THE METCALF

ST. JAMES'S

30,000 sq ft of exceptional workspace.
Now available

WHERE FIRST IMPRESSIONS LAST

Welcome to The Metcalf, 83 Pall Mall. Originally designed in the classic style by architect Henry Metcalf, this remarkable building has now been repositioned as a first-class workspace of unparalleled quality and attention to detail.

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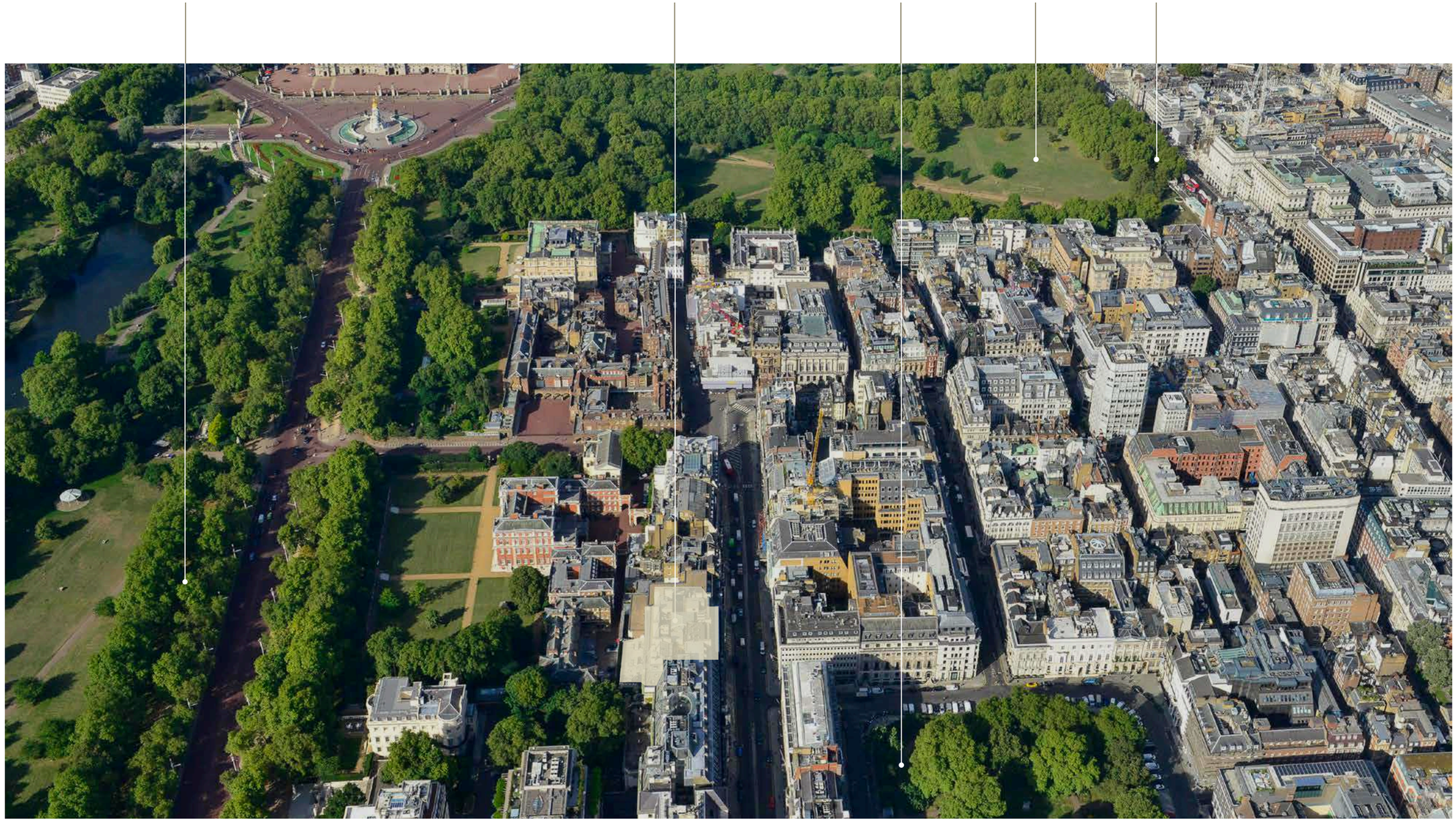


THE BUILDING

ST JAMES'S

THE DETAILS

CONTACT

FEATURES

A GRAND FAÇADE

with prominent street-facing façade made of Portland stone.

PAVILION & EVENT SPACE

7th Floor pavilion and event space with full height glazing leading onto terrace.

LANDSCAPED COMMUNAL TERRACE

with unrivalled, majestic views of St James's Park.

RECEPTION & LOUNGE

with concierge and lounge area.

'END OF TRIP' FACILITIES

57 cycle spaces, 7 showers and 58 lockers with premium materials and finishes.

