



**78 Pall Mall**  
**St James's**  
**SW1Y 5ES**

## **BESPOKE MANAGED OFFICE**

**1,250 sq ft**  
**(18 to 20 Desks)**

**£27,000 per Month**

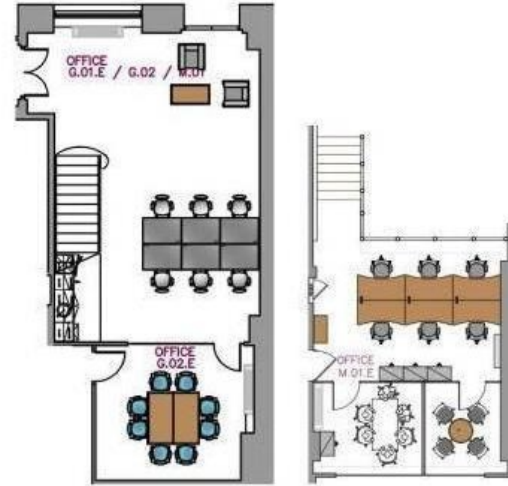
*The Flexible Future of Medium Term  
Office Space for Business.*



## THE BUILDING

78 Pall Mall offers an iconic London address. Members can base their business at this grand Grade II listed building, for a sophisticated workspace with ornate details, refined original features and impressive views over the city.

Set your business up for success with a sophisticated office space at 78 Pall Mall. This Grade II listed building is home to 44 offices & 4 Communal Meeting Rooms, each designed to offer you an effortlessly stylish place to base your business. And while you work, our team delivers the proactive, personal and seamless support you demand to stay focussed.



## THE LOCATION

78 Pall Mall is a short walk from Piccadilly, Green Park and Leicester Square underground stations, as well as Charing Cross rail station.

## NEAREST TUBE

Green Park



## THE OFFICE

A fantastic self-contained duplex office (18 to 20 desks) split over two floors by an internal staircase with three built-in meeting rooms (or upto 26 open plan). This suite has the added benefit of its own private street entrance and the ability to add signage.



# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
Ground Floor Duplex	1,250	18 to 20	£27,000	12 – 36 MONTHS		

## Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced/No Legal Costs.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

## Property Highlights

- Fully Furnished/ Serviced Offices (+IT)
- Executive Lounge & Membership
- 24/7 Access & Security
- Concierge Services & Meeting Facilities
- Shower Rooms



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS

# CONTACT US

## LONDON OFFICE

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## LEEDS OFFICE

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