



117 PICCADILLY

LONDON W1

12,401 sq ft best in class comprehensively
refurbished modern office building

MAYFAIR PROMINENCE

117 Piccadilly is a prominent Mayfair building and has undergone a high-quality, contemporary redevelopment. The building offers a stunning arrival experience and CAT A and CAT A+ office options. There are communal meeting rooms and kitchen as well as a private terrace at fifth floor and excellent end-of-commute facilities.





DID YOU KNOW?

The building sits on top of Down Street tube station which Winston Churchill discreetly used during WWII. While many stations around London became public shelters, the short-lived Down Street station quickly "transformed into the Railway Executive Committee's bomb proof headquarters" where even a War Cabinet meeting was held.





Terrace with views over Green Park

HIGHLIGHTS



Passenger lift



Commissionaire



Private terrace



Communal meeting rooms



CAT A+ 4th Floor



Communal kitchen & breakout area



Turn-key solutions available



Self contained showers and changing facilities

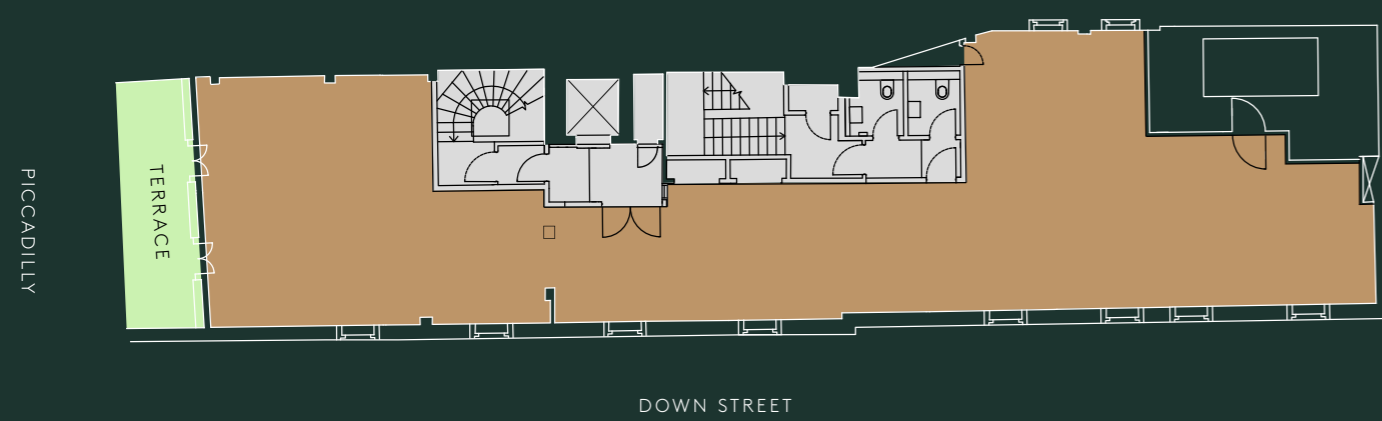


Secure bike racks



5TH FLOOR PLAN

1,777 SQ FT / 165.1 SQ M



1ST FLOOR PLAN

2,315 SQ FT / 215.1 SQ M



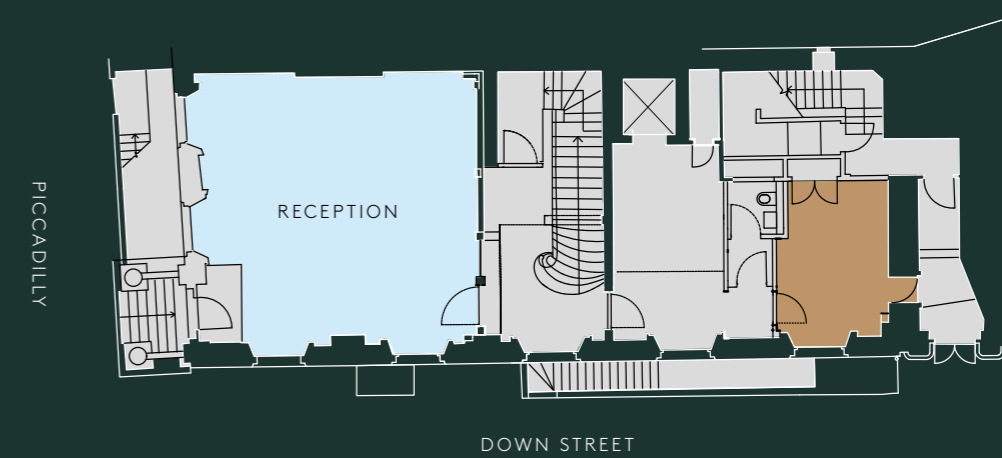
4TH FLOOR PLAN

2,323 SQ FT / 215.8 SQ M



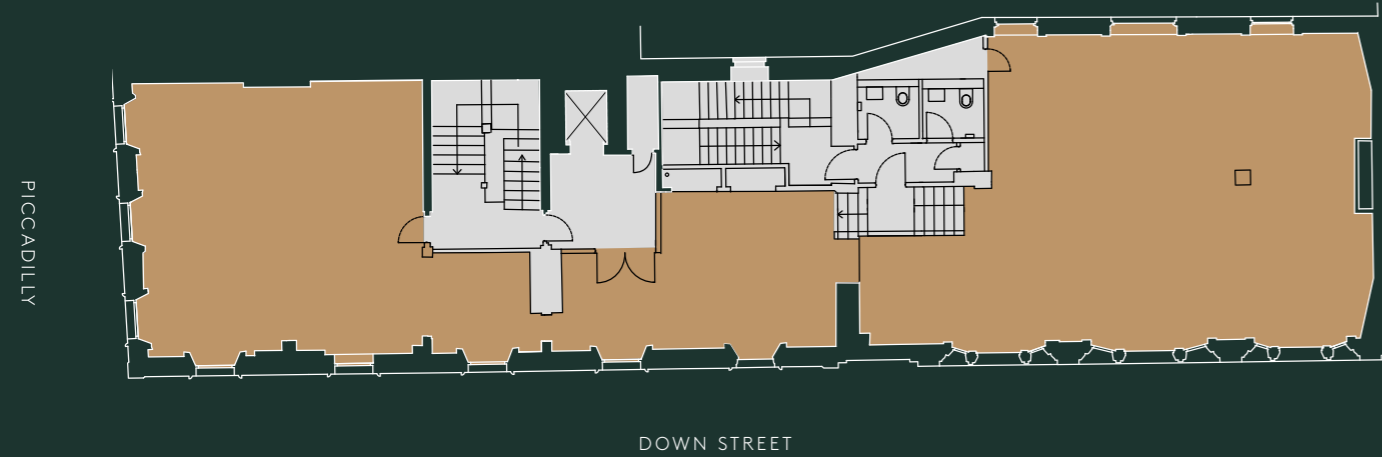
G FLOOR PLAN

973 SQ FT / 90.4 SQ M



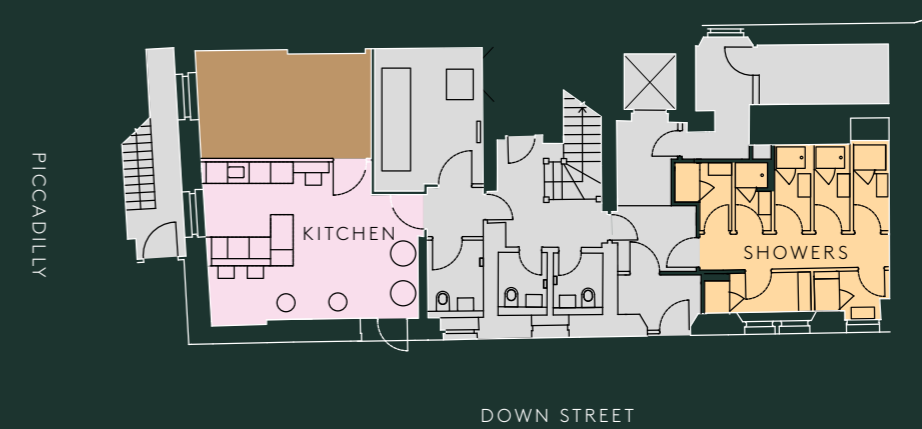
2ND FLOOR PLAN

2,143 SQ FT / 199.1 SQ M



LG FLOOR PLAN

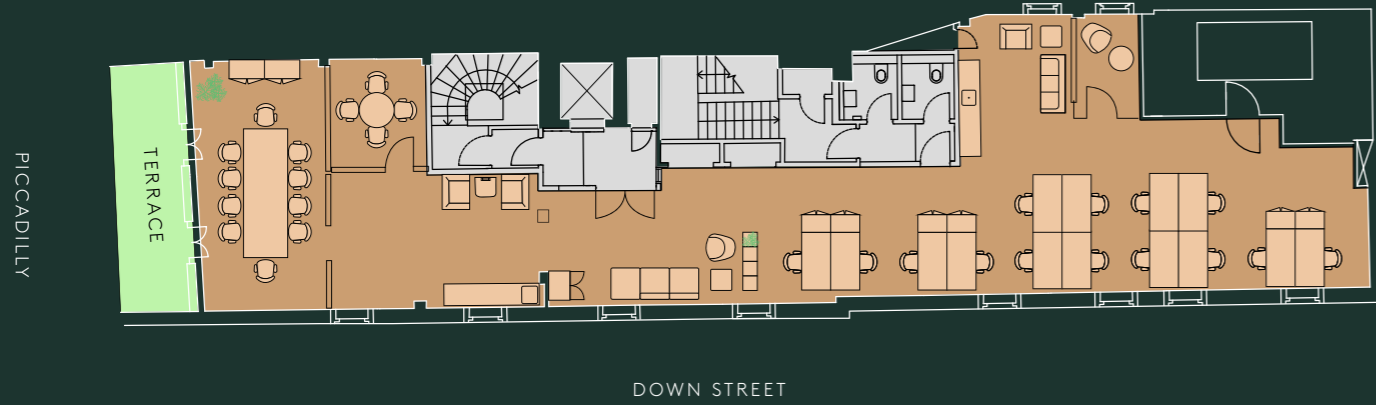
572 SQ FT / 53.1 SQ M



5TH SPACE PLAN

1,777 SQ FT / 165.1 SQ M

- 14 x Desks
- 1 x Phone booth
- 3 x Breakout area
- 1 x Large Meeting room
- 1 x Small Meeting room
- 1 x Kitchen



4TH SPACE PLAN

2,323 SQ FT / 215.8 SQ M

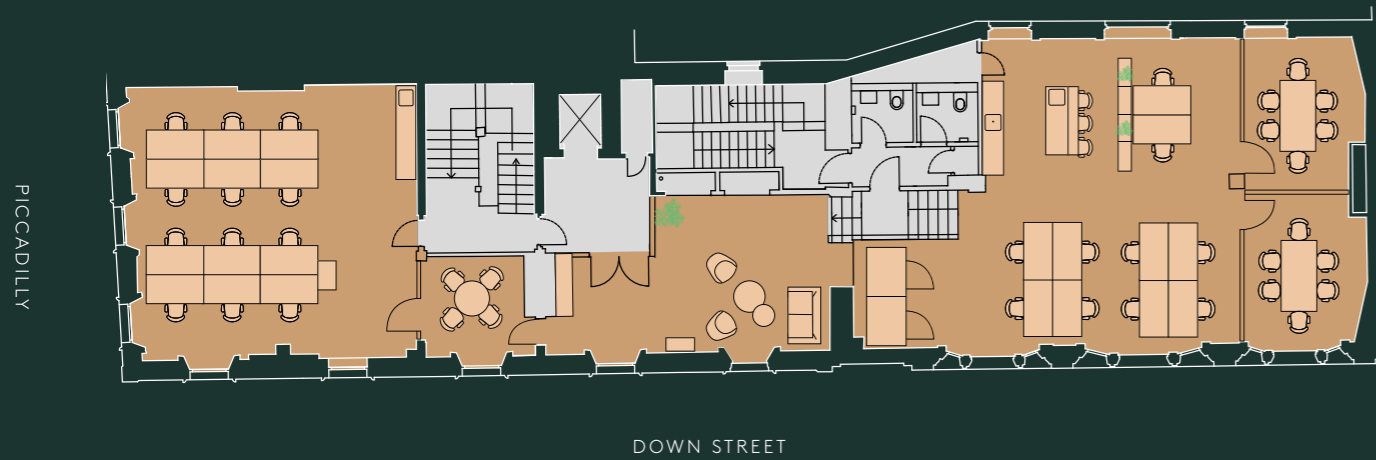
- 22 x Desks
- 1 x Phone booth
- 1 x Breakout area
- 1 x Large Meeting room
- 1 x Small Meeting room
- 1 x Kitchen