Reception

Floor Four

Floor Two

Pavilion and communal terrace

End of trip facilities

ST

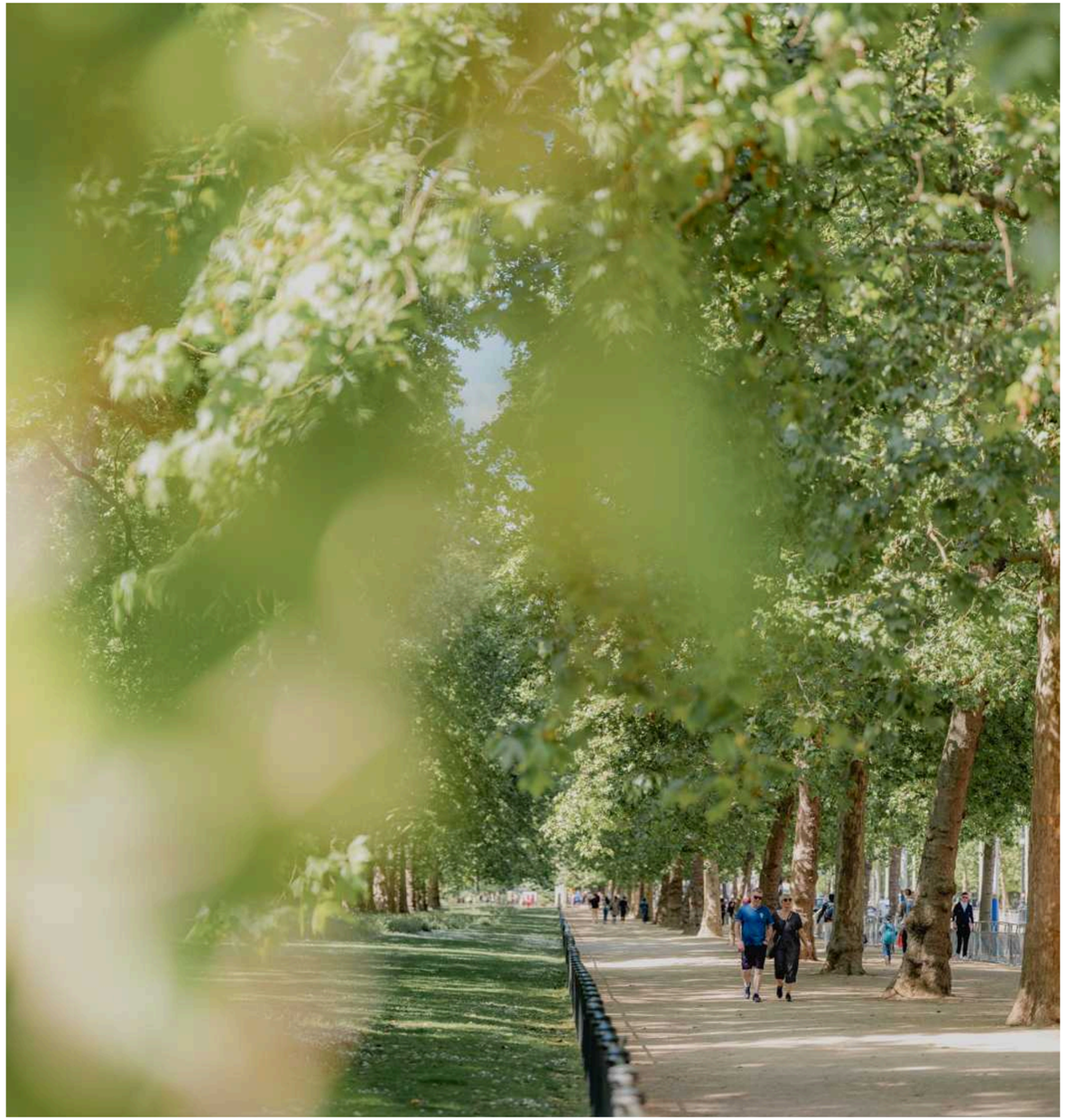
JAMES'S

THE BUILDING

ST JAMES'S

THE DETAILS

CONTACT



The Mall (1minute walk)

A PLACE OF ELEGANCE AND BEAUTY

Surround yourself in the centre of a truly green neighbourhood. Across the street you'll find the charming setting of St James's Square, while directly behind The Metcalf, the green spaces of St James's Park await you.

THE
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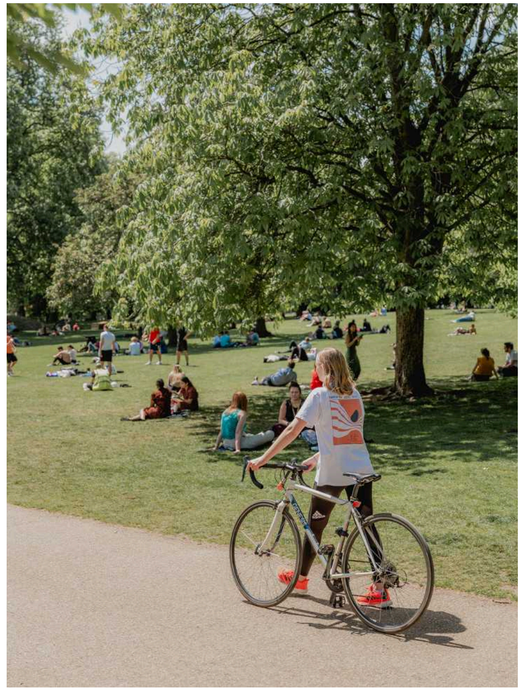
ST. JAMES'S

A TRULY GREEN NEIGHBOURHOOD

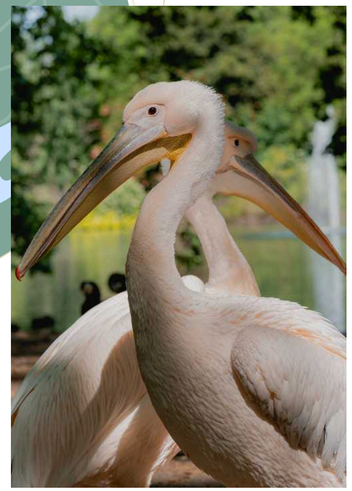


GREEN PARK

5 minute walk

ST JAMES'S SQUARE

1 minute walk



ST JAMES'S PARK

2 minute walk

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ST JAMES'S

THE DETAILS

CONTACT

POSITIONED IN THE HEART OF ST. JAMES'S

Impeccably located in a distinguished neighbourhood offering everything from fine dining and exclusive galleries, to beautiful green spaces and high-end retail, all within a short stroll.

