



Great opportunity to acquire a whole floor of serviced office in one of London's most prestigious locations. Recently refurbished business centre within this Grade II listed Edwardian building located in the heart of Trafalgar Square. Luxury fittings throughout offering all that a modern office requires, set in this charming building. Excellent transport links with Piccadilly Circus and Charing Cross tube within walking distance. Call now to arrange your exclusive viewing slot.

## Key features

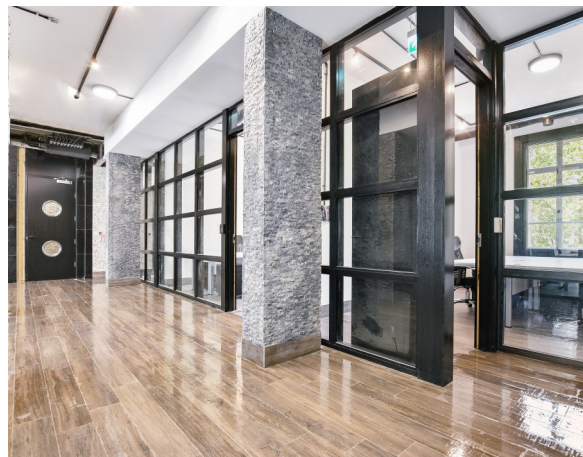
- Grade II Listed Building
- Newly Refurbished
- 24 Hr / Lift Access
- Fibre Optic Wi-Fi / Intercom
- Kitchenette and WCs
- Charing Cross / Piccadilly Circus
- B1 Business Use
- Conference / Event Room / Meeting Room
- 6 Months to 2 year Contract
- Available Now / VAT Applicable

Guide Price: £180,000 - £210,000 PA

Rent direct from the landlord. Opportunity to secure full floor space on the 2nd floor, arranged across 1,825 sq ft with 8 private internal offices and 24 desks and chairs along with side cabinets provided. Top floor events room ideal for conferences and large meetings at additional cost.

Limited offers may apply, call for further details. Each party to bear their own legal costs. Service charge and business rates apply.

Pall Mall Works offers excellent transport links with Charing Cross and

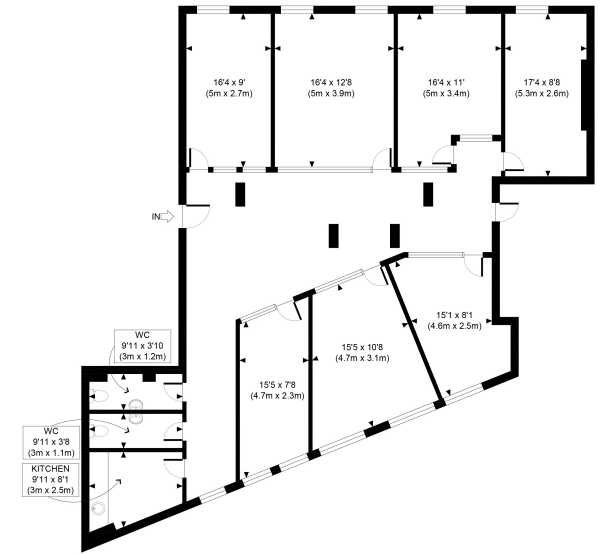


# Pall Mall Works, Cockspur Street, St James's, London

Guide Price: £180,000 - £210,000 PA



SW1Y



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1825 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1825 SQ FT / 170 SQM



Pall Mall Works, Cockspur Street, St James's, London  
SW1Y

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