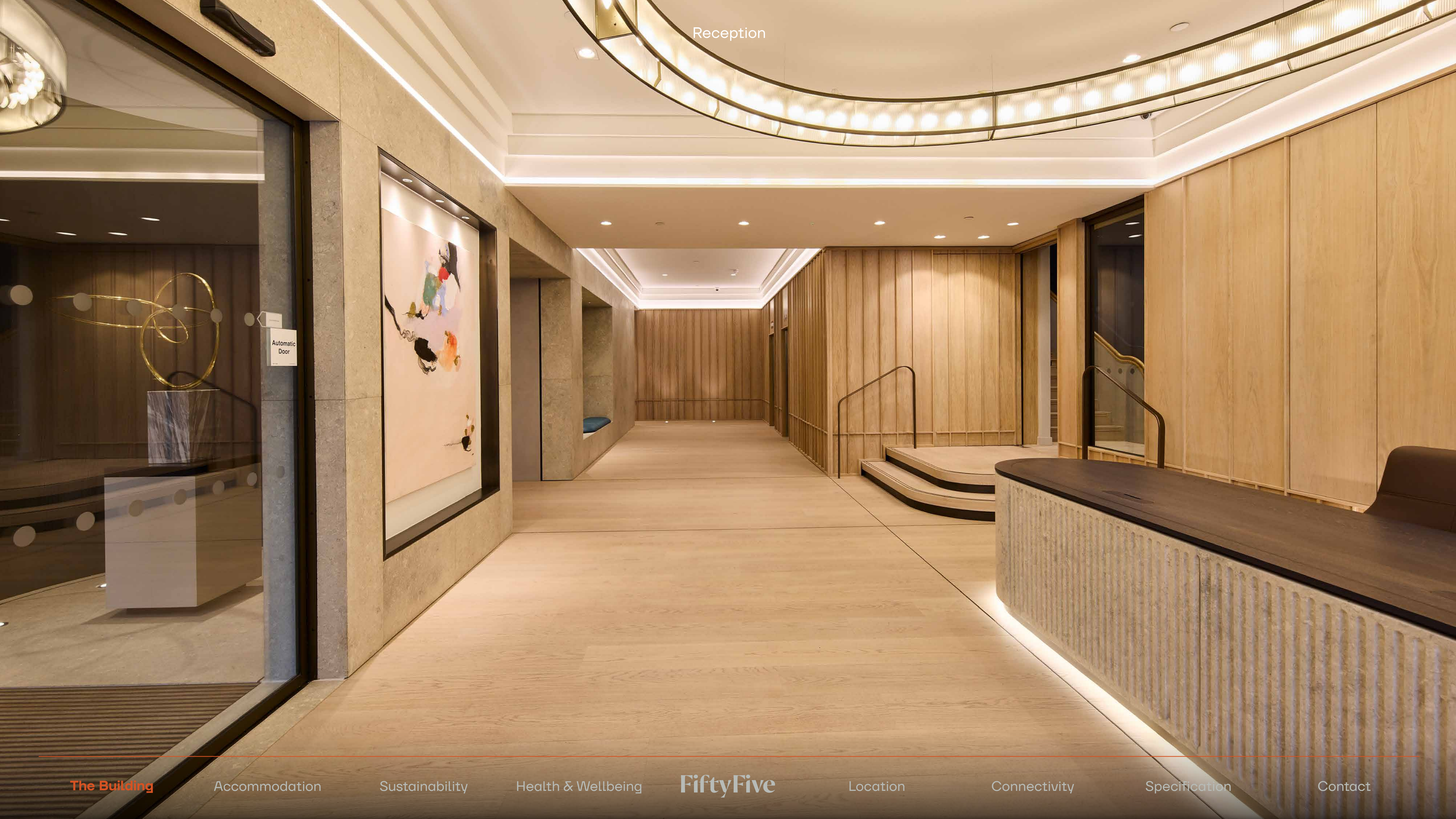
of exceptional new office space
in the heart of St James's