THE
METCALF
ST. JAMES'S

THE BUILDING

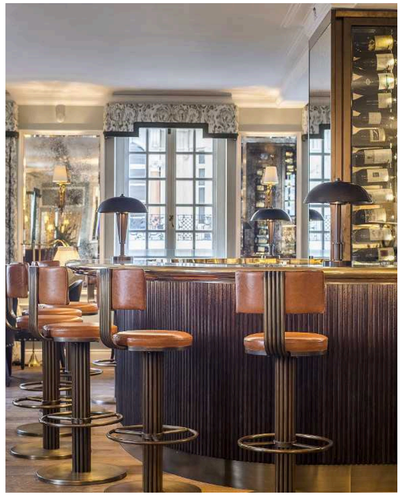
ST JAMES'S

THE DETAILS

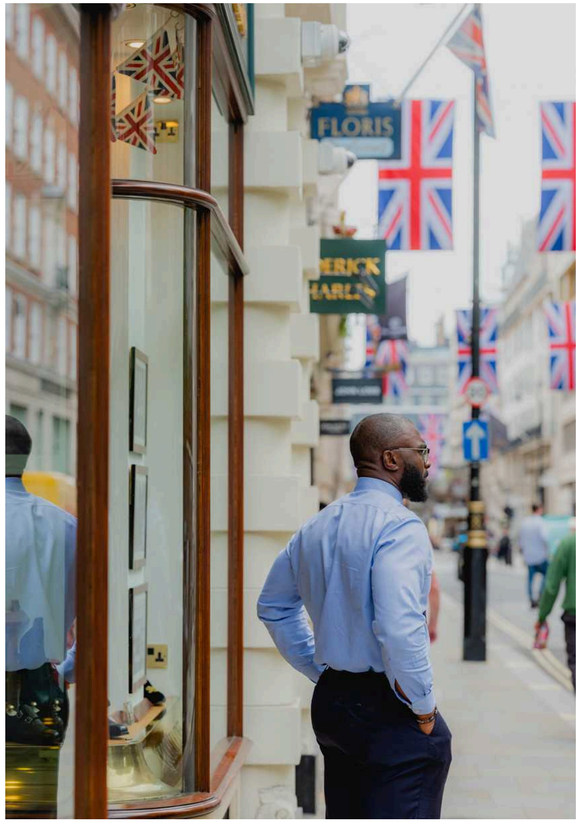
CONTACT

45 Jermyn Street

Berry Bros & Rudd



67 Pall Mall



John Lobb, St James's

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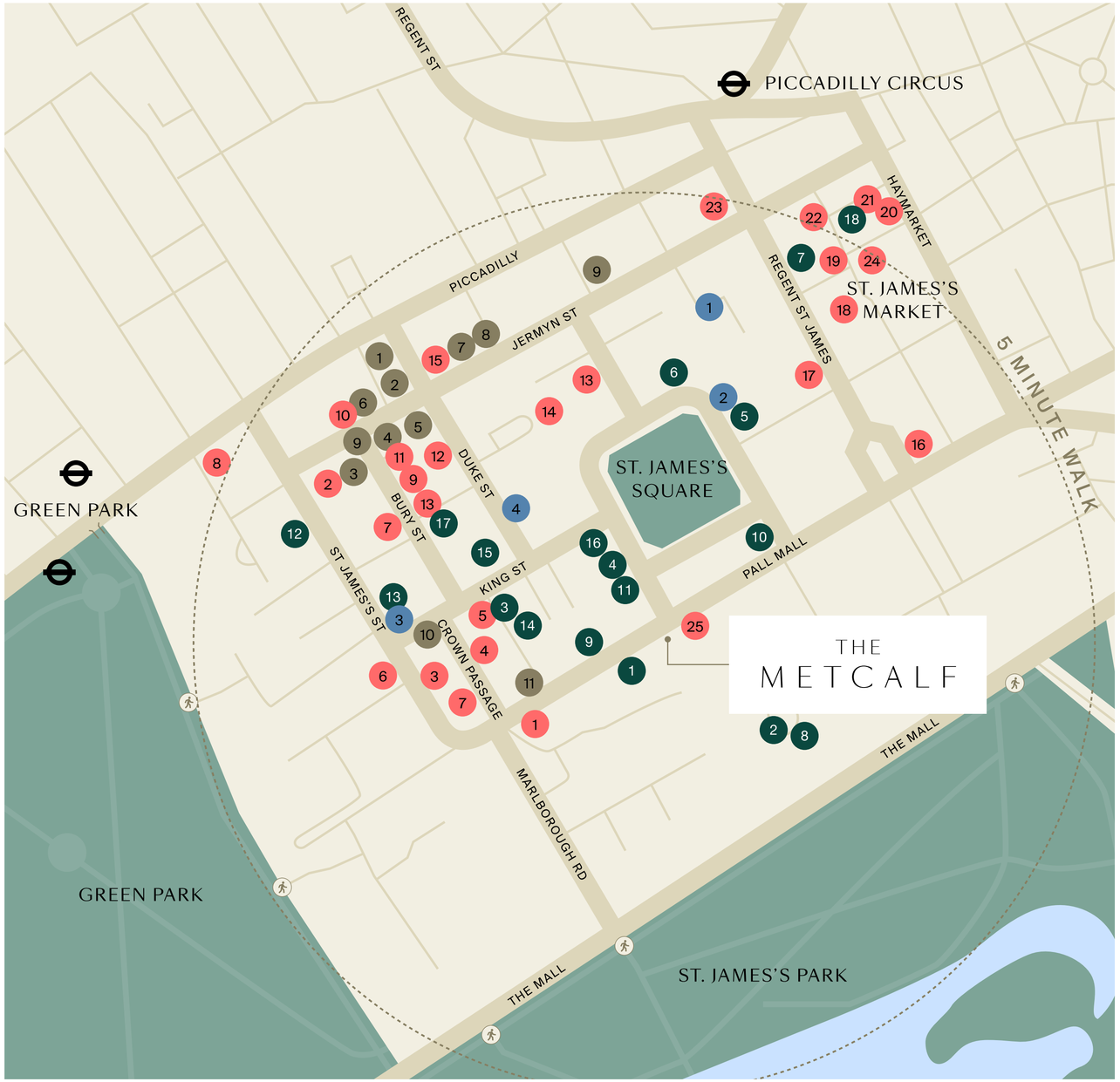
ST. JAMES'S



