

# 45

Pall Mall, London SW1Y 5JG

230 sq m (2,477sq ft ) or 347 sqm ( 3,744 sq ft)

To let

**JP Elliott**

Chartered Surveyors & Property Consultants

On behalf of

**GPG**

020 7307 0848

## Location

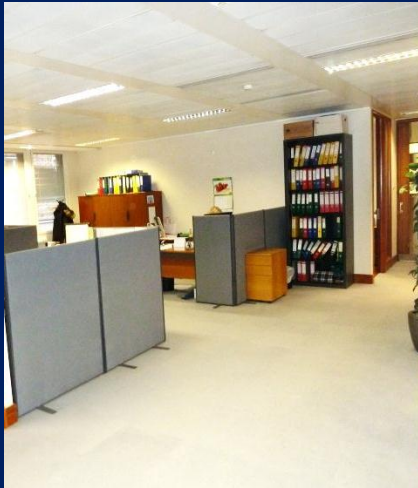
The building occupies a prominent location on the north side of Pall Mall between St James St and St James Square. Green Park and Piccadilly Circus underground stations are within close proximity together with an extensive range of shops, restaurants, bars and hotels.



## Description

The partly available first floor of 45 Pall Mall (also known as Times Place) is a bright predominantly open plan office. The portioned areas offer a number of meeting rooms and offices as well as a large board room. The accommodation incorporates a kitchen and demised WC's.





## Specification

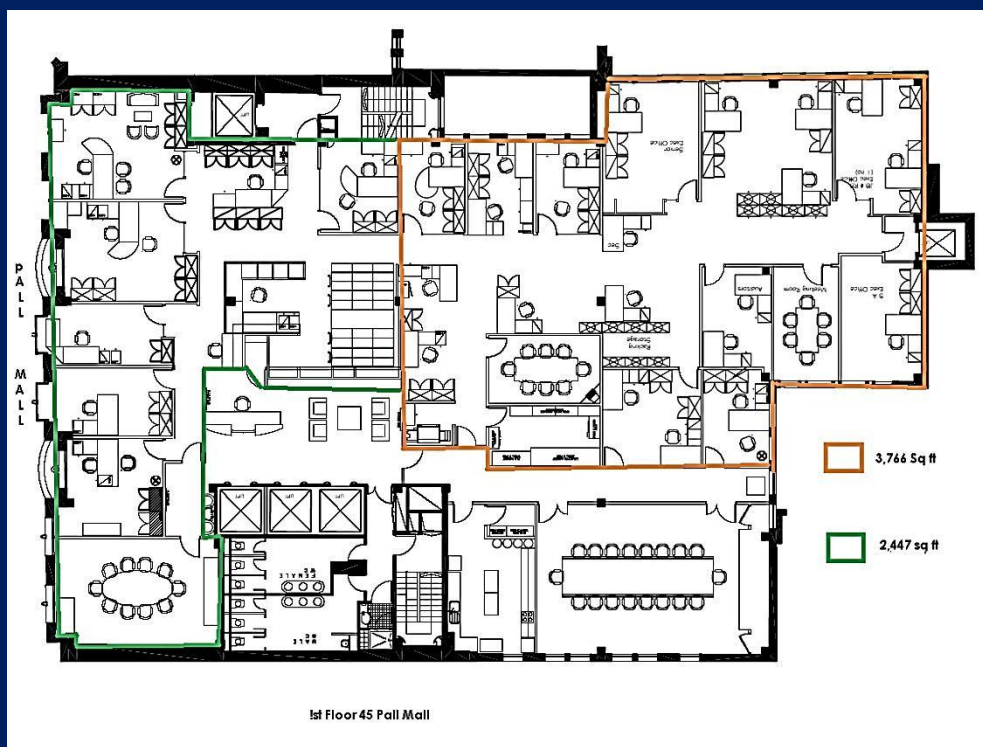
- Contemporary Reception
- VRV air-conditioning system
- LG7 compliant lighting
- Metal tiled suspended ceilings
- Commissionaire
- Fully accessible raised floors
- 2 x 10 person passenger lifts
- Male/female/disabled WC's





## Accommodation

First Floor – The first floor will be divided to suit an incoming occupier. Offering either 230 sq m (2,477sq ft) or 347 sqm ( 3,744 sq ft) with or without frontage to Pall Mall. Additionally sole use of the reception and shared use of the kitchen and large board room could be available by negotiation.



## Terms

Immediately available by way of a sub-lease expiring March 2014. Flexible all inclusive rental terms available upon application.



## Viewing

By appointment through:-

Jon Elliott – 020 7307 0848

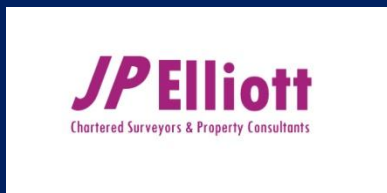
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