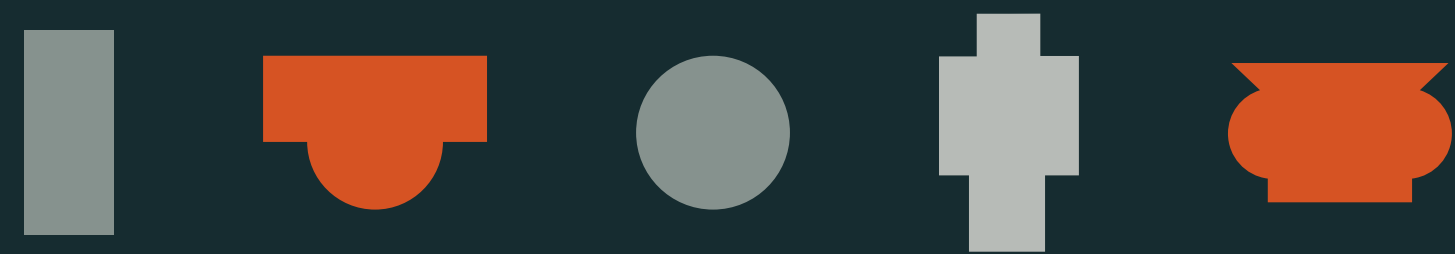


Fifty Five

Pall Mall • St James's





The shape of buildings to come

32,540 sq ft

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



Entrance – COI for illustrative purposes only



[The Building](#)

[Accommodation](#)

[Sustainability](#)

[Health & Wellbeing](#)

FiftyFive

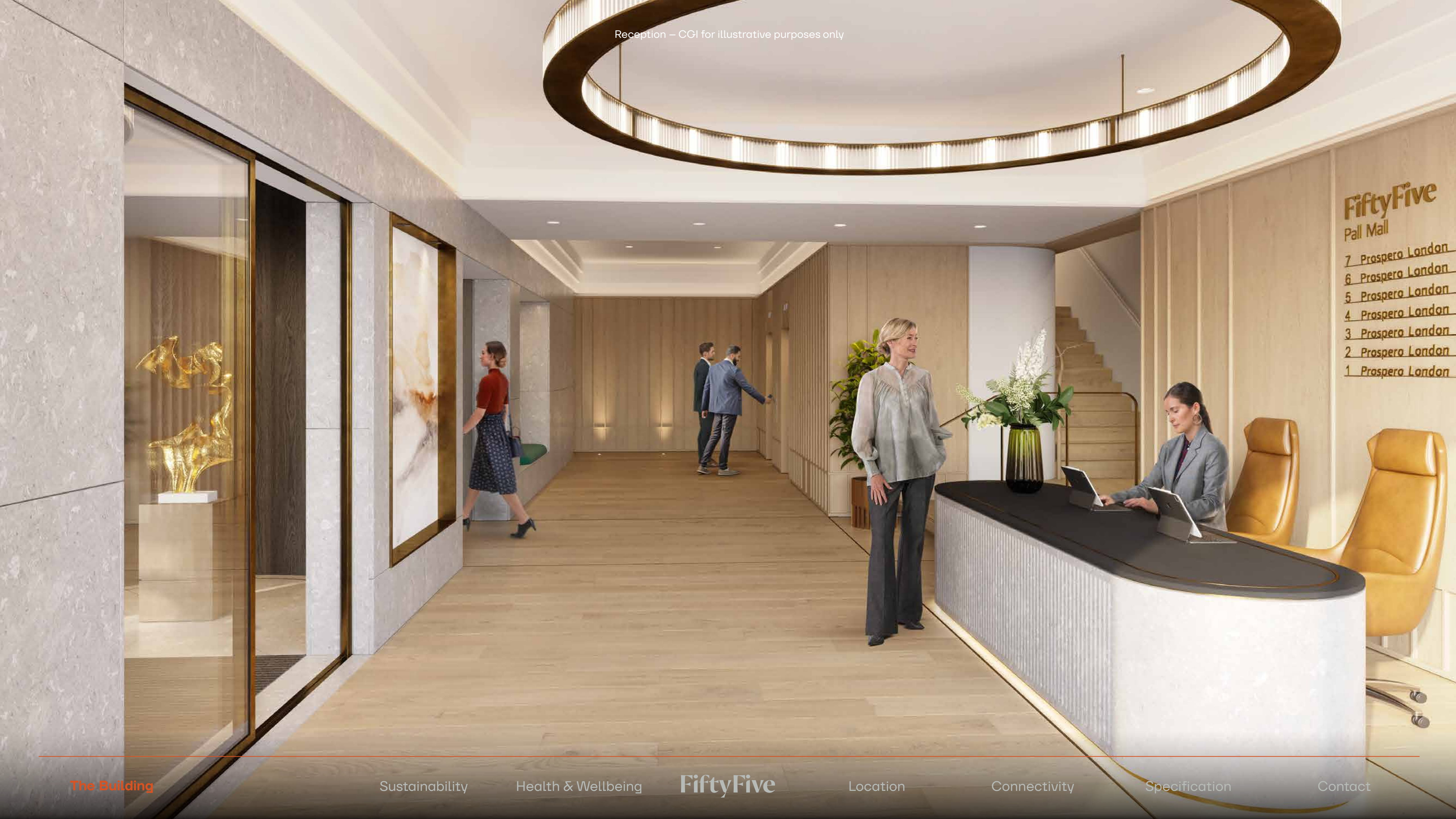
[Location](#)

[Connectivity](#)

[Specification](#)