ON YOUR DOORSTEP

EAT / DRINK

1. 67 Pall Mall
2. Cafe Murano
3. Saint Jacques
4. Pikolino Cafe
5. Davy's at St James's
6. Chutney Mary
7. Locket's
8. The Wolseley
9. Ginza St. James's
10. Wiltons
11. Quaglino's
12. Maison François
13. Al Duca
14. The Scotch of St James
15. 45 Jermyn Street
16. Wild Honey
17. Estiatorio Milos
18. Scully St James's
19. Aquavit London
20. Ole & Steen
21. Fallow
22. Ikoyi
23. Papa L's Kitchen
24. St. James's Market
25. The Royal Automobile Club

HEALTH AND WELLBEING

1. CrossFit Piccadilly
2. Coach Health Club
3. E by Equinox
4. Ten Health & Fitness St James's

SHOPS

1. Aesop
2. Dunhill
3. Emma Willis
4. Bates
5. Oliver Brown
6. John Smedley
7. Loake
8. Grenson
9. Hawes and Curtis
10. John Lobb
11. Berry Bros. & Rudd

NEIGHBOURS

1. Permira
2. Warburg Pincus
3. Balyasny
4. Cinven
5. BP plc
6. Rio Tinto
7. The Carlyle Group
8. Edmond De Rothschild Ltd
9. Credit Suisse U.K. Limited
10. Baillie Gifford & Co
11. GHO Capital
12. Artemis Investments
13. Putnam Investments
14. Temasek
15. Christies
16. Rolex
17. JO Hambro
18. Formula 1

THE DETAILS

THE
METCALF
ST. JAMES'S

THE BUILDING

ST JAMES'S

THE DETAILS

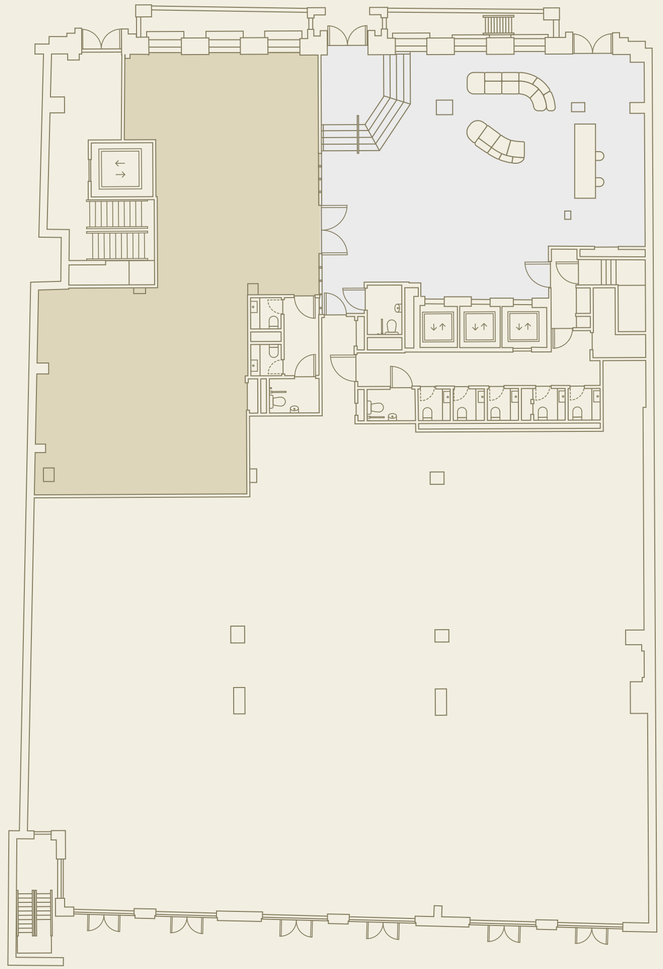
CONTACT

AVAILABILITY

FLOOR	SQ FT
Communal roof terrace & pavilion	1,554
Six	LET
Five	6,391
Four	7,071
Three	LET
Two	7,201
One	7,224
Ground	LET
Ground	1,818
TOTAL	29,705

*Floors Ground - Six measurements are NIA
Pavilion and roof terrace measurements are GIA

PALL MALL



Office Space Reception

GROUND FLOOR
1,818 sq ft | 169 sq m

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METCALF
ST. JAMES'S

THE BUILDING

ST JAMES'S

THE DETAILS

CONTACT

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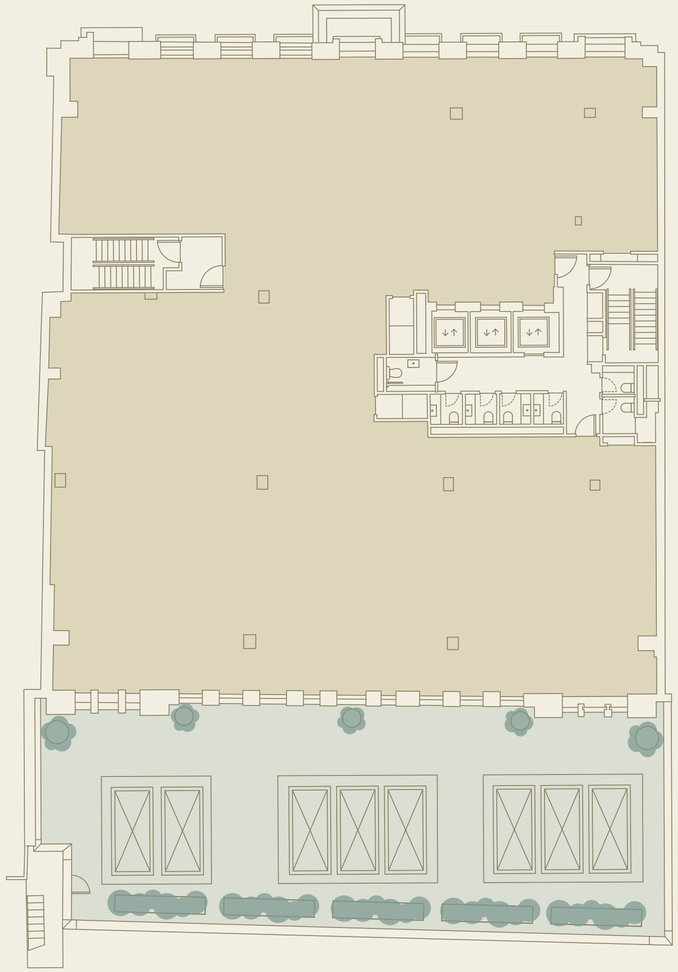
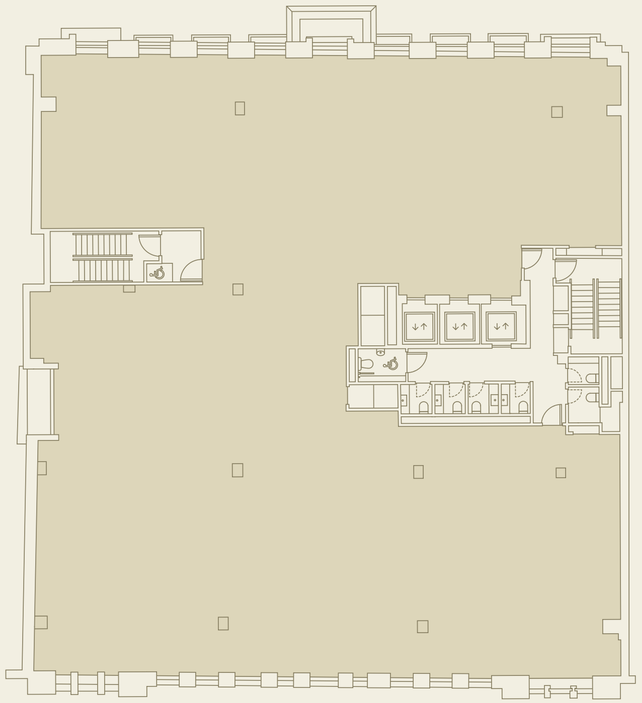


