

# To Let

**123 Pall Mall, London, SW1Y 5EA**

1,341 to 21,715 sq ft

- Striking facade
- Remodelled reception including waiting area
- Exceptional local amenities
- Excellent communication links
- Two Passenger Lifts



## Location

123 Pall Mall SW1 is a Grade II Listed building, it has retained part of its original 1800's construction. The building has undergone a comprehensive refurbishment to provide Grade A accommodation over ground, lower ground, mezzanine and five upper floors across two buildings (Pall Mall and Warwick Street House).

Pall Mall, one of the key streets in St James's, was originally developed by Henry Jermyn on the old Pall Mall alley in St James's field as a thoroughfare from St James's Palace to Charing Cross Station. Until the early 19th Century, Pall Mall was a highly fashionable residential street that has since evolved to become one of London's most prestigious business locations.

## Terms

New lease direct from the landlord.

## Accommodation

Floor / Unit	Description	Size	Rent	Availability
Lower Ground	Entire Floor	1,870 sq ft	On application	Available
Mezzanine	Entire Floor	3,039 sq ft	On application	Available
1st	Entire Floor	3,030 sq ft	On application	Available
2nd	Entire floor	3,042 sq ft	On application	Available
3rd	Entire Floor	3,030 sq ft	On application	Available
4th	Entire Floor	2,869 sq ft	On application	Available
5th	Entire Floor	1,537 sq ft	On application	Available
Ground	Entire Floor	2,691 sq ft	On application	Available

## EPC

Available upon request.

## Rent

From £77.50 per sq ft

## Business Rates

Rates Payable (2018/2019): £31 per sq ft

## Service Charge

£10.50 per sq ft

Estimated



## Contacts

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