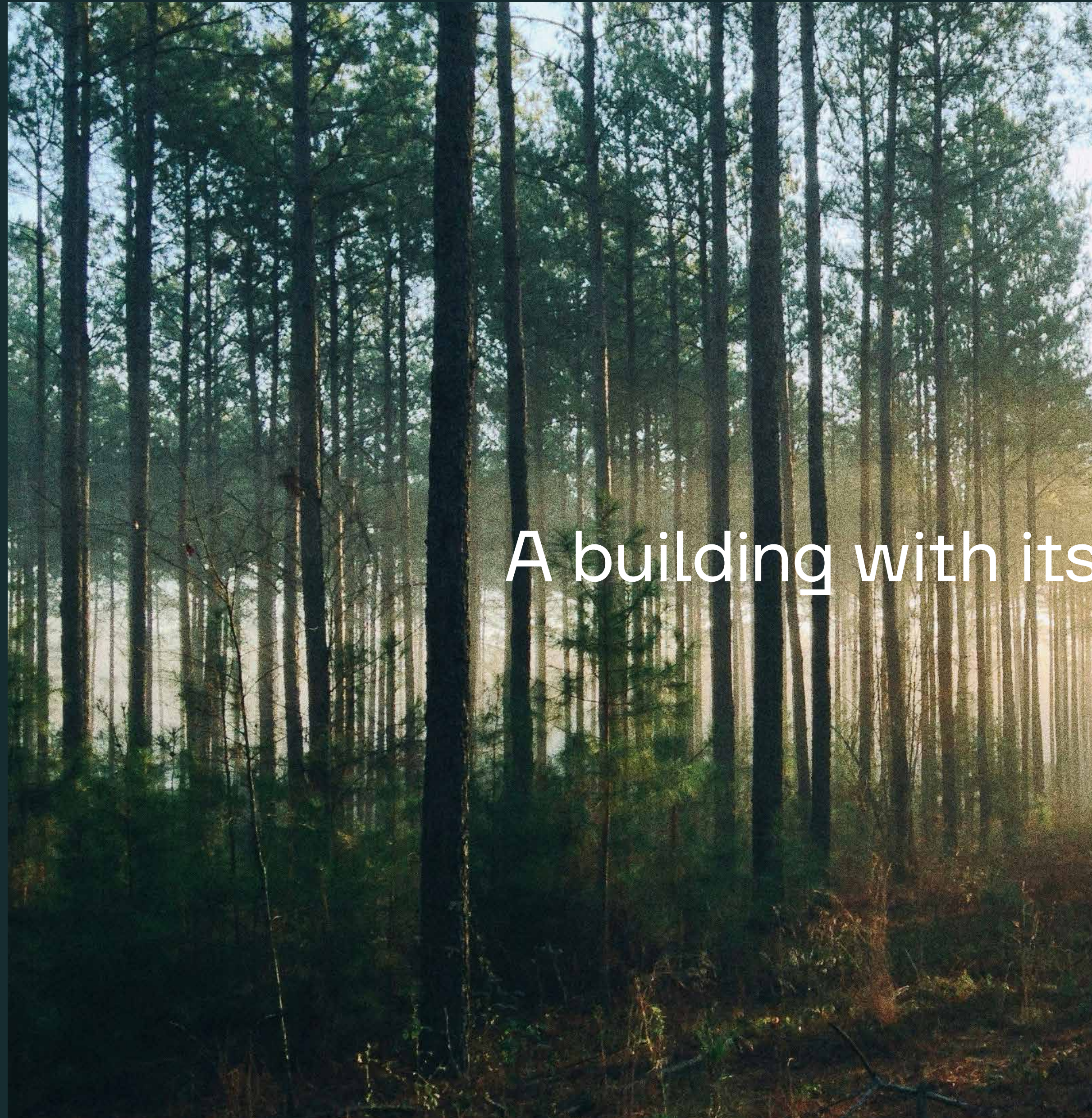
[Contact](#)

Reception – CGI for illustrative purposes only



FiftyFive
Pall Mall
7 Prospero London
6 Prospero London
5 Prospero London
4 Prospero London
3 Prospero London
2 Prospero London
1 Prospero London



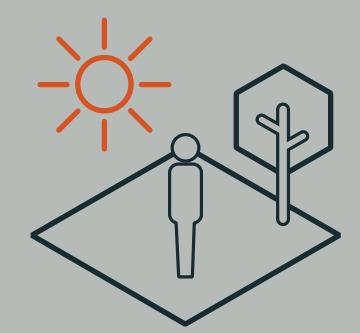


A building with its roots in the trees

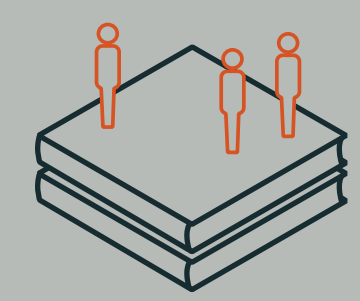


©Stora Enso/Unikuva

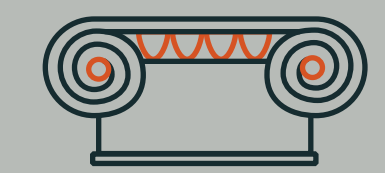
The Building



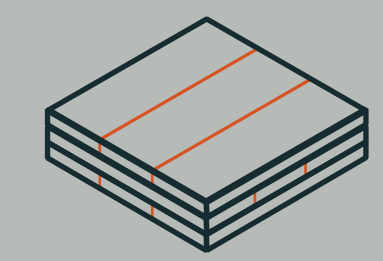
Terraces at 5th, 6th, and 7th floors



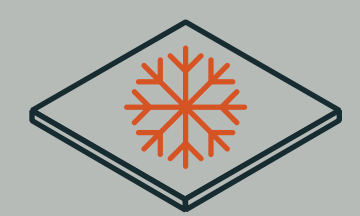
'The Library'
Flexible event space



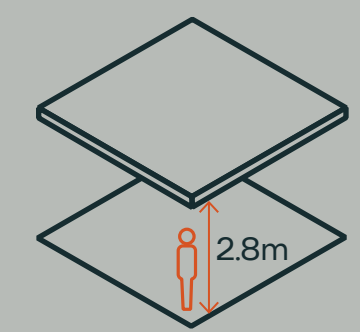
New building behind
retained historic facade



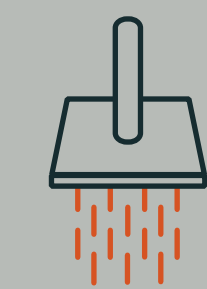
Cross laminated
timber (CLT) floor slabs



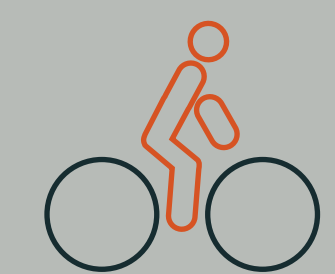
Clean soffits from
chilled ceiling system



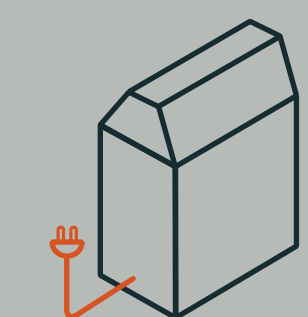
Minimum floor to ceiling
heights of 2.8m