Floors available
from 4,500 sq ft

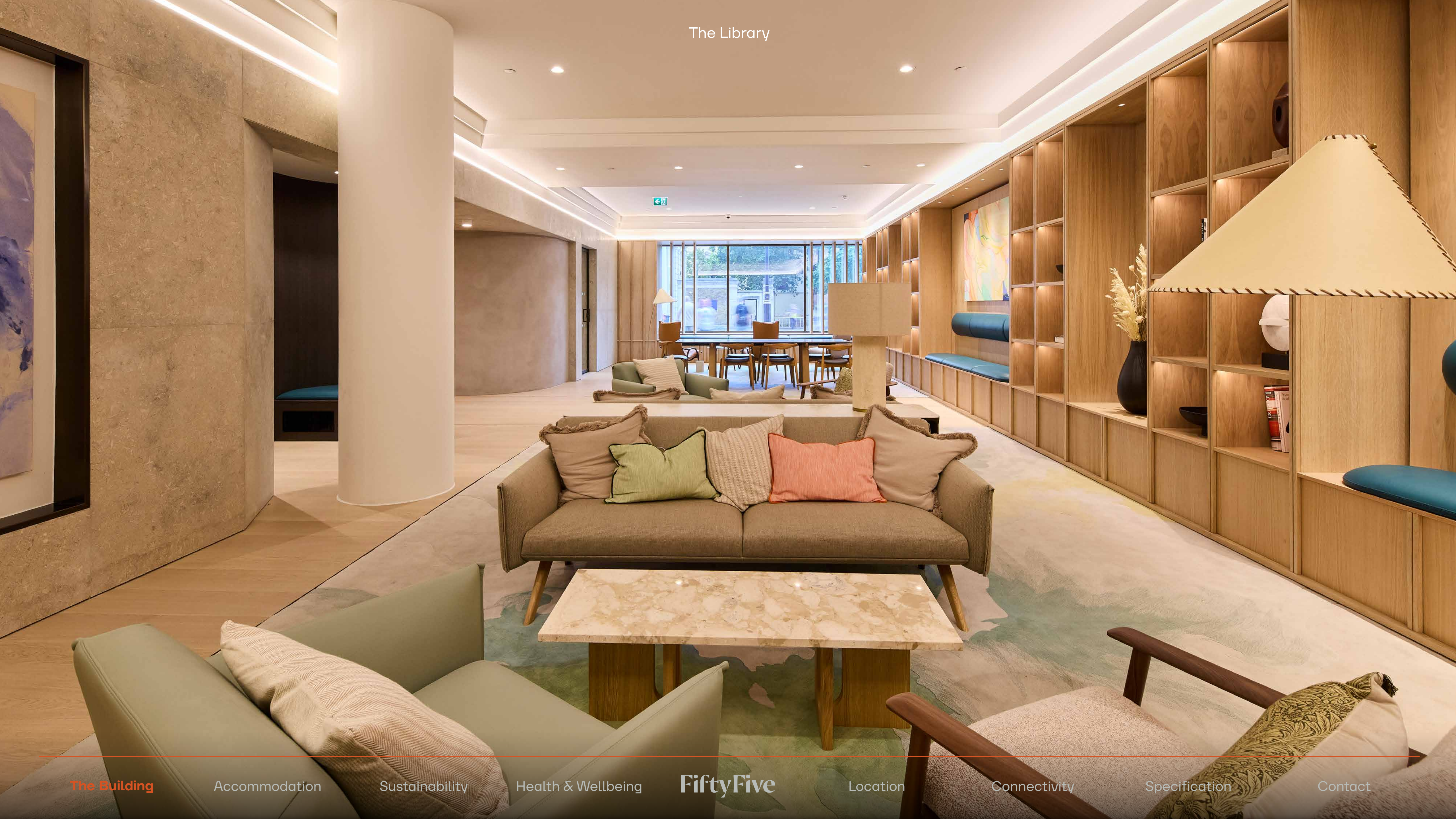


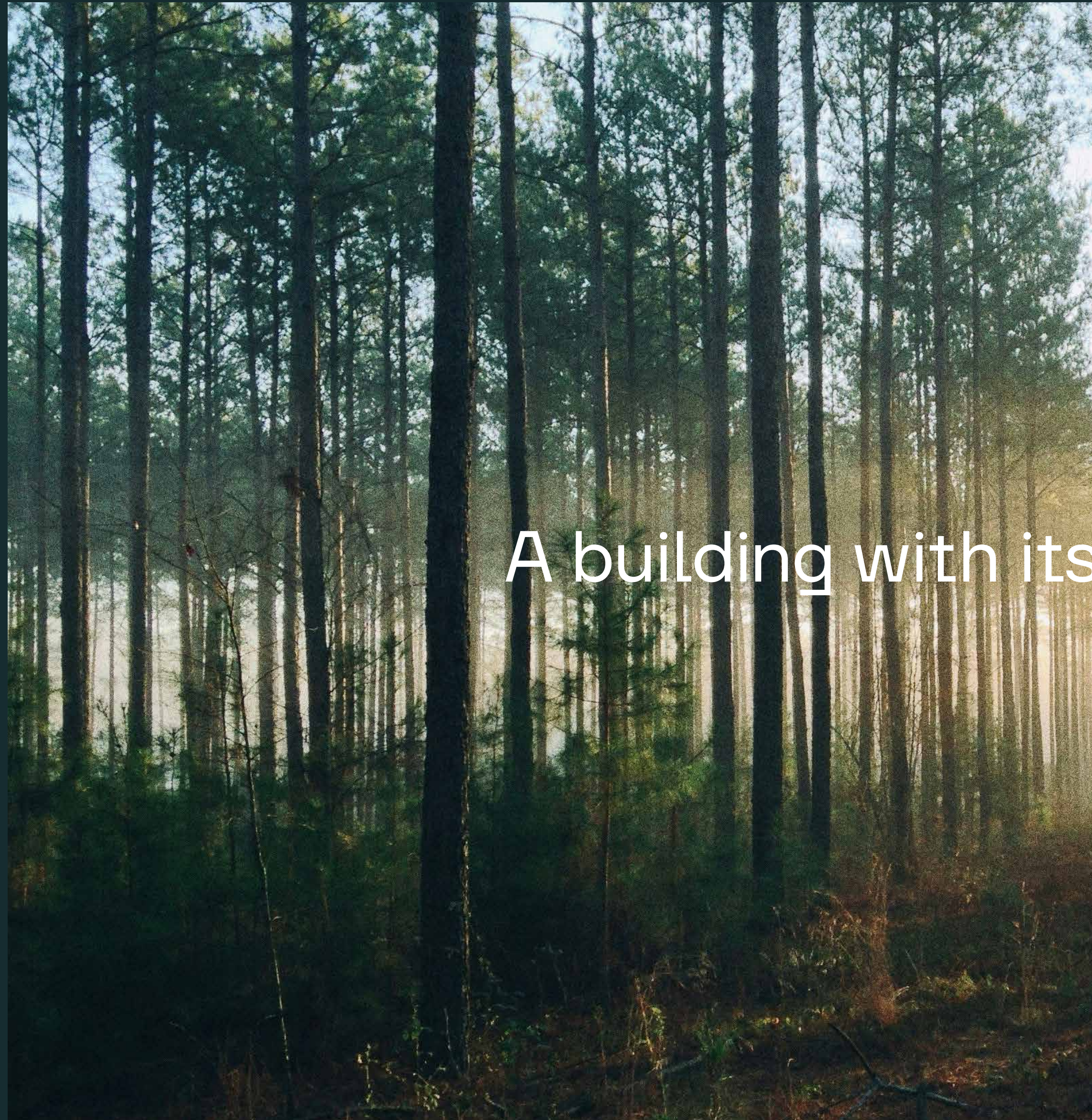


Entrance



Reception



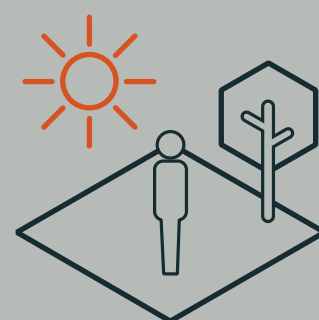


A building with its roots in the trees

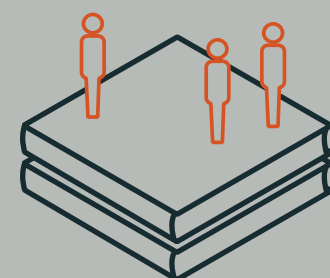


©Stora Enso/Unikuva

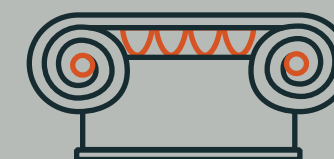
The Building



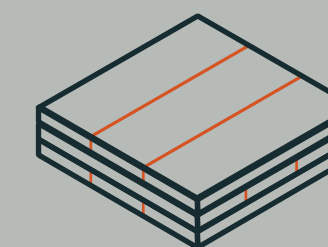
Terraces at 5th,
6th, and 7th floors



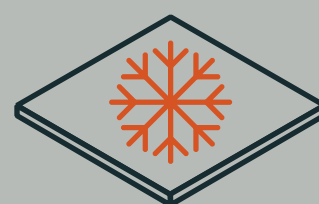
'The Library'
Flexible event space



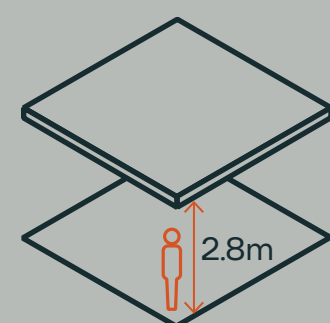
New building behind
retained historic facade



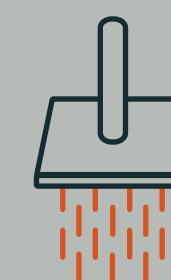
Cross laminated
timber (CLT) floor slabs



Clean soffits from
chilled ceiling system



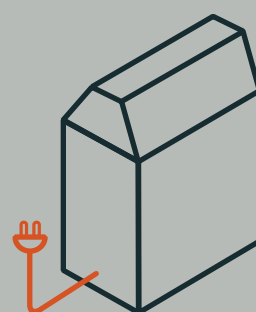
Minimum floor to ceiling
heights of 2.8m