2ND SPACE PLAN

2,143 SQ FT / 199.1 SQ M

- 22 x Desks
- 1 x Breakout area
- 3 x Small Meeting room
- 1 x Kitchen



AVAILABILITY

FLOOR	SQ FT	SQ M
5th	1,777	165.1
4th (Cat A+)	2,323	215.8
3rd	2,298	213.5
2nd	2,143	199.1
1st	2,315	215.1
Ground	973	90.4
Basement	572	53.1
TOTAL	12,401	1,152.1





Harry's Bar



Berkeley Square



STYLE & PRESTIGE

Located in prestigious Mayfair, the building's proximity to world-renowned restaurants, bars, hotels and galleries is enviable. There are unrivalled luxury retail opportunities surrounded by tranquil green spaces. Transport connectivity is excellent with numerous surrounding underground stations including Green Park (4 minute walk), Bond Street (Elizabeth Line) and Hyde Park Corner (6 minute walk).



SCOTT'S



MARCHESI



COYA



THE CONNAUGHT HOTEL

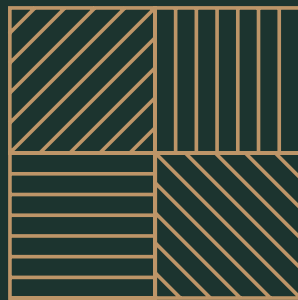


THE RITZ



Hyde Park





117 PICCADILLY
LONDON W1

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