11 showers and
96 lockers



99 cycle spaces



Fully electric building



Targeting
EPC A



Platinum

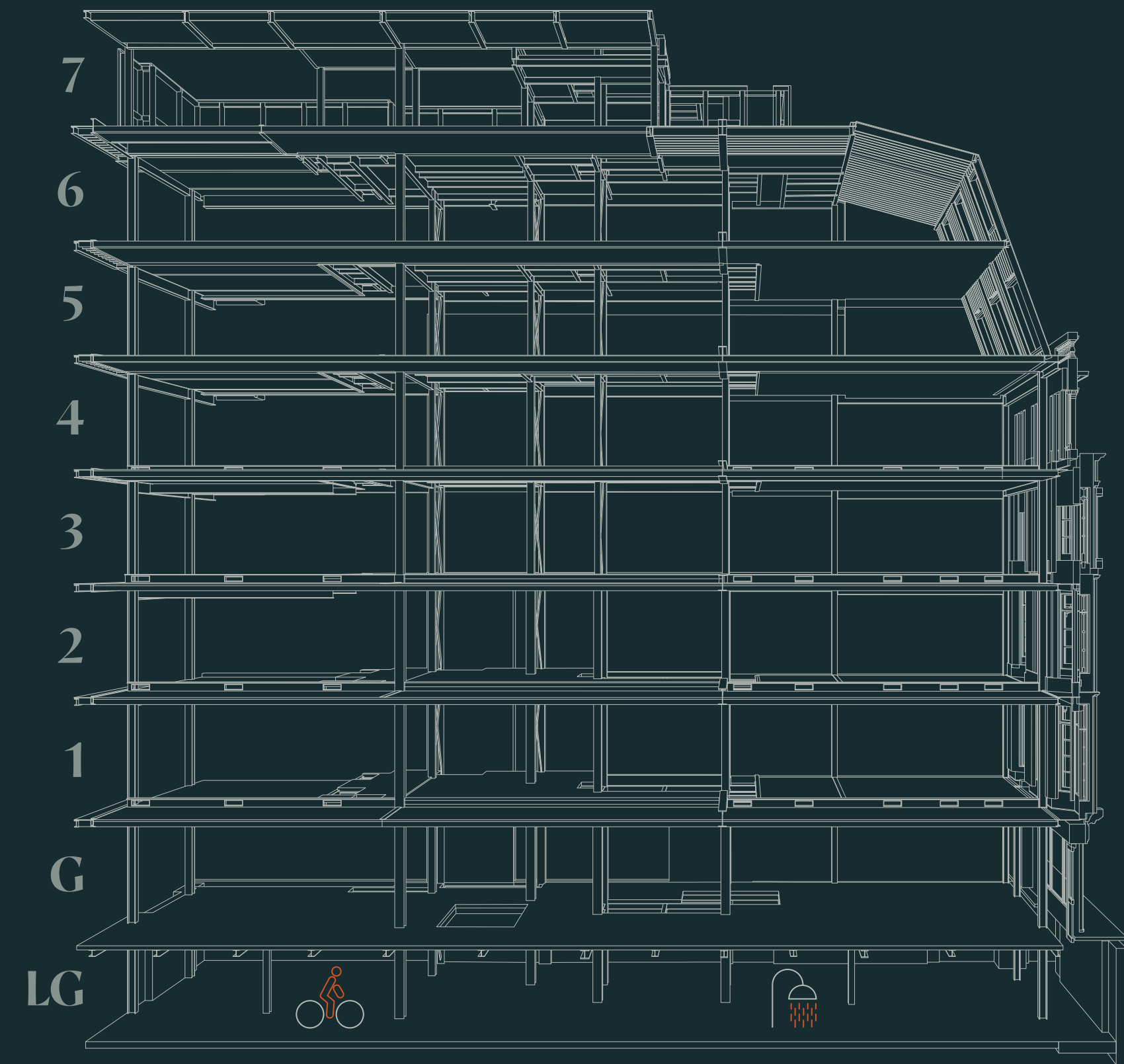


Targeting
Outstanding

Floors

Floor	Office sq ft (NIA)	sq m (NIA)	Terrace sq ft (NIA)	sq m (NIA)
Seven	1,227	113	527	49
Six	3,080	286	958	89
Five	4,511	419	646	60
Four	5,584	518	—	—
Three	5,909	548	—	—
Two	6,124	568	—	—
One	6,105	567	—	—
Ground (Reception/Library)	1,992	185	—	—
Total (Office)	34,540*	3,023*	2,131	198
Ground (Crown Passage Retail)	2,837	264	—	—

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



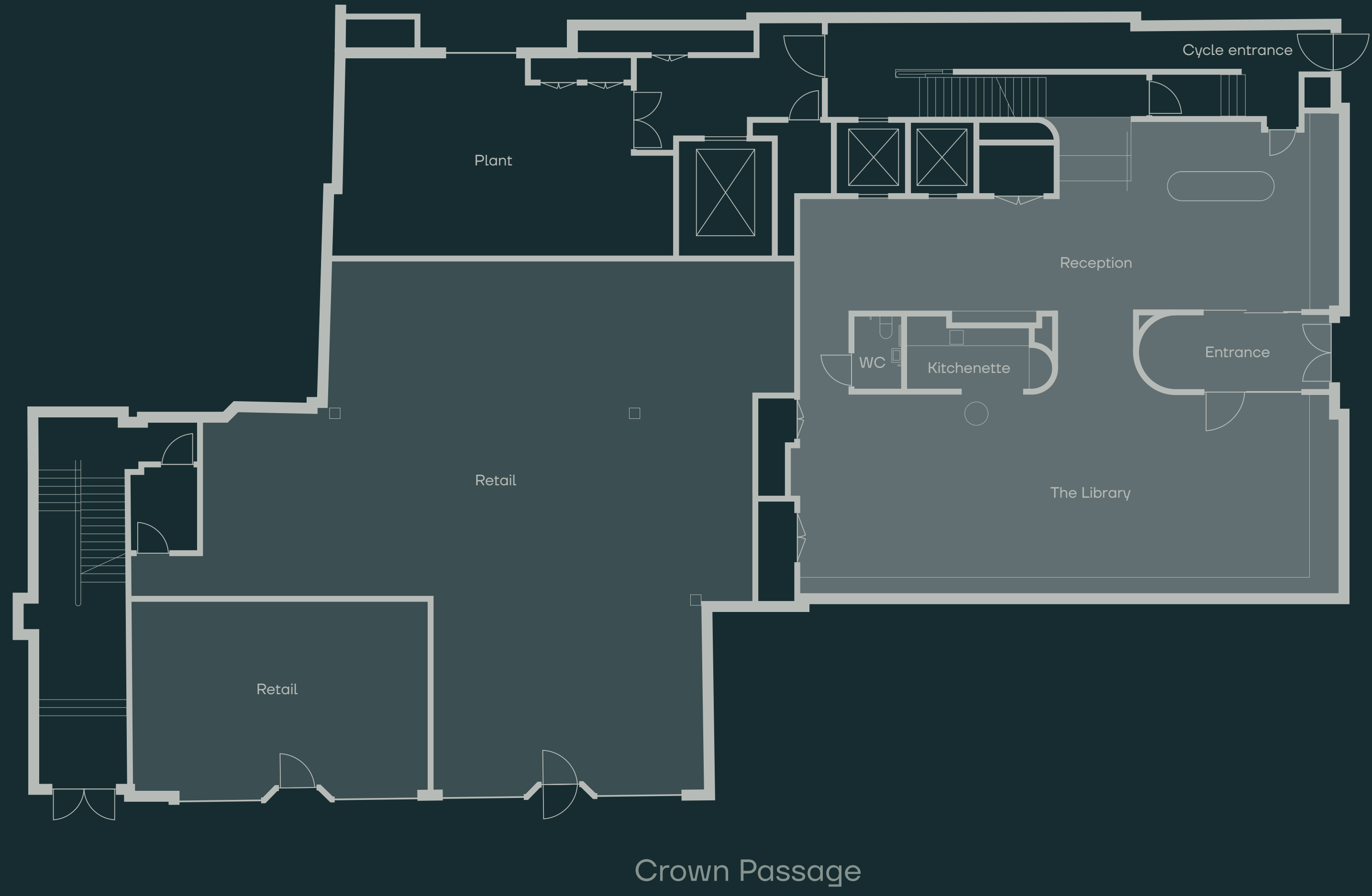
Third floor – CGI for illustrative purposes only



Ground Floor



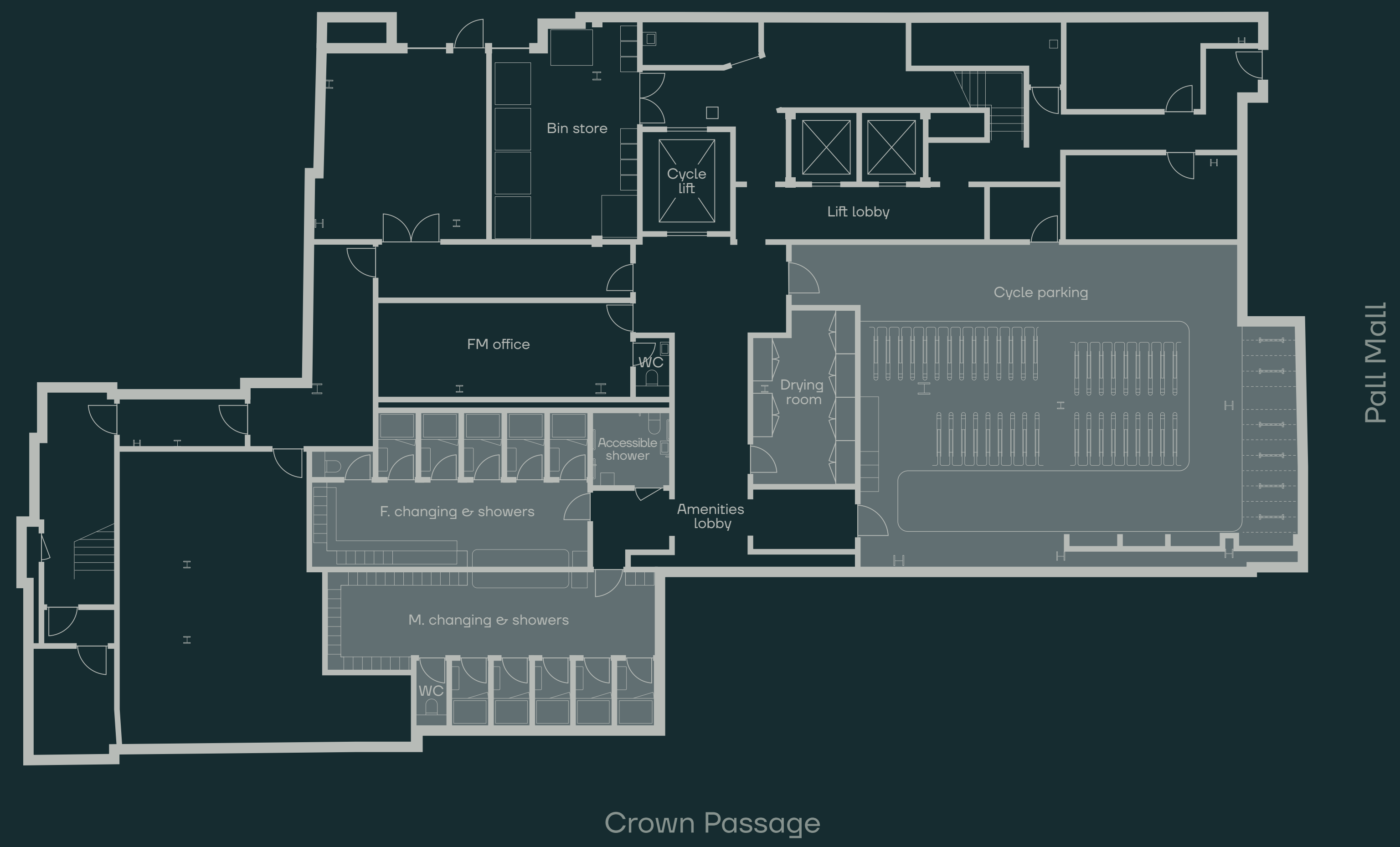
- Reception
- Retail
- Core



Lower Ground Floor



- Occupier amenities
- Core/Plant

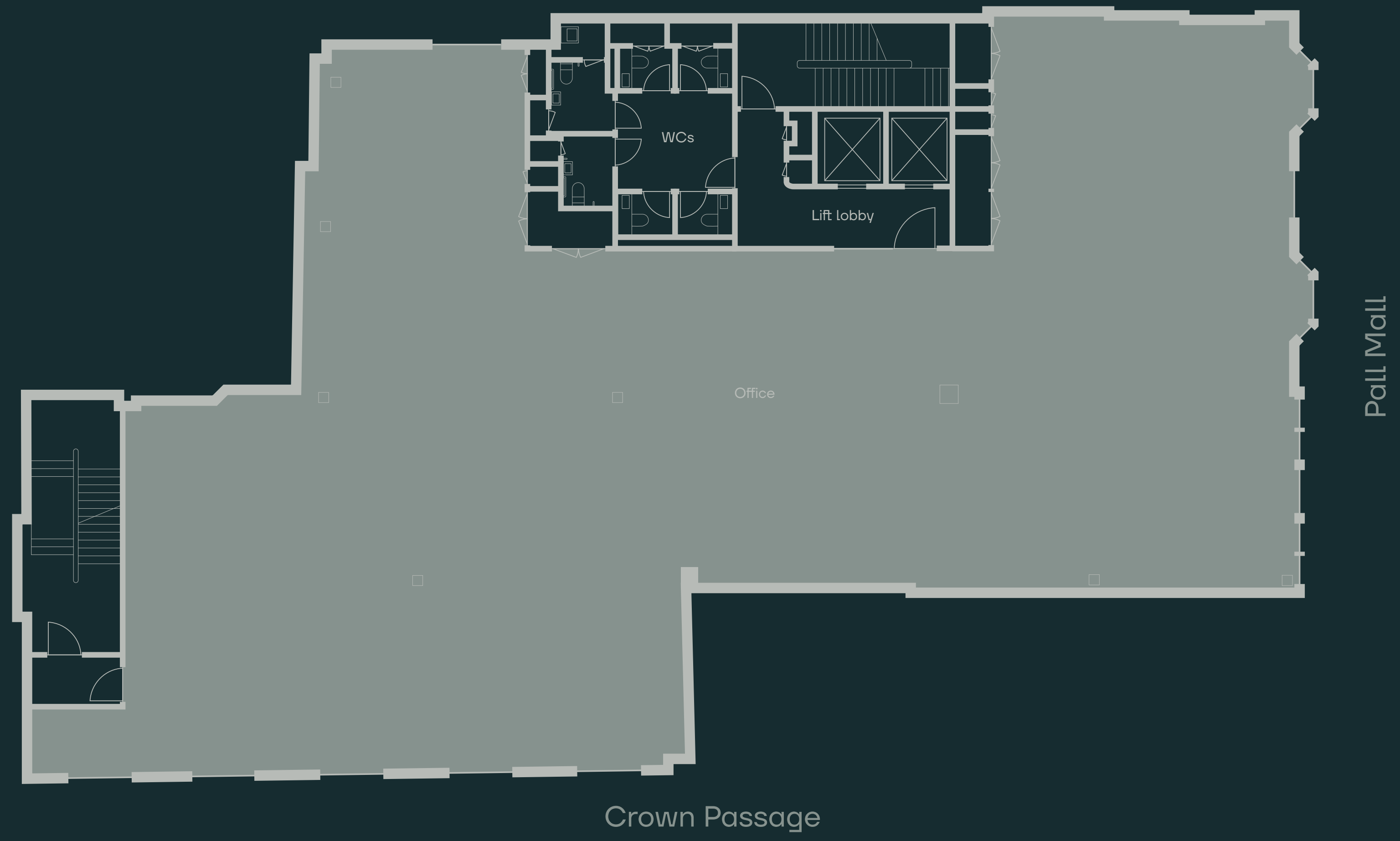


Typical Floor (1st - 4th)

5,584-6,124 sq ft | 518-568 sq m



- Office
- Core

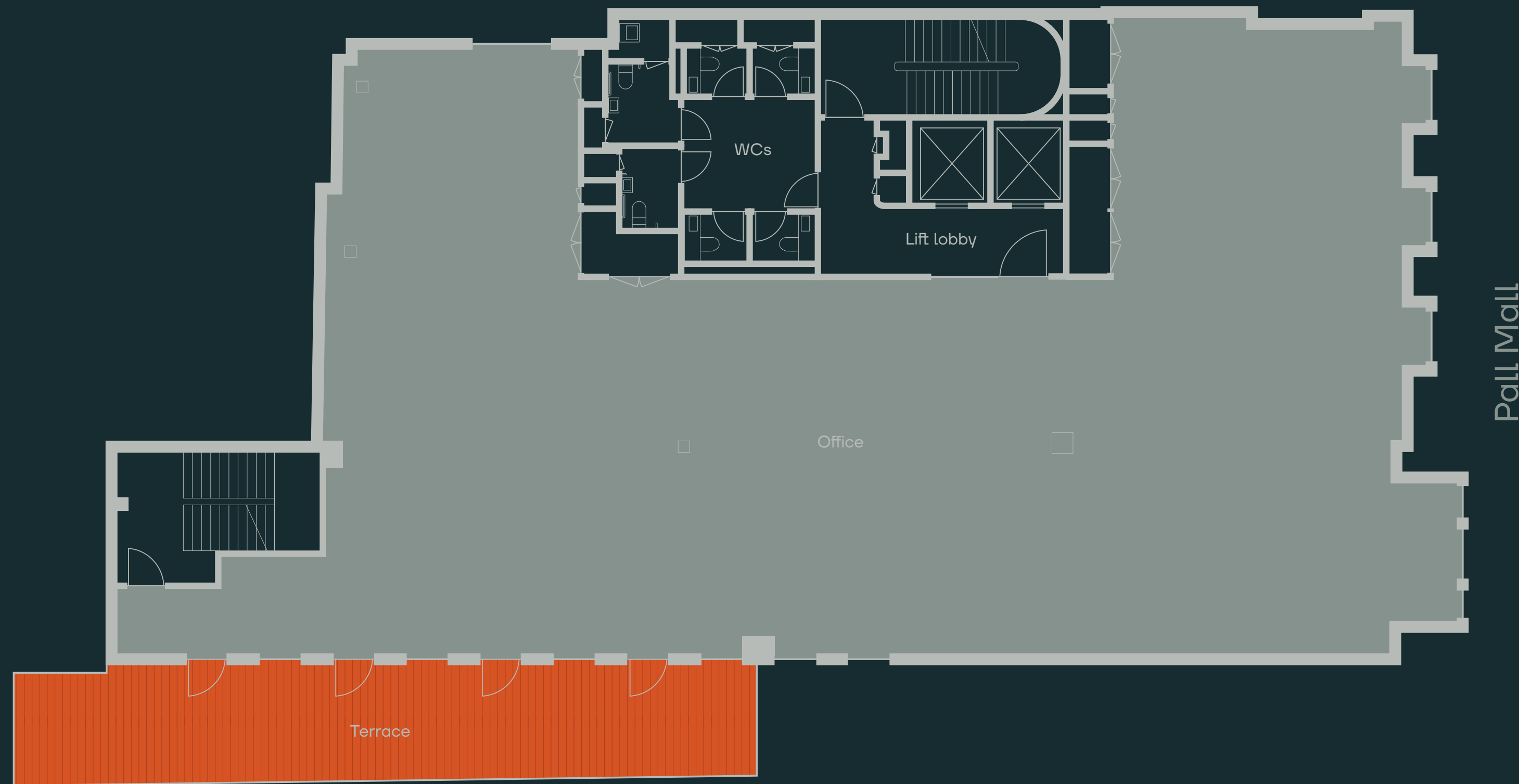


Fifth Floor

4,511 sq ft | 419 sq m
646 sq ft | 60 sq m terrace



- Office
- Core
- Terrace



Sixth Floor

3,080 sq ft | 286 sq m
958 sq ft | 89 sq m terrace



- Office
- Core
- Terrace



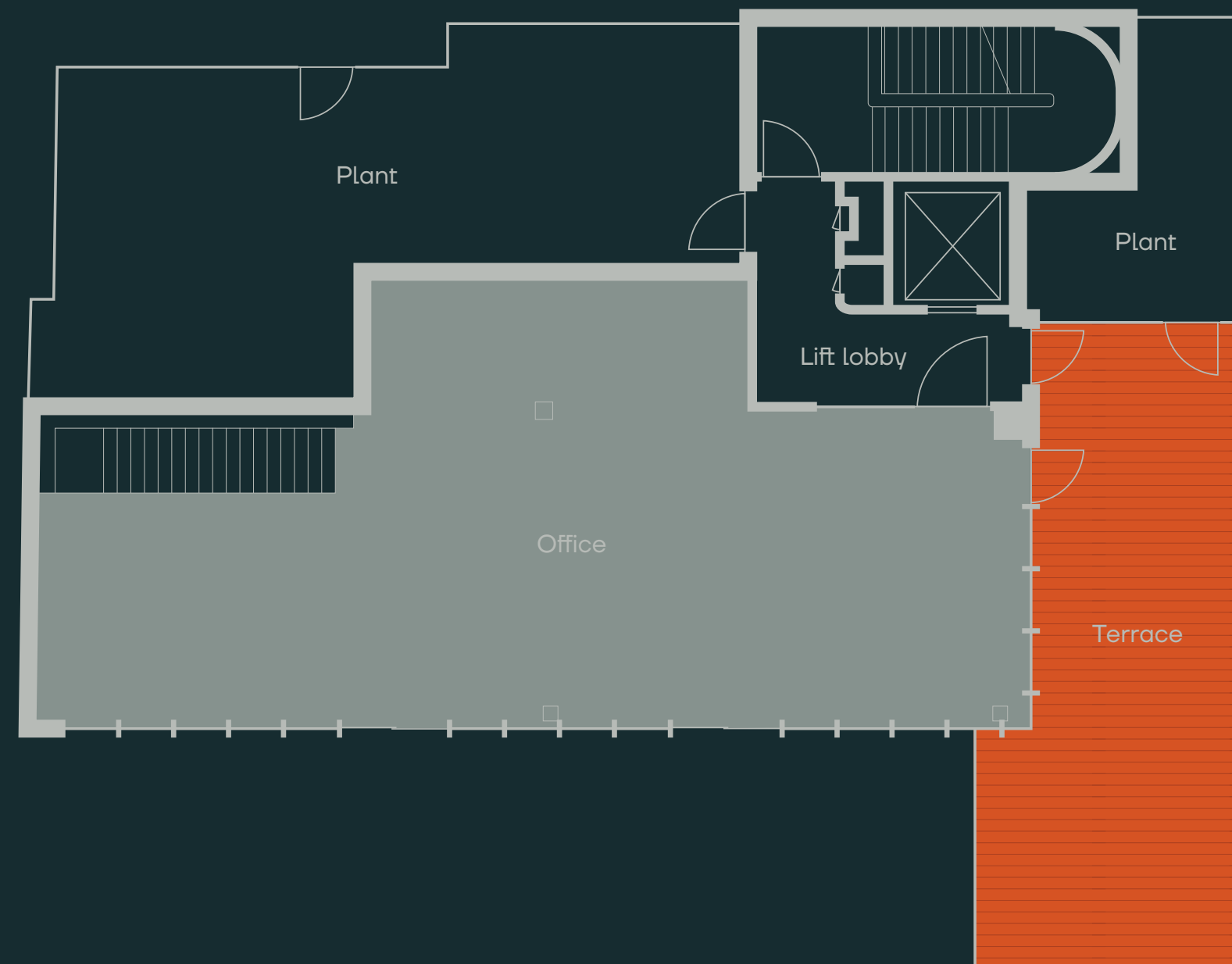
Crown Passage

Seventh Floor

1,227 sq ft | 113 sq m
527 sq ft | 49 sq m terrace



- Office
- Core
- Terrace



Crown Passage

Pall Mall



Seventh floor – CGI for illustrative purposes only



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

BREEAM[®]

Targeting
Outstanding



Targeting
EPC A

RIBA

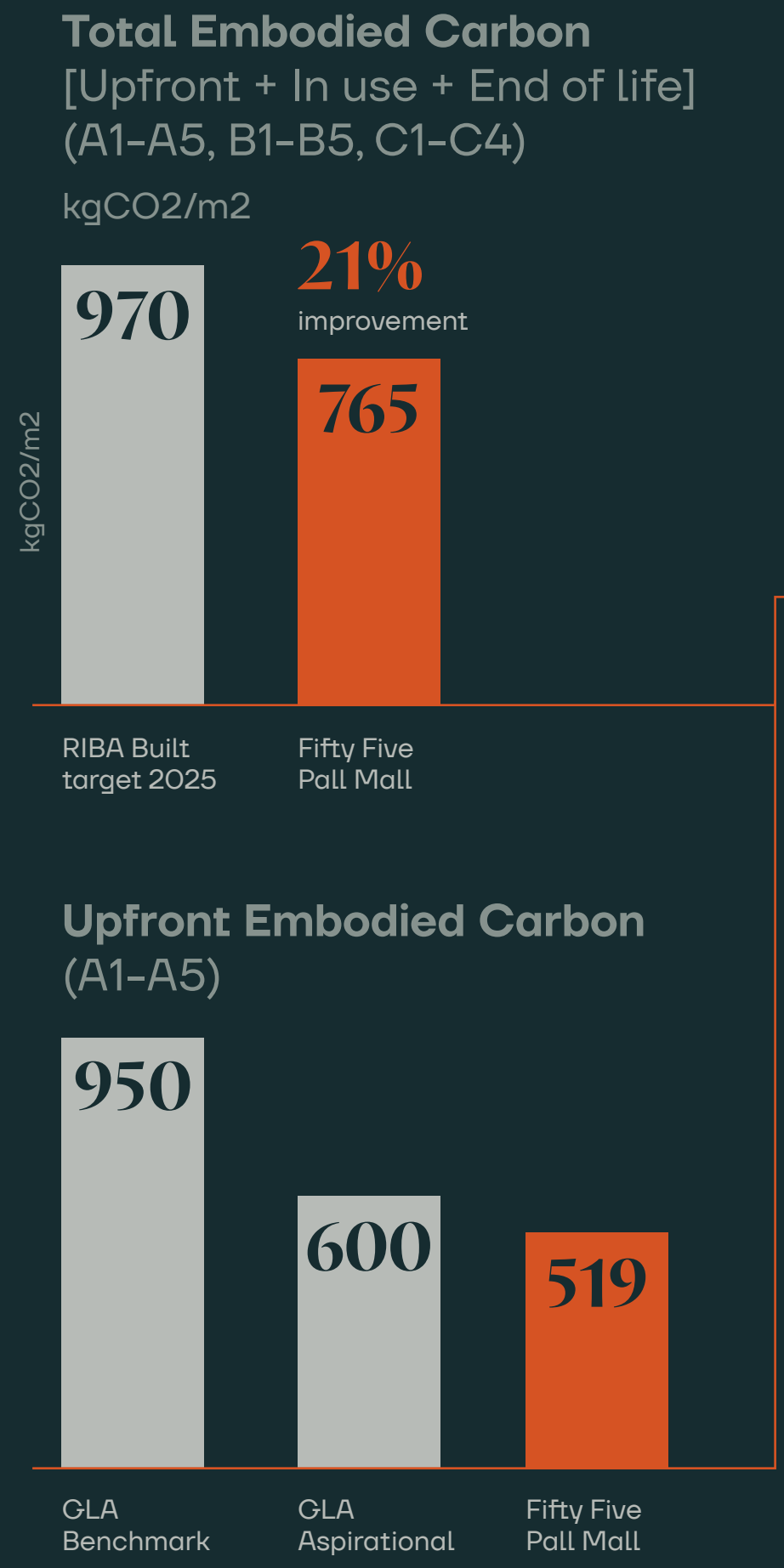
RIBA 2030 Climate Challenge
Surpassing 2025 Target



Prioritising the planet

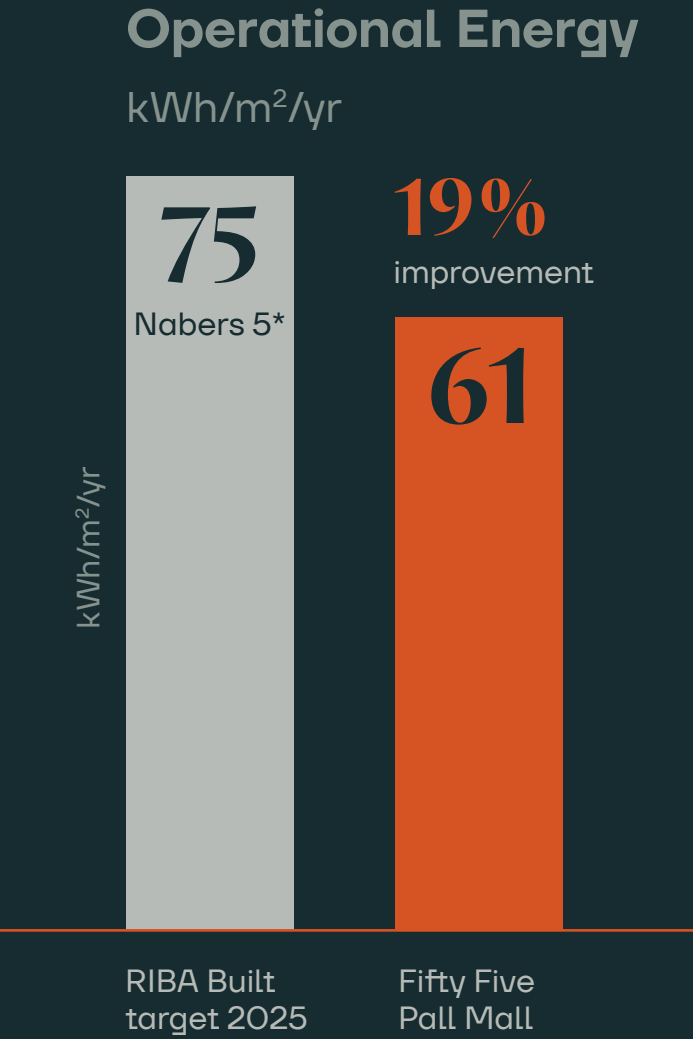
A building ahead of its time

Significantly outperforming industry benchmarks for both embodied and operational carbon

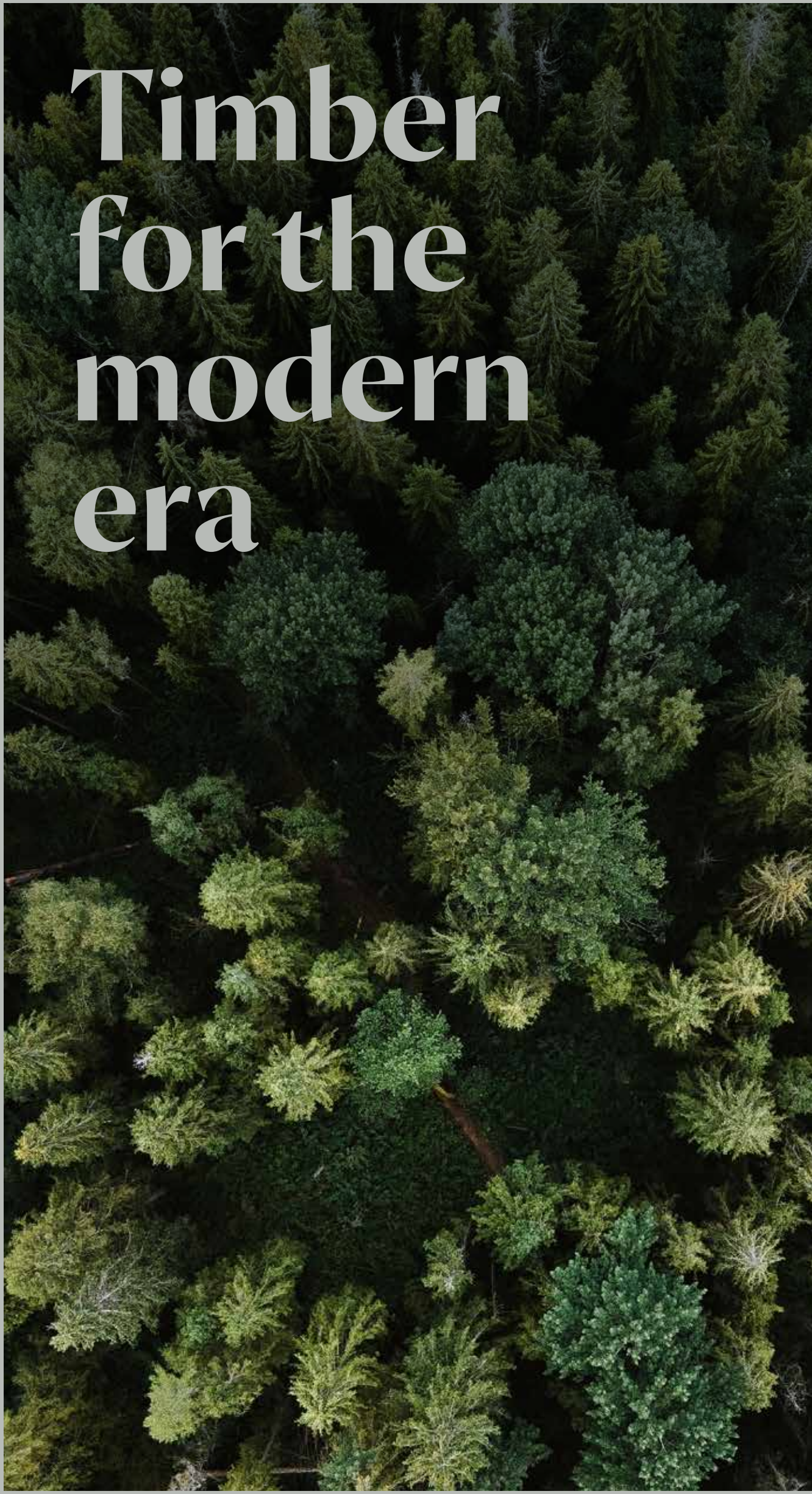


Embodied Carbon

Operational Carbon



(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.