11 showers and
96 lockers



99 cycle spaces



Fully electric building



EPC A



WiredScore

Platinum

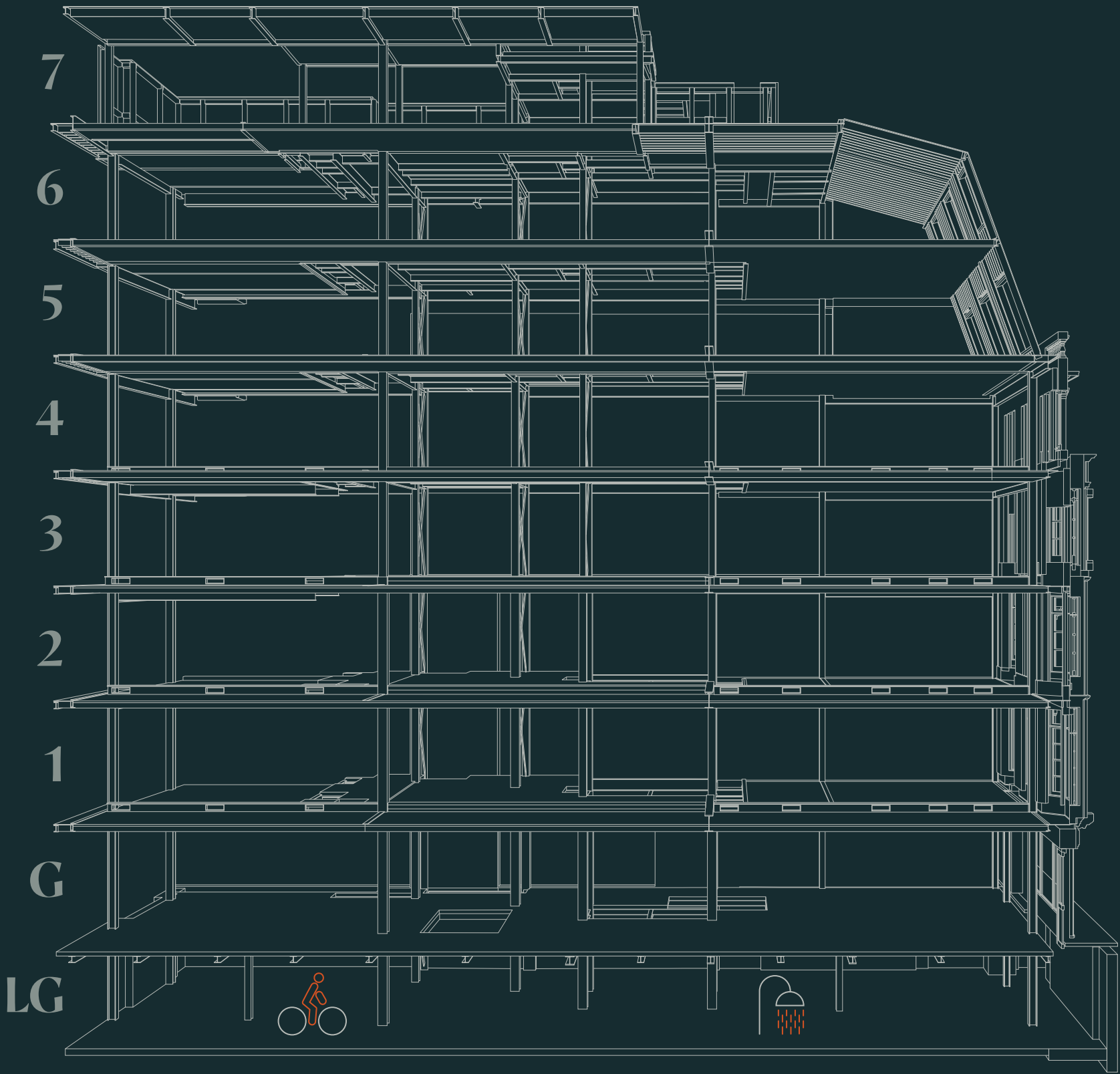
BREEAM®

Targeting
Outstanding

Floors

Floor	Office sq ft (NIA)	sq m (NIA)	Terrace sq ft (NIA)	sq m (NIA)	Availability
Seven	1,227	114	527	49	Under Offer
Six	3,080	286	994	92	Under Offer
Five	4,511	419	637	59	Available
Four	5,584	519	—	—	Available
Three	5,909	549	—	—	Available
Two	6,124	569	—	—	Available
One	6,105	567	—	—	Available
Ground (Reception/Library)	2,874	267	—	—	Available
Total (Office)	35,414*	3,290*	2,158	200	—
Ground (Crown Passage Retail)	2,837	264	—	—	—

**Includes reception/library
Areas based on Plowman Craven Area Measurement Report (July 2024)*



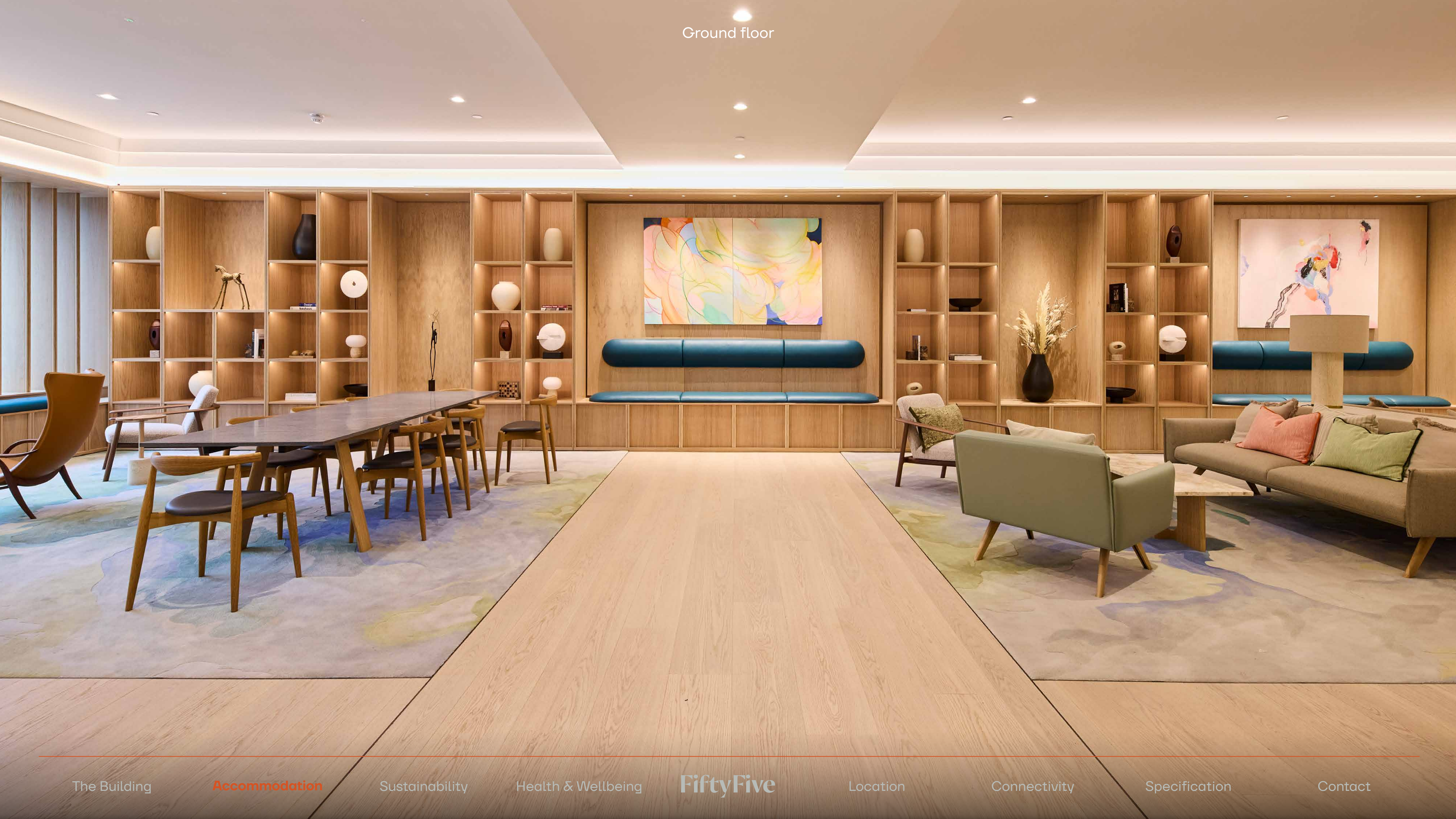
Ground Floor



- Reception
- Retail
- Core



*Plans subject to final measurement upon completion



Lower Ground Floor



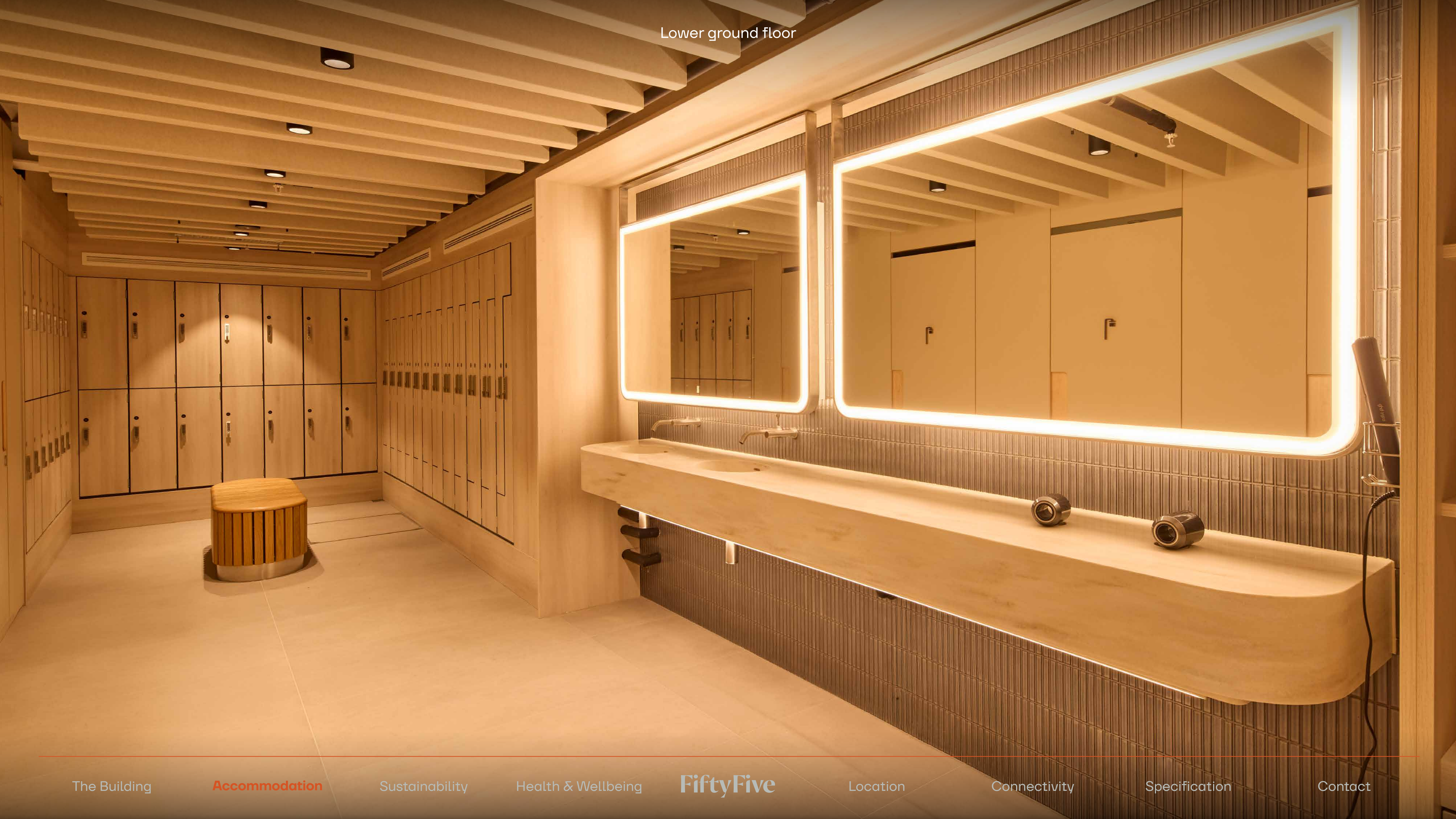
- Occupier amenities
- Core/Plant



Crown Passage

*Plans subject to final measurement upon completion

Lower ground floor

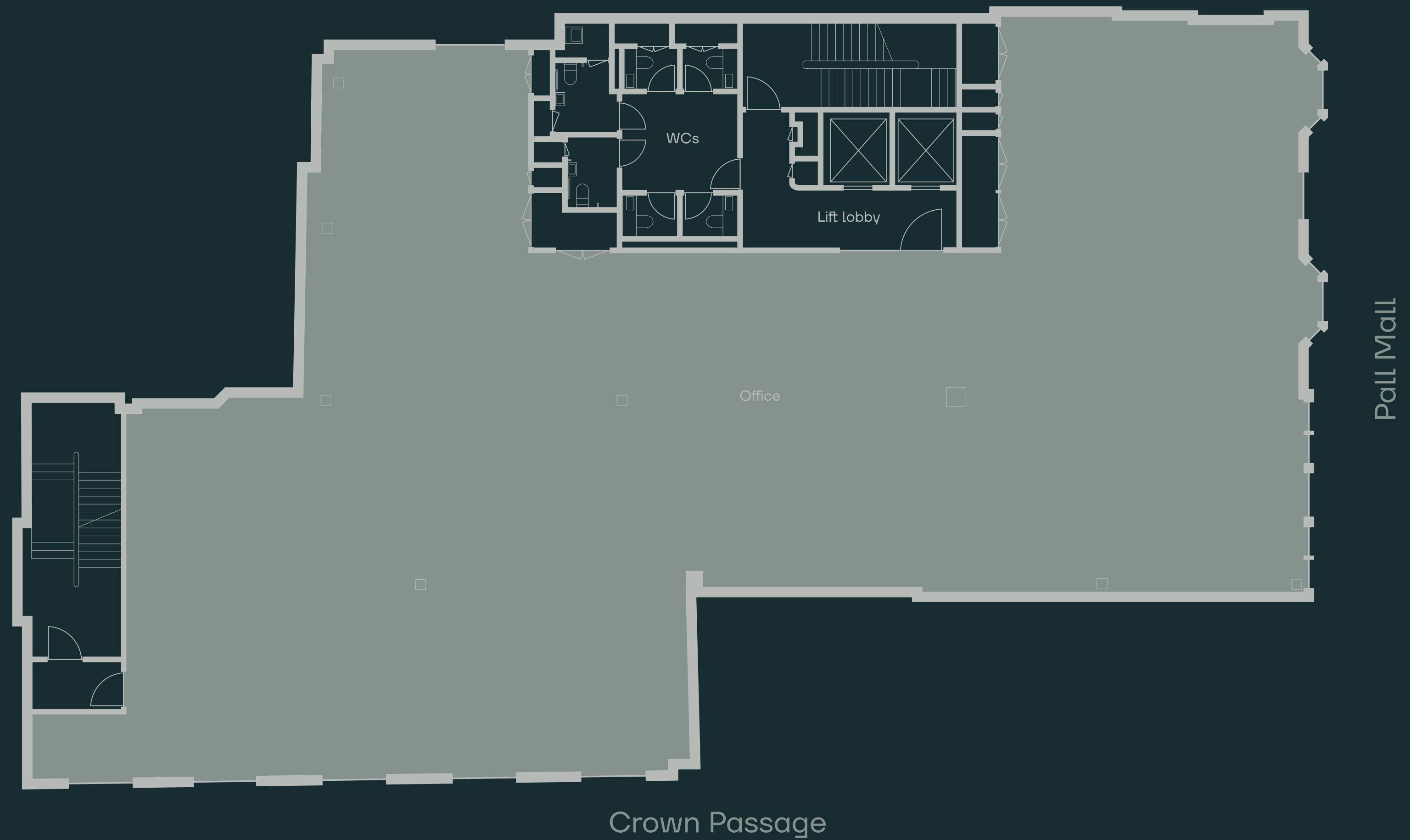


Typical Floor (1st - 4th)

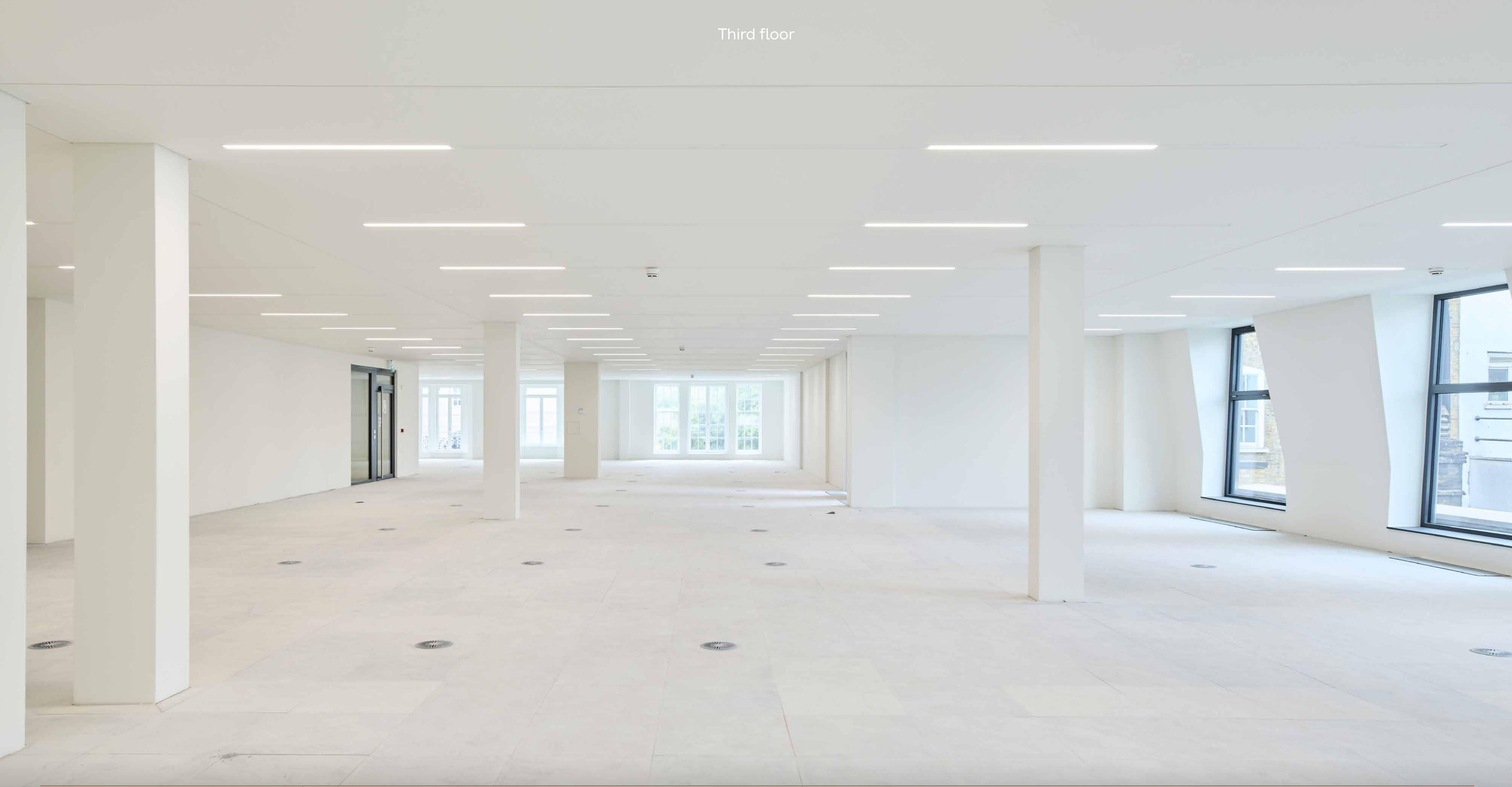
5,584-6,124 sq ft | 519-569 sq m



- Office
- Core



*Plans subject to final measurement upon completion



Fifth Floor

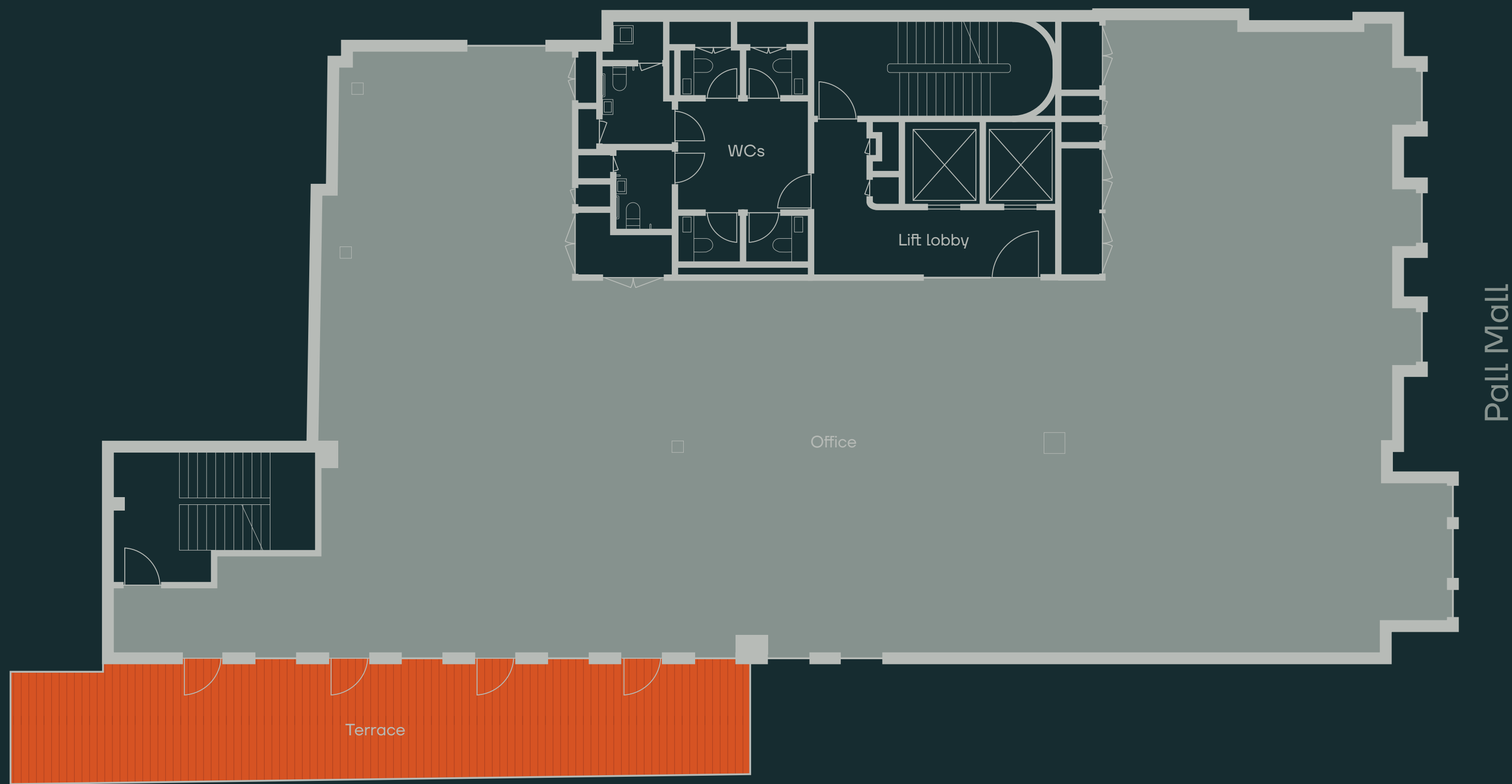
4,511 sq ft | 419 sq m
637 sq ft | 59 sq m terrace

N

Office

Core

Terrace



Crown Passage

*Plans subject to final measurement upon completion



Sixth Floor

3,080 sq ft | 286 sq m
994 sq ft | 92 sq m terrace



- Office
- Core
- Terrace



Pall Mall

Crown Passage

*Plans subject to final measurement upon completion

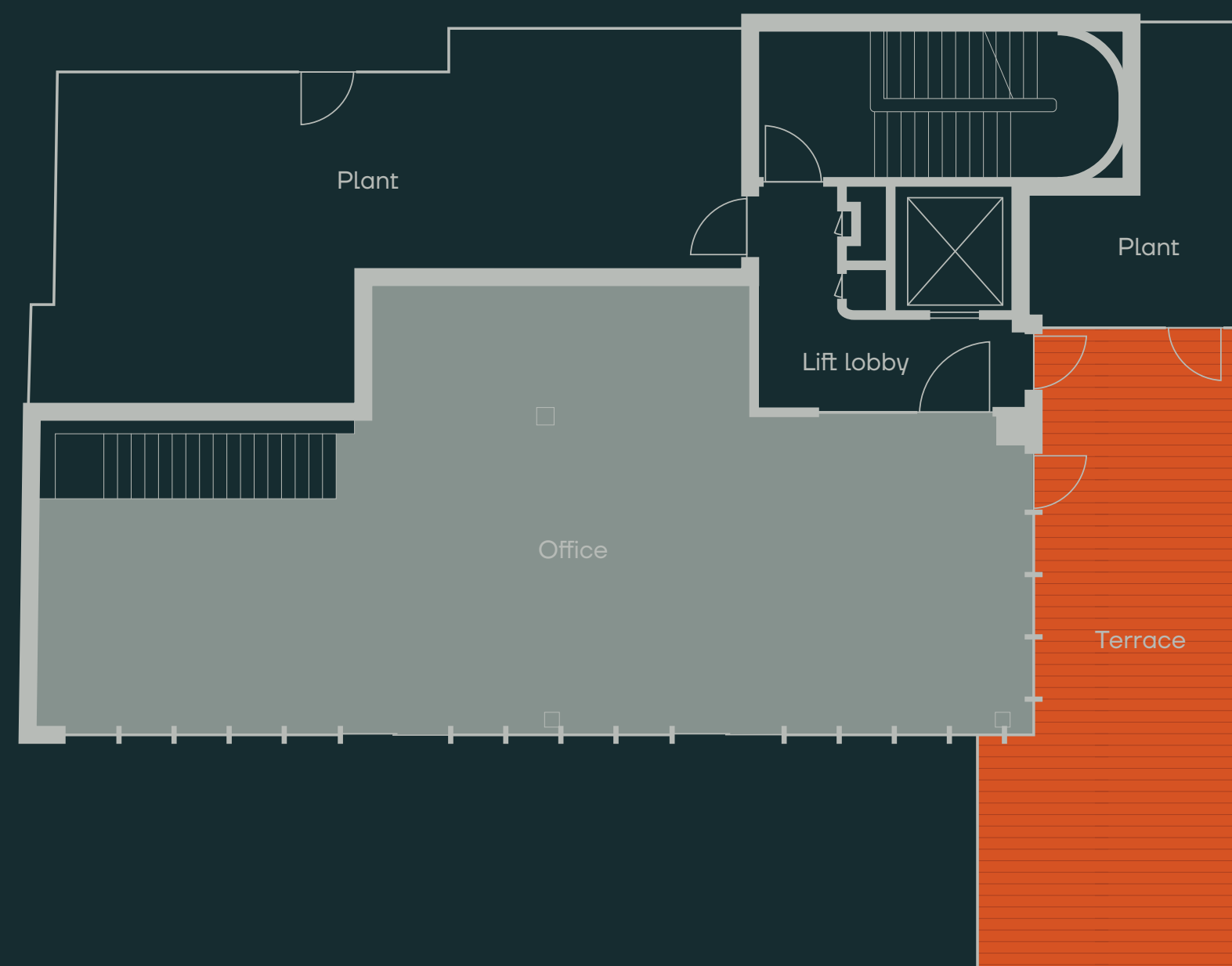


Seventh Floor

1,227 sq ft | 114 sq m
527 sq ft | 49 sq m terrace



- Office
- Core
- Terrace



Pall Mall

Crown Passage

*Plans subject to final measurement upon completion



Sustainable by Design

Fifty Five Pall Mall has been meticulously designed to have a low environmental impact, embrace circular economy principles, and deliver a wealth of sustainable features:

- > Cross Laminated Timber floor slabs
- > Original basement retained
- > All electric building
- > Air source heat pumps
- > Renewable energy via PV panels
- > Rainwater harvesting system for WC flushing and planter irrigation
- > Sustainable drainage and surface water retention through blue roof system
- > Biodiverse roof with wildflower mat
- > Native species in terrace planters

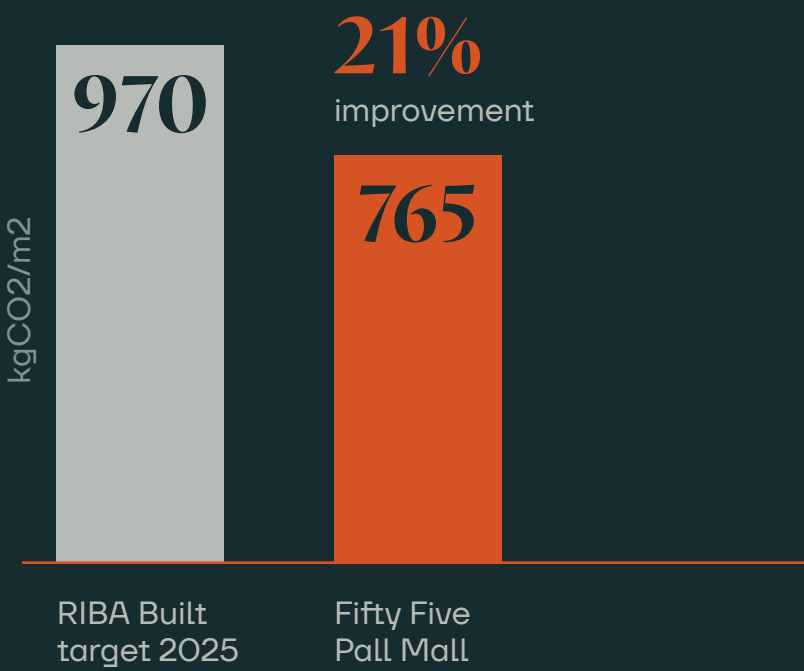


Prioritising the planet

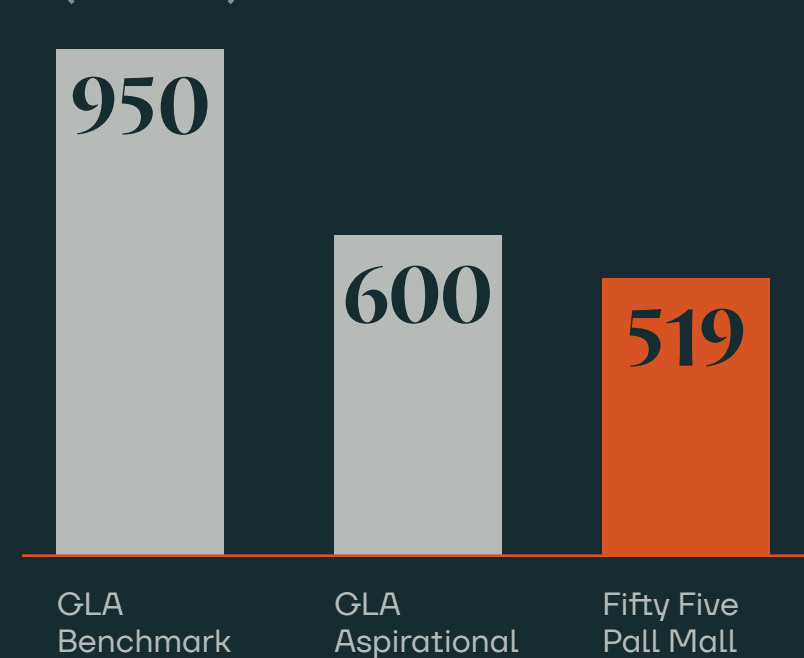
A building ahead of its time

Significantly outperforming industry benchmarks for both embodied and operational carbon

Total Embodied Carbon
[Upfront + In use + End of life]
(A1-A5, B1-B5, C1-C4)
kgCO2/m2



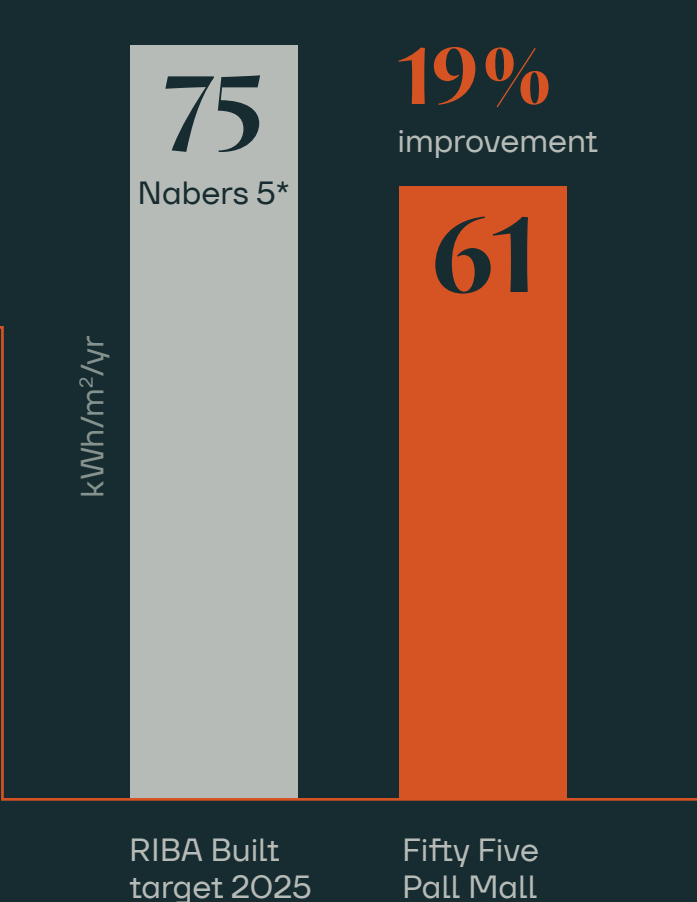
Upfront Embodied Carbon
(A1-A5)



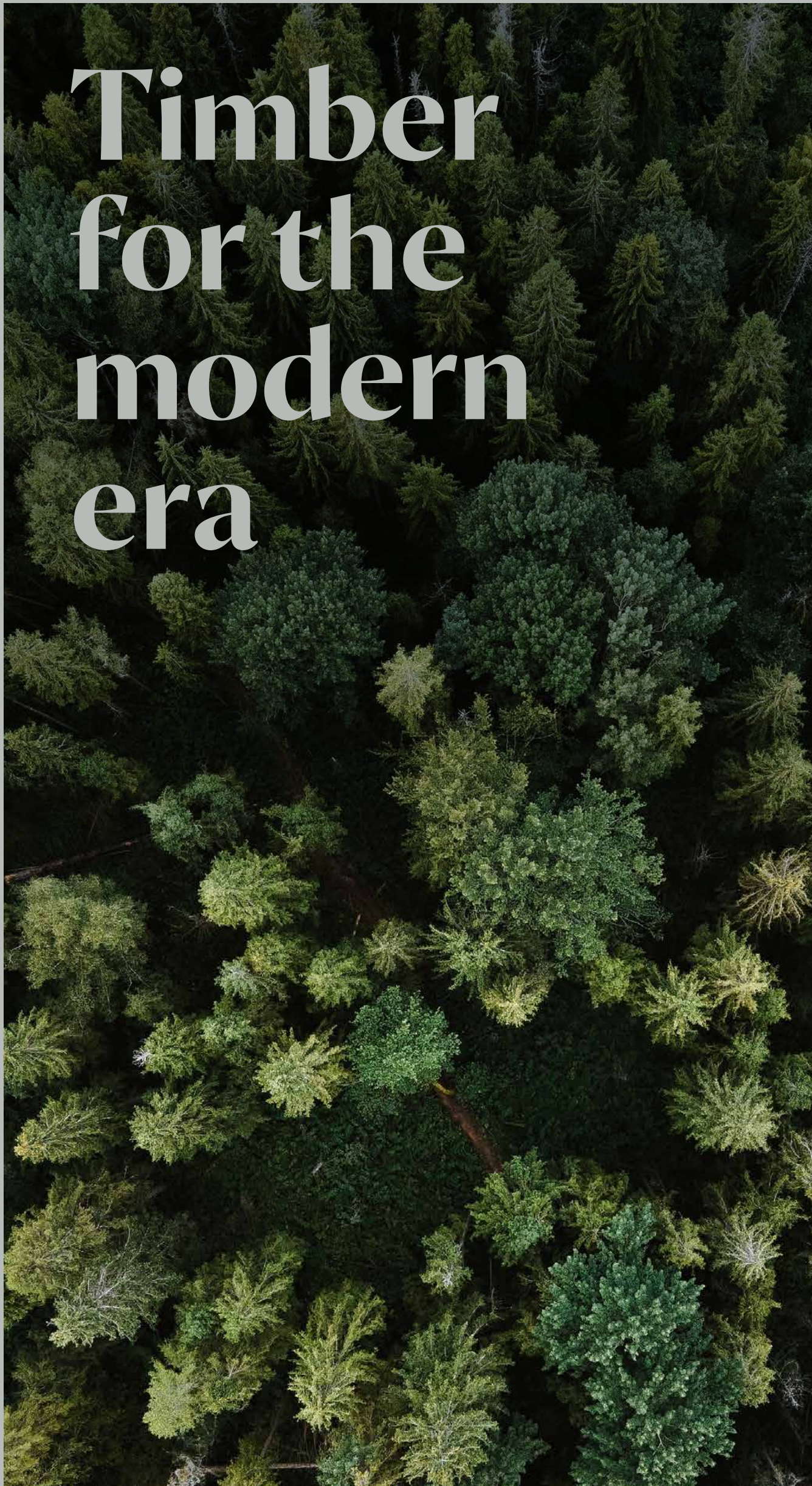
Embodied Carbon

Operational Carbon

Operational Energy
kWh/m2/yr



(1) figures from RIBA Stage 4 (2) Upfront (A1-A5) excludes sequestration



Timber for the modern era

Cross Laminated timber (CLT) is an innovative construction material made from layers of solid wood. Generating less CO₂ than alternative products, CLT delivers significantly improved sustainability credentials.

Encapsulated CLT panels have been used for the floor structure at Fifty Five Pall Mall delivering a progressive, high quality building, designed and built to last.

CLT is:

Sustainable

cuts embodied carbon by up to 70% compared to concrete and steel.*

Lightweight

use of CLT allows for less steel in construction and reuse of the existing basement, driving down embodied carbon.

Flexible

CLT panels can be easily removed to provide optionality for multiple floor connections or double height space.**

Functional

structurally efficient and compact, maximising ceiling heights and delivering a clean soffit.

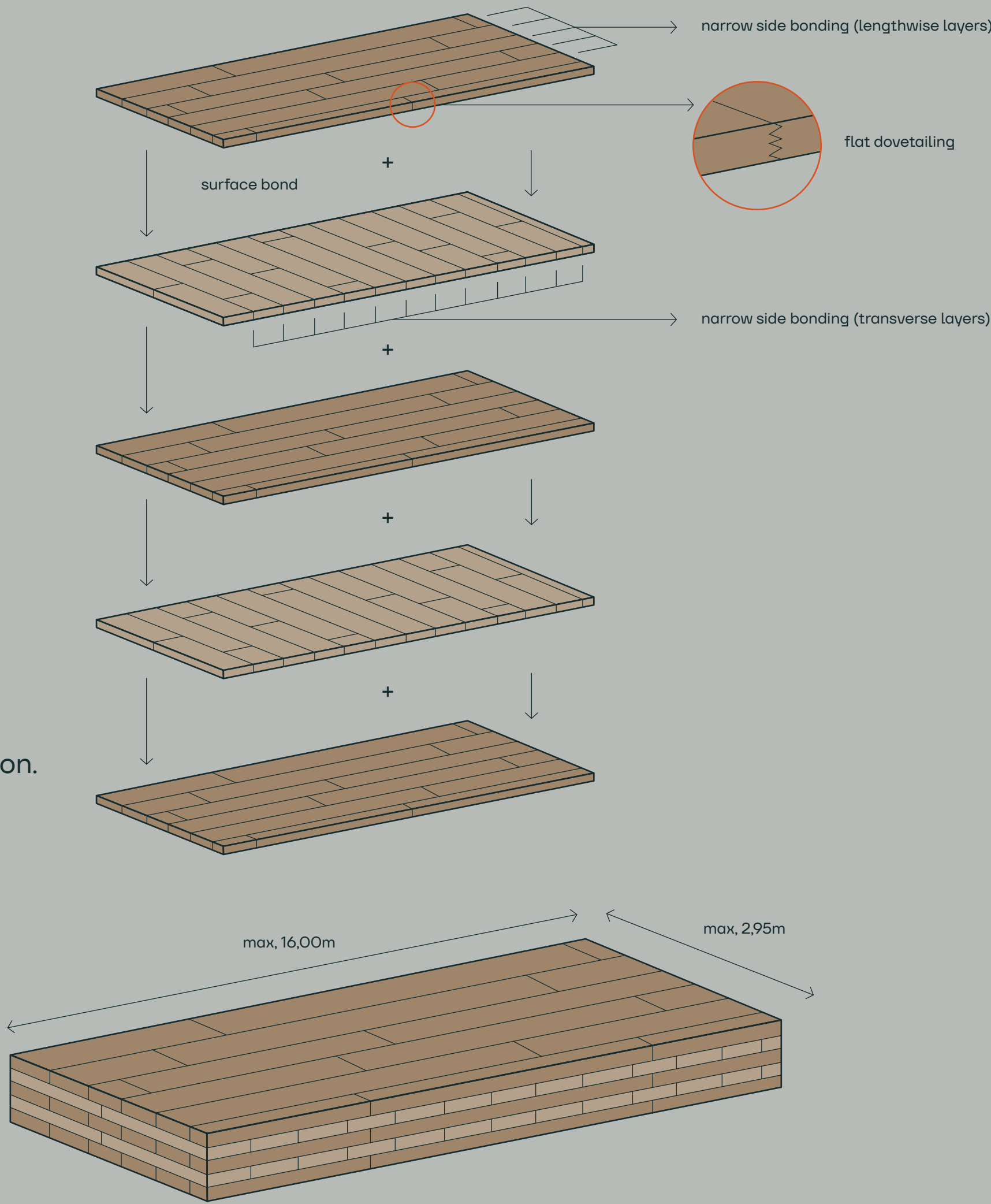
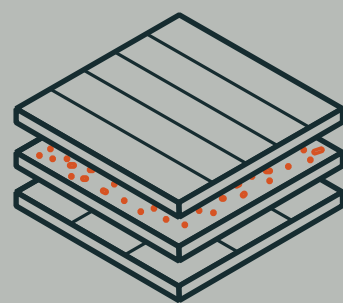


Diagram credit: Stora Enso
*Stora Enso | **Panel removal for double height connections subject to fire engineering assessment.

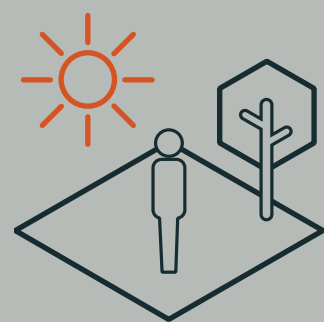
Healthier living



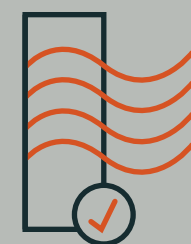
Specification of low VOC materials



Openable windows



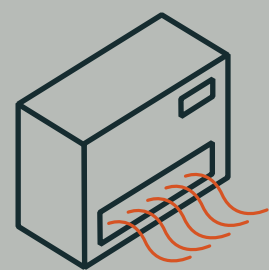
Large landscaped terraces



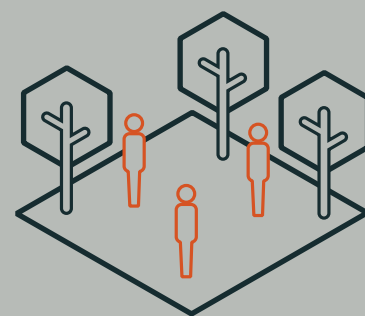
Air quality monitors



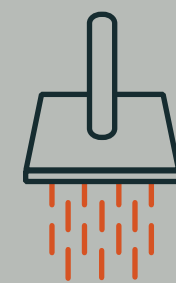
Flexible lighting control system



Enhanced levels of fresh air



Immediate access to 450 acres of green space*



Luxury cycle and changing amenities

*St James's Park, The Green Park, Hyde Park

Green Park, Piccadilly Circus, St James's Park all within a 10min walk



Keep fit at: Cross Fit, Equinox, Pure Gym



Enjoy St James's Park (above), The Green Park, St James's Square



Impressive selection of local cafes, bars, restaurants and shops

More to discover

Restaurants

- 1. Wild Honey St James
- 2. Hawksmoor
- 3. Wiltons Restaurant
- 4. Chutney Mary
- 5. Cecconi's Mayfair
- 6. Isabel Mayfair
- 7. Estiatorio Milos London
- 8. 45 Jermyn Street
- 9. The Wolseley
- 10. Saint Jacques
- 11. 67 Pall Mall
- 12. Maison Francois
- 13. Cafe Murano

Cafes

- 14. Ole & Steen
- 15. The Gentlemen Baristas
- 16. Duke's Cafe
- 17. St James's Caffé
- 18. Compagne

Gyms

- 19. CrossFit Piccadilly
- 20. E by Equinox St James's
- 21. Pure Gym
- 22. Nordic Balance
- 23. Ten Health & Fitness St James's

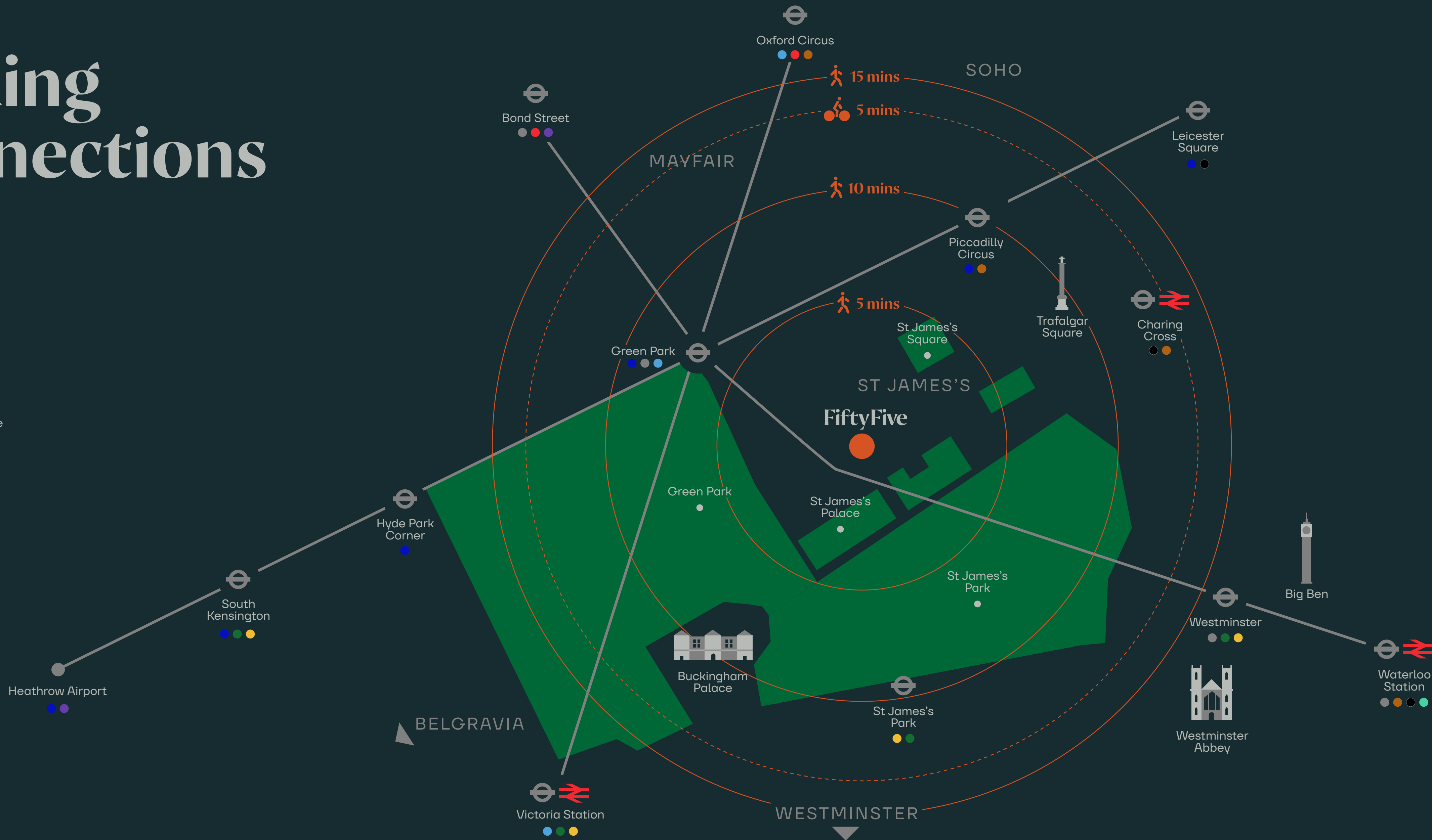
Hotels

- 24. The Ritz London
- 25. The Stafford London
- 26. St James's Hotel and Club
- 27. DUKES London



Making Connections

- Piccadilly Line
- Jubilee Line
- Victoria Line
- District Line
- Circle Line
- Bakerloo Line
- Central Line
- Elizabeth Line
- Northern Line
- Waterloo & City Line



Specification

Occupancy

- Workplace density: 1 person per 8m² (NIA)
- Core elements: 1 person per 10m²

WC provision

- Flexible provision to meet tenant requirements
- Typically 6no. unisex superloos provided per floor (inc. 2 accessible WCs per floor)
- Generous WC lobby, which can be used to segregate M/F cubicles

Vertical transportation

- 1no. 13 person 1,205kg passenger lift
- 1no. 10 person 800kg passenger lift
- 1no. Dual entry cycle lift from ground to basement

Office

- 250mm raised access floor zone
- Minimum 2.8m floor to ceiling below soffit
- Open floorplates with minimal columns

Cycle provision & showers

- 99no. Secure cycle spaces
- 10no. Showers
- 1no. Accessible WC & shower
- 96no. Lockers provided (plus 6no. Drying lockers)
- 2no. WCs in changing rooms
- Drying room

Mechanical servicing

- Chilled ceilings to office floor plates with perimeter trench heating and cooling
- Fresh air through floor plenum
- Central air handling units
- Central air source heat pumps
- Capacity for individual floor metering
- PV array at roof level to generate renewable energy

Electrical power

- Office small power 23W/m² + (10W/m² within Risers)

Lighting

- Office Lighting 8 W/m² (6 W/m² Landlord, 2 W/m² Future Tenant)
- Automated lighting control system
- Universal lighting track system

Connectivity

- WiredScore Platinum
- Dedicated tenant IT risers
- Dedicated tenant plant space on roof for additional cooling for IT server rooms

Contact

For more information please contact one of our agents



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Architect | **Orms**

Structures | **Heyne Tillet Steel**

MEP | **Flatt**

Project Manager | **Gardiner & Theobald**

Quantity Surveyor | **Exigere**

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