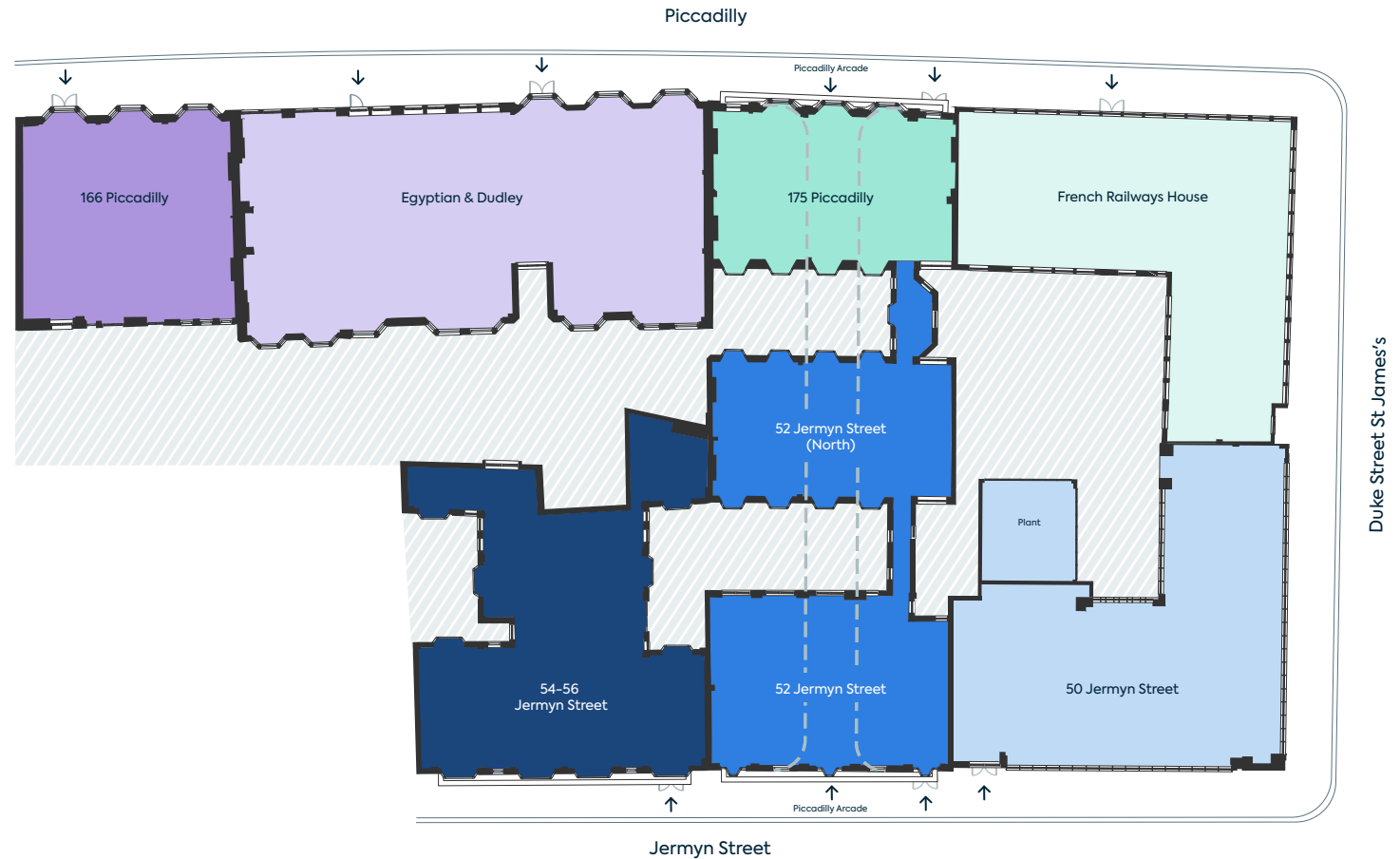


Fitted &  
Fully Managed

Discover 175 Piccadilly



# Piccadilly & Jermyn Street Masterplan

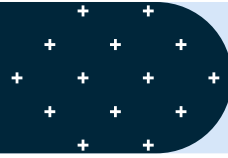


- 166 Piccadilly
- Egyptian & Dudley
- 175 Piccadilly
- French Railways House
- 50 Jermyn Street
- 52 Jermyn Street
- 54-56 Jermyn Street
- Pavement
- Roof of ground floor
- Building entrance on ground floor
- Piccadilly Arcade