Office Space Landscaped Roof

FLOOR ONE

7,224 sf ft | 671 sq m

PALL MALL



Office Space

FLOOR TWO

7,201 sf ft | 669 sq m

THE
METCALF
ST. JAMES'S

THE BUILDING

ST JAMES'S

THE DETAILS

CONTACT

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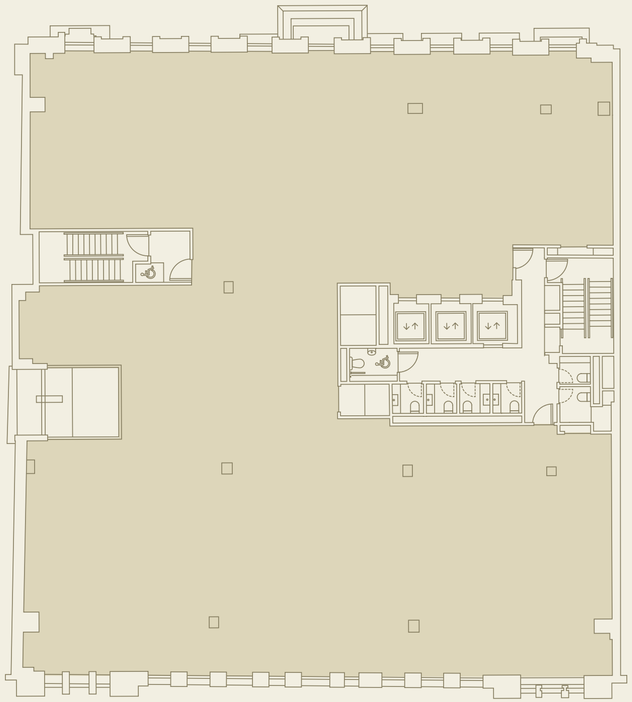
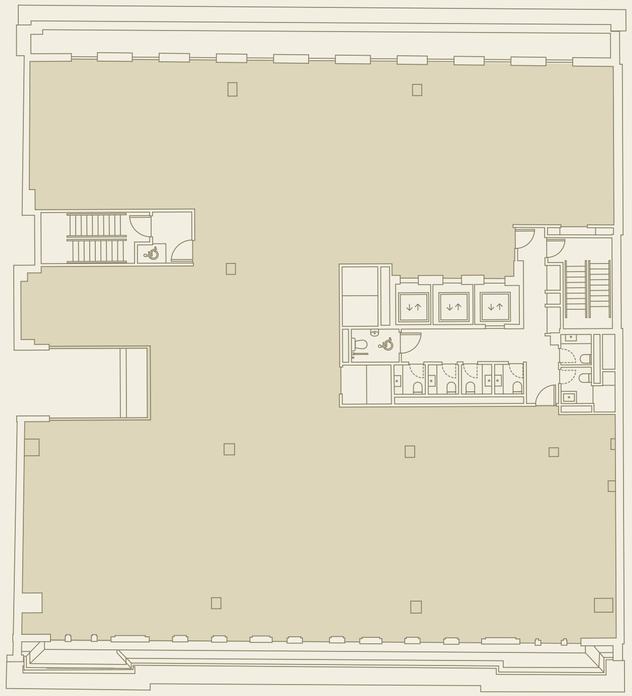


Office Space

FLOOR FOUR

7,071 sf ft | 657 sq m

PALL MALL



Office Space

FLOOR FIVE

6,391 sf ft | 594 sq m

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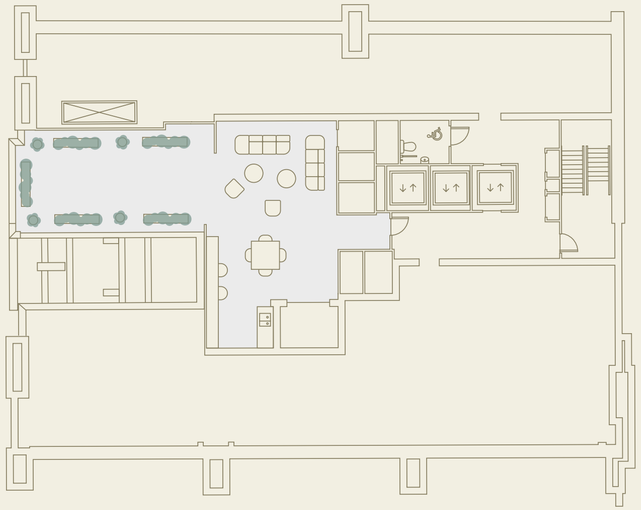
PALL MALL

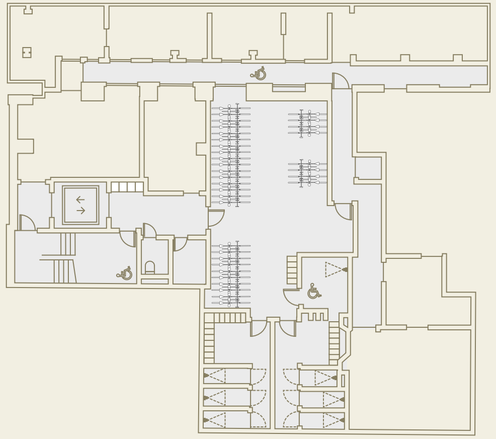


Pavilion + terrace

PAVILION & COMMUNAL TERRACE

1,554 sq ft | 144 sq m

PALL MALL



56 Cycle spaces

7 Showers

58 Lockers

Drying room

Cycle maintenance area

LOWER GROUND

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METCALF
ST. JAMES'S

THE BUILDING

ST JAMES'S

THE DETAILS

CONTACT

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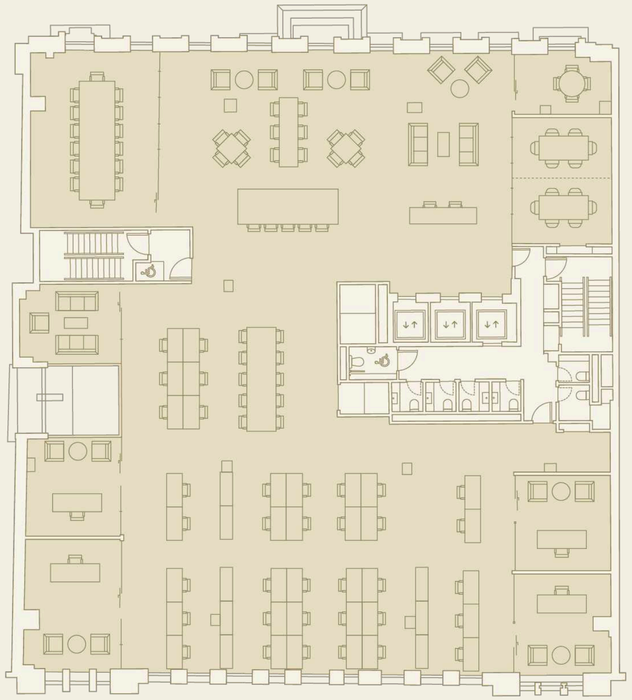
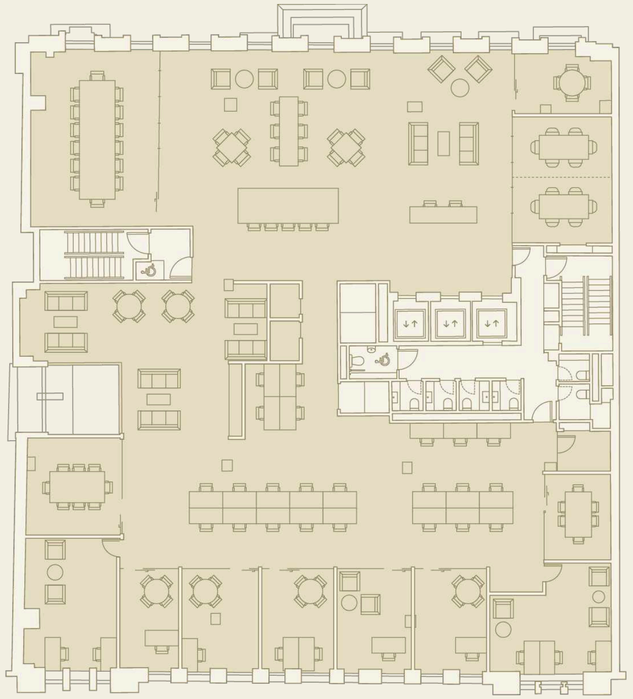


OPEN PLAN LAYOUT

7,096 sf ft | 659 sq m

Open plan workstations	36
Informal working	29
Private offices	4
Meeting room (4 person)	1
Meeting room (6 person)	36
Meeting room (14 person)	2
Total headcount	**40**

PALL MALL



CELLULAR LAYOUT

7,096 sf ft | 659 sq m

Open plan workstations	23
Informal working	19
Private offices	7
Meeting room (4 person)	1
Meeting room (6 person)	3
Meeting room (8 person)	1
Meeting room (14 person)	1
Total headcount	**33**

POSITIVE IMPRESSIONS WITHOUT NEGATIVE IMPACT

Enjoy rare magnificence with a clean conscience. Embodied carbon is at the heart of today's environmentally responsible redevelopments, and by retaining what works, The Metcalf delivers significant carbon savings. Furthermore, with excellent commuting connections and abundant green space, staff wellbeing is high on the agenda.

TARGETING SIGNIFICANT SUSTAINABLE ACHIEVEMENTS:

BREEAM OUTSTANDING

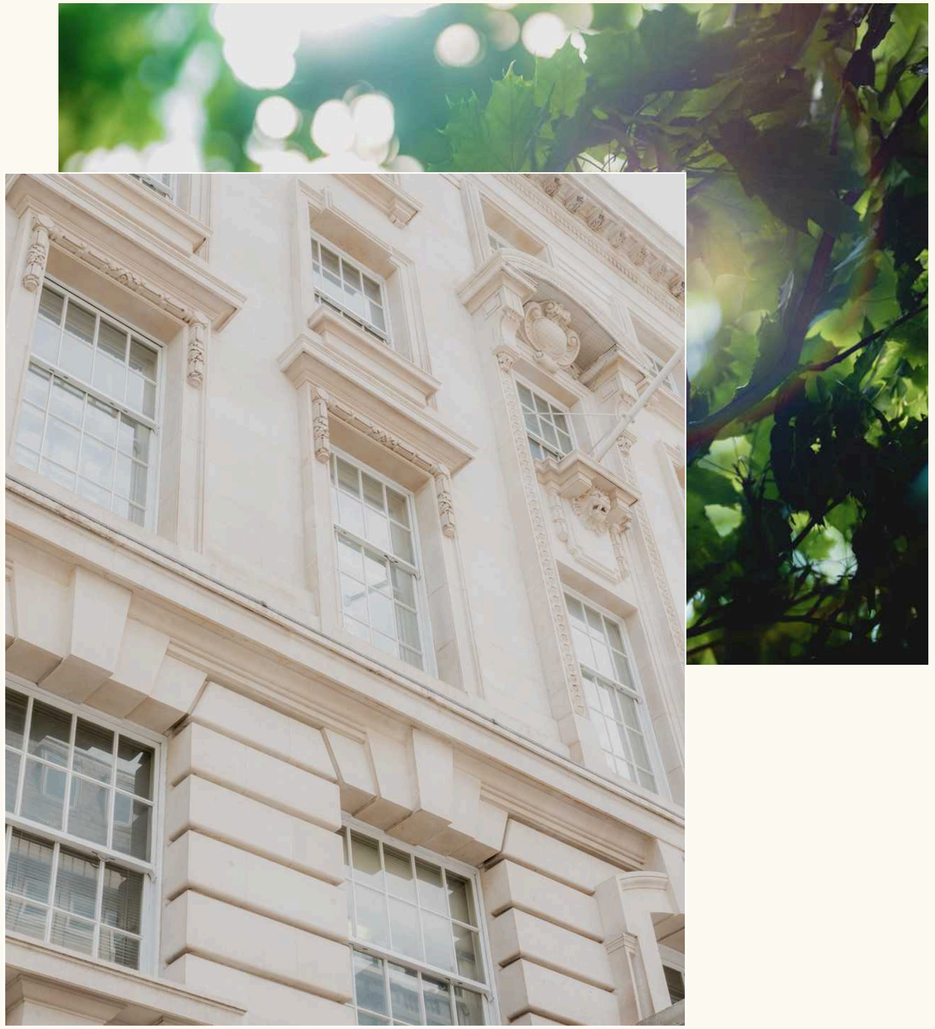
The Metcalf will be the first listed building in St James's targeting BREEAM Outstanding.

NET ZERO CARBON IN OPERATION

The extensive refurbishment reduces the carbon footprint by 70%. The remaining CO2 emissions are offset by utilising electrical energy derived from renewable sources only.

EPC RATING

An EPC Rating of A is achieved for the scheme.



THE BUILDING

ST JAMES'S

THE DETAILS

CONTACT

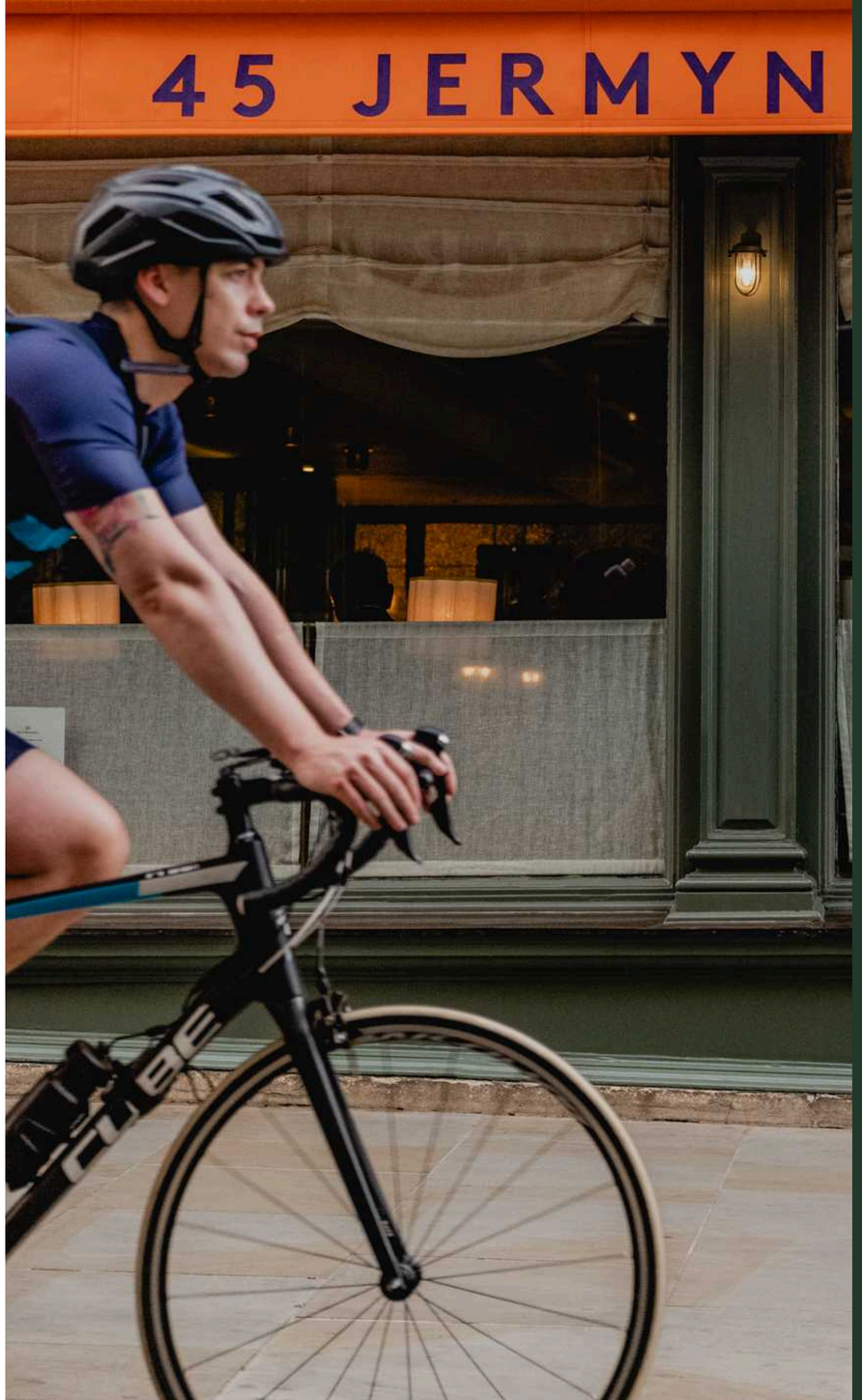
INTRODUCTION

ST JAMES'S

THE BUILDING
SCHEDULE OF AREAS

THE DETAILS

CONTACT



THE METCALF IS GREEN

GREEN ROOF

A green roof is provided to the new roof extension to provide ecological benefits and reduce surface water runoff.

GREEN COMMUTING

The building's generous provision for cyclists include 57 cycle spaces with dedicated entrance and lift, 7 showers and 58 lockers.

MINIMISING ENERGY WASTE

Individual area controllers are installed to minimise energy waste and carbon footprint.

ENERGY SAVING

The building services systems use various energy saving measures, including daylight harvesting and movement sensors on the lighting controls system.

ALL ELECTRIC ENERGY

The Metcalf is a no gas, all electric building, using energy efficient strategies and renewable energy sources.

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ST JAMES'S

THE BUILDING
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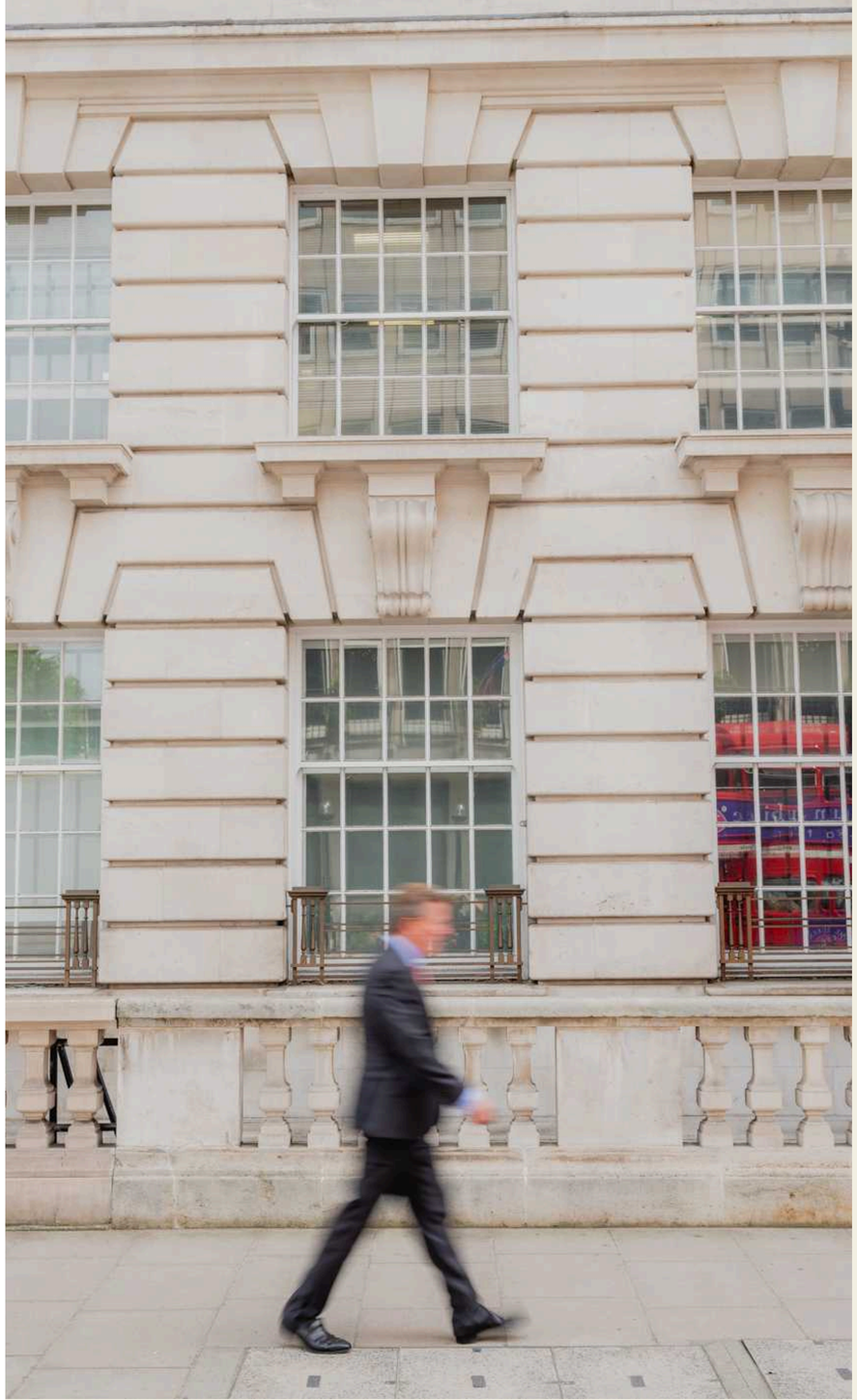
CONTACT



THE METCALF IS SMART

SMART BUILDING READY

All services are Smart Building ready for integration into a smart building control system, providing intelligent energy reduction measures based on localised occupancy to key areas.

SMARTPHONE APP ENABLEMENT

Smart building software integration to allow lighting, heating and access to be easily managed and adjusted by smartphone for increased comfort and convenience.

INTELLIGENT BUILDING MANAGEMENT

Facilities are managed by an intelligent building management system (BMS) to reduce energy consumption.

WIREDSCORE GOLD

WiredScore Gold rating ensures that digital connectivity has been incorporated to the highest level.

the-metcalf.co.uk

FOR FURTHER INFORMATION

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