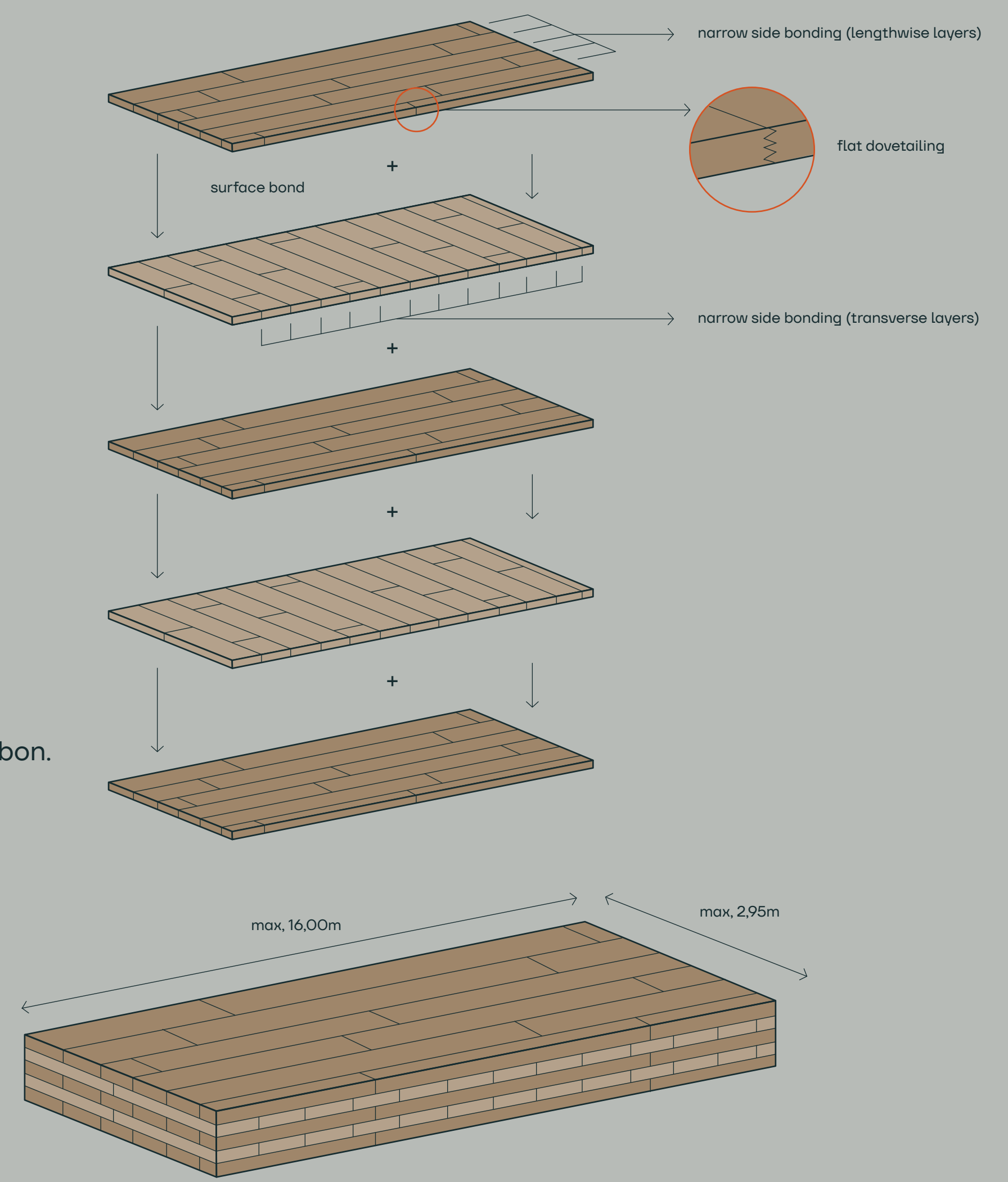
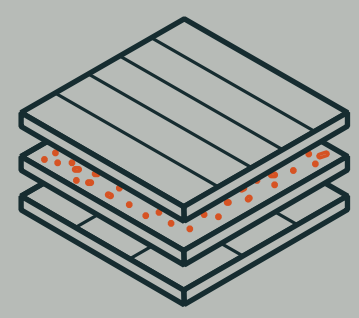


Diagram credit: Stora Enso
*Stora Enso | **Panel removal for double height connections subject to fire engineering assessment.

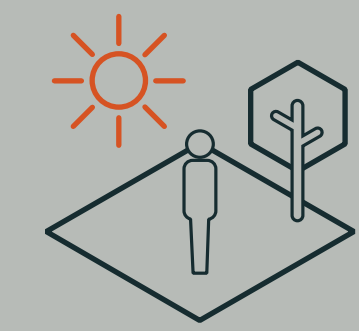
Healthier living



Specification of low VOC materials



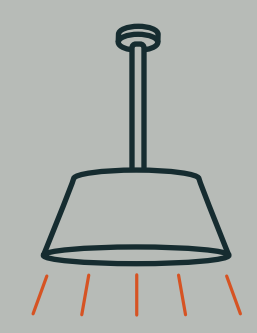
Openable windows



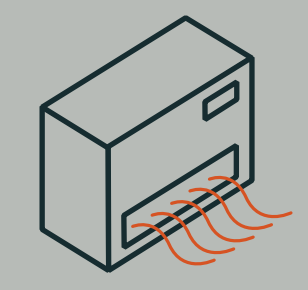
Large landscaped terraces



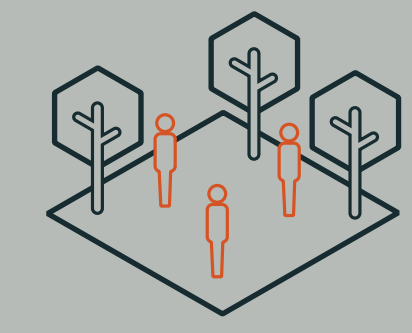
Air quality monitors



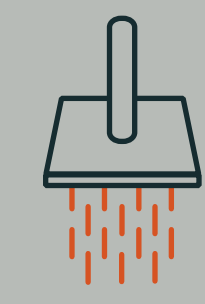
Flexible lighting control system



Enhanced levels of fresh air



Immediate access to 450 acres of green space*



Luxury cycle and changing amenities

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



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



Keep fit at: Cross Fit, Equinox, Pure Gym



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

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

Cafes

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



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



Simon Tann

M: 07748 180 198

E: simon.tann@levyrealestate.co.uk

Harry Cormack

M: 07815 463 822

E: harry.cormack@levyrealestate.co.uk



Adam Cosgrove

M: 07500 872 851

E: adam.cosgrove@cbre.com

Harry Tentori

M: 07787 698 421

E: harry.tentori@cbre.com

Chloe Albrecht

M: 07345 135 000

E: chloe.albrecht@cbre.com

Development Manager | **Simten**

Architect | **Orms**

Structures | **Heyne Tillet Steel**

MEP | **Flatt**

Project Manager | **Gardiner & Theobald**

Quantity Surveyor | **Exigere**

Misrepresentation act 1967: CBRE and Levy Real Estate, for themselves and for the lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending lessee must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor(s) do not make or give and neither CBRE nor Levy Real Estate, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property, Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Nov 2025. | Designed by Smart Soho

fiftyfivepallmall.com