# 175 Piccadilly

175 Piccadilly, St. James's, London W1J 9EN



175 Piccadilly is a stunning development offering modern fitted workspaces with period features and views across the Royal Academy. Piccadilly Arcade runs between Piccadilly and Jermyn Street on the ground floor below adding to the building's vibrant character and unique history.

Situated in the heart of St James's, on an iconic street steeped in history, 175 Piccadilly occupies a prominent position on the south side of Piccadilly close to the junction with St James's Street. Green Park and Piccadilly Circus underground stations are within easy walking distance.

Piccadilly  
Arcade

Find out more >

## The Building



Size:  
10,690 sq ft



Secure  
cycle spaces



On site  
concierge



Shower facilities



24 hour access  
and security

## Specification



Fitted & Fully Managed  
workspaces



4 pipe fan coil heating  
and cooling



1 x 6 person  
passenger lifts



WCs



Wi-Fi 6 ready for  
ultra-fast connectivity



Private networks for  
private workspaces  
(1GB switches, firewall  
and flood wired CAT  
6 cabling)



# What's available?

3,907 sq ft of available space at 175 Piccadilly

Building	Floor	Desks	Max occupancy	Sq ft	Highlight	Availability	
175 Piccadilly	3	18	30	1,957	Corner office overlooking Piccadilly Arcade		
175 Piccadilly	2	24	30	1,950	Juliet balconies overlooking Piccadilly Arcade	Coming	2023

