

THE
METCALF

ST. JAMES'S

30,000 sq ft of exceptional workspace.

Now available

THE METCALF

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.



THE METCALF

ST. JAMES'S

ST JAMES'S
PARK

THE METCALF

ST. JAMES'S

ST JAMES'S
SQUARE

GREEN
PARK

GREEN
PARK
STATION

THE BUILDING

ST JAMES'S

THE DETAILS

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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.

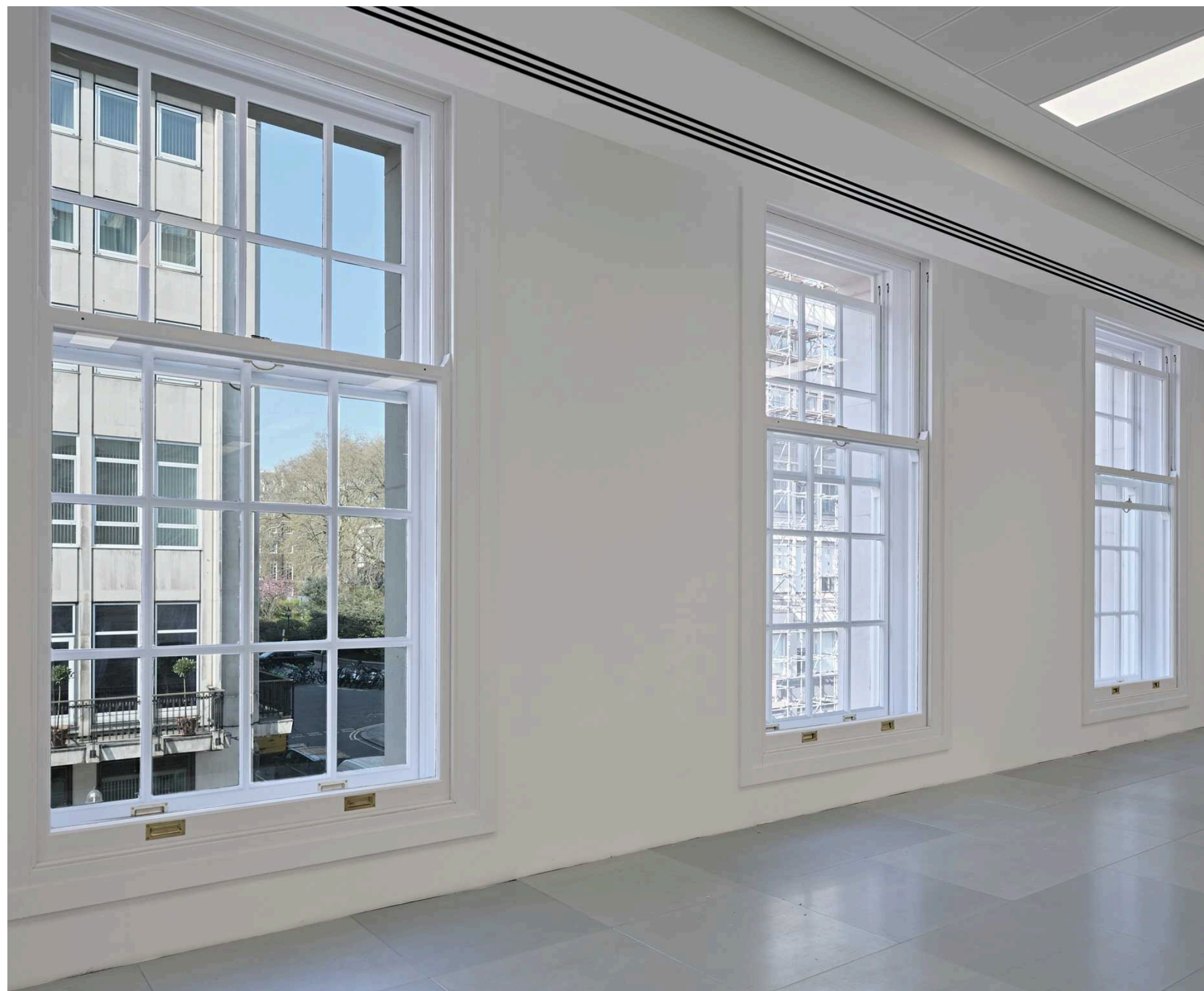


Reception



Floor Four





Floor Two





Pavilion and communal terrace



End of trip facilities



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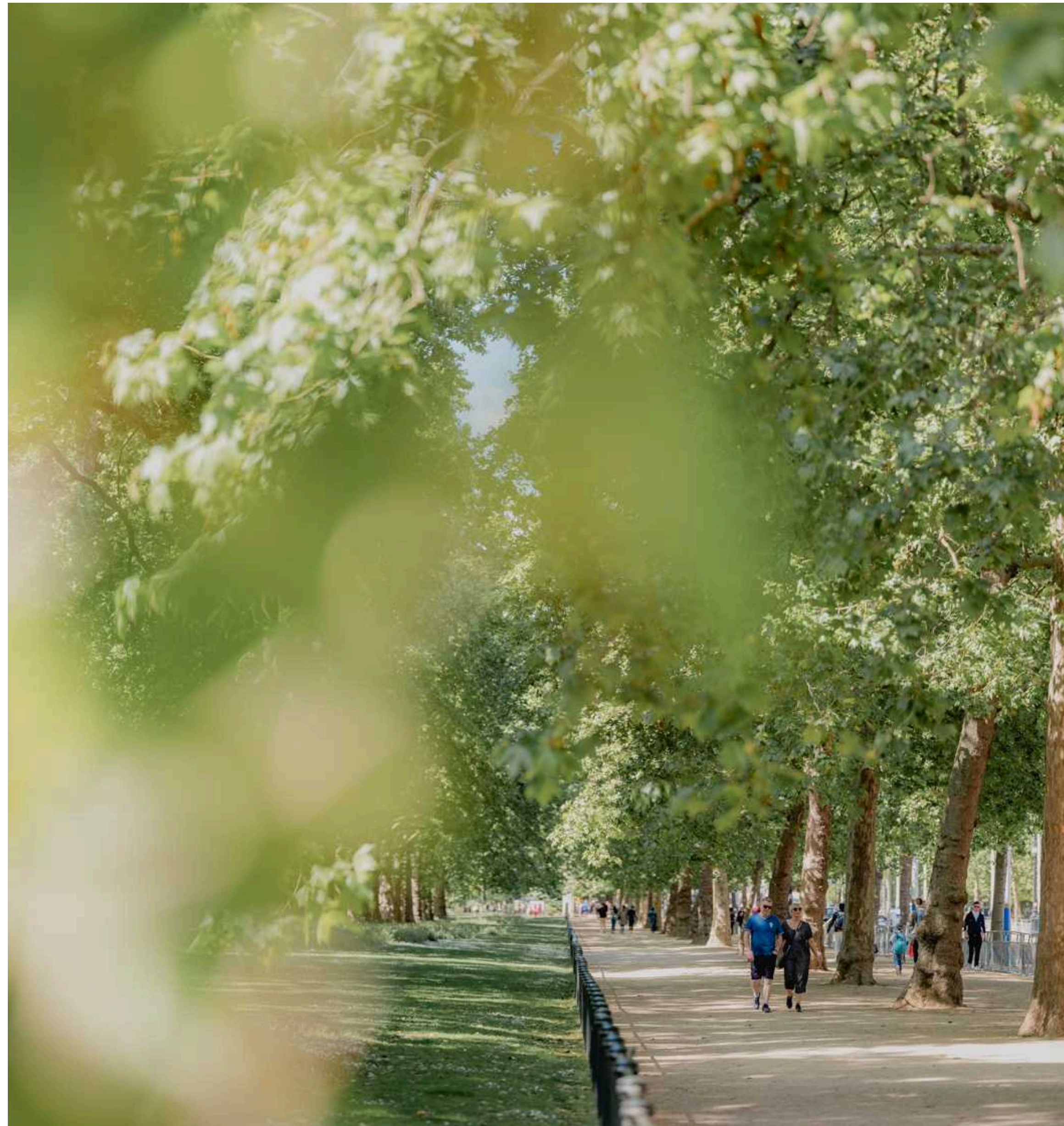
ST. JAMES'S

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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
METCALF
ST. JAMES'S