# 175 Piccadilly

3rd Floor



St. James's



19 total headcount



30 maximum occupancy



1,95 sq ft



Equipped with a secure broadband connection



Coffee machine

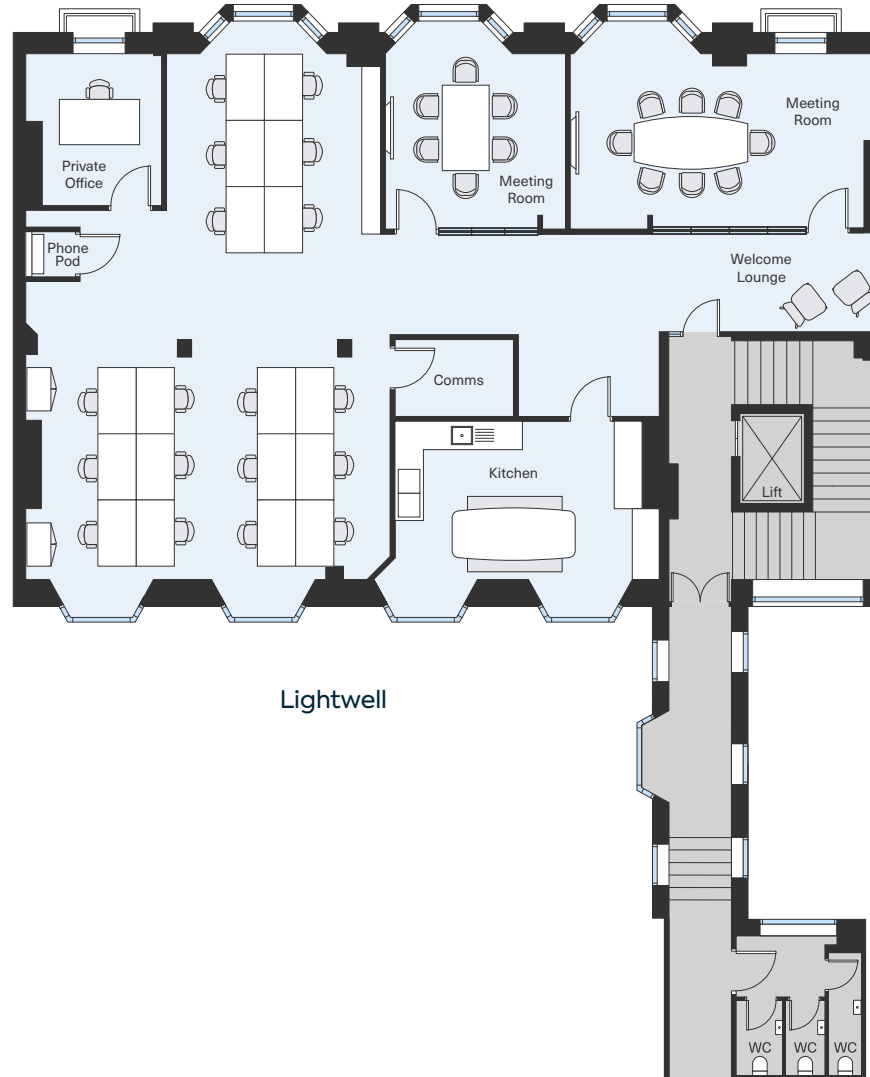


Wine Fridge

## The Workspace

Desks	18
Private office	1
Welcome lounge	1
6 persons meeting room	1
8 persons meeting room	1
Phone pod	1
Kitchen	1
WCs	3
Comms cabinet and storage units	1

Piccadilly



Lightwell



# 175 Piccadilly

## 2nd Floor



St. James's



24 total headcount



30 maximum occupancy



1,950 sq ft



Equipped with a secure broadband connection



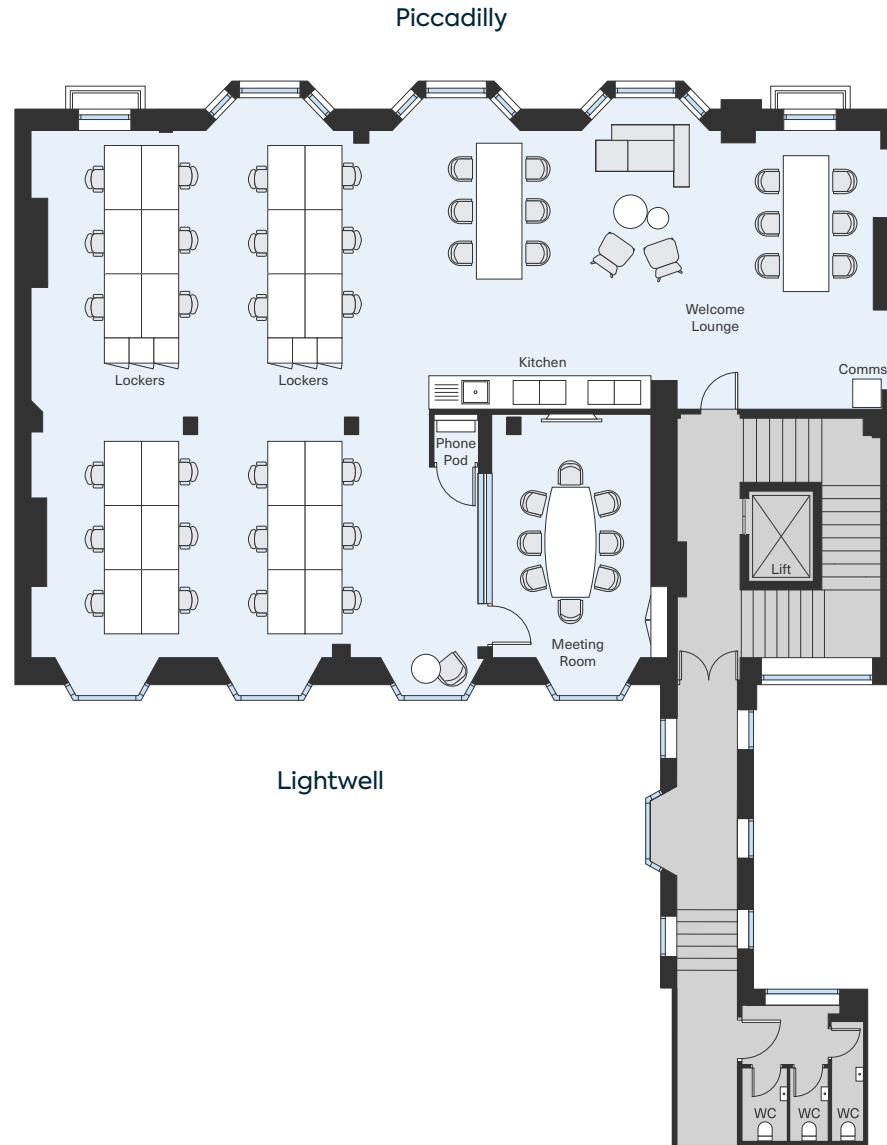
Coffee machine



Wine Fridge

## The Workspace

Desks	24
Hot desks	12
Welcome lounge	1
8 persons meeting room	1
Breakout area	2
Phone pod	1
Kitchen	1
WCs	3







Your own kitchen and breakout area, 2nd floor





Your own desk space and meeting room, 2nd floor

CGIs are for indicative use only



# Local Area

## Connections

The local transport links are superb, with Piccadilly Circus and Green Park underground stations within a few minutes' walk providing direct access to the Piccadilly, Jubilee, Victoria and Bakerloo lines.

## Nearby Stations



St James's Park



SunspeL, Jermyn Street



Royal Academy of Arts



## Location

The building is ideally located to benefit from the wealth of shops, restaurants, cafés and bars that are available in Mayfair and St James's. Many world renowned luxury hotels are located nearby, including Claridges, Brown's and The Ritz.

Originally built for princes and courtiers, St James's has evolved into one of London's most dynamic districts where centuries of heritage and tradition blend with contemporary luxury and cutting edge style.

St James's has always been fashionable, but now modern art galleries and boutique arcades sit beside the artisan shirt makers and cobblers of old. Cornerstone concepts in modern dining complement established restaurants with over 200 years of history. Traditional shopfronts remain, but behind, the offerings are far from it.

## Local Finds

- |  |   |
|--|---|
| <b>3</b> Shopping arcades within a 5 minute walk | <b>14</b> Flagship stores within a 10 minute walk                             |
| <b>11</b> Delicatessens within a 10 minute walk  | <b>15</b> Art galleries within 5 minutes, including the Royal Academy of Arts |



## Eat

- 45 Jermyn Street
- Aquavit
- Café Murano
- Cecconi's
- Chutney Mary
- Fortnum and Mason
- Franco's
- Il Vicolo
- Locketts London
- Maison François
- Ole & Steen
- Quaglino's
- Sake No Hana
- Sexy Fish
- The Wolseley
- Wild Honey
- Wilton

## Culture

- BAFTA
- Christie's
- Criterion Theatre
- Grosvenor Gallery
- Her Majesty's Theatre
- Institute of Contemporary Arts
- Jermyn Street Theatre
- Martyn Gregory
- Royal Academy of Arts
- Theatre Royal Haymarket
- White Cube Mason's Yard
- Whitford Fine Art

## Hotels

- Brown's Hotel
- Le Meridien
- The Cavendish
- The Ritz London
- The Stafford

## Private Members Clubs

- Annabel's
- Boodle's
- Naval and Military Club
- Oxford and Cambridge Club
- The Arts Club
- The Athenaeum Club
- The Travellers Club
- White's Club



Sexy Fish, Berkeley Square

## Fortnum & Mason



Quaglino's

## The Ritz London



Berry Bros & Rudd





**Contact our Fitted & Fully Managed team at GPE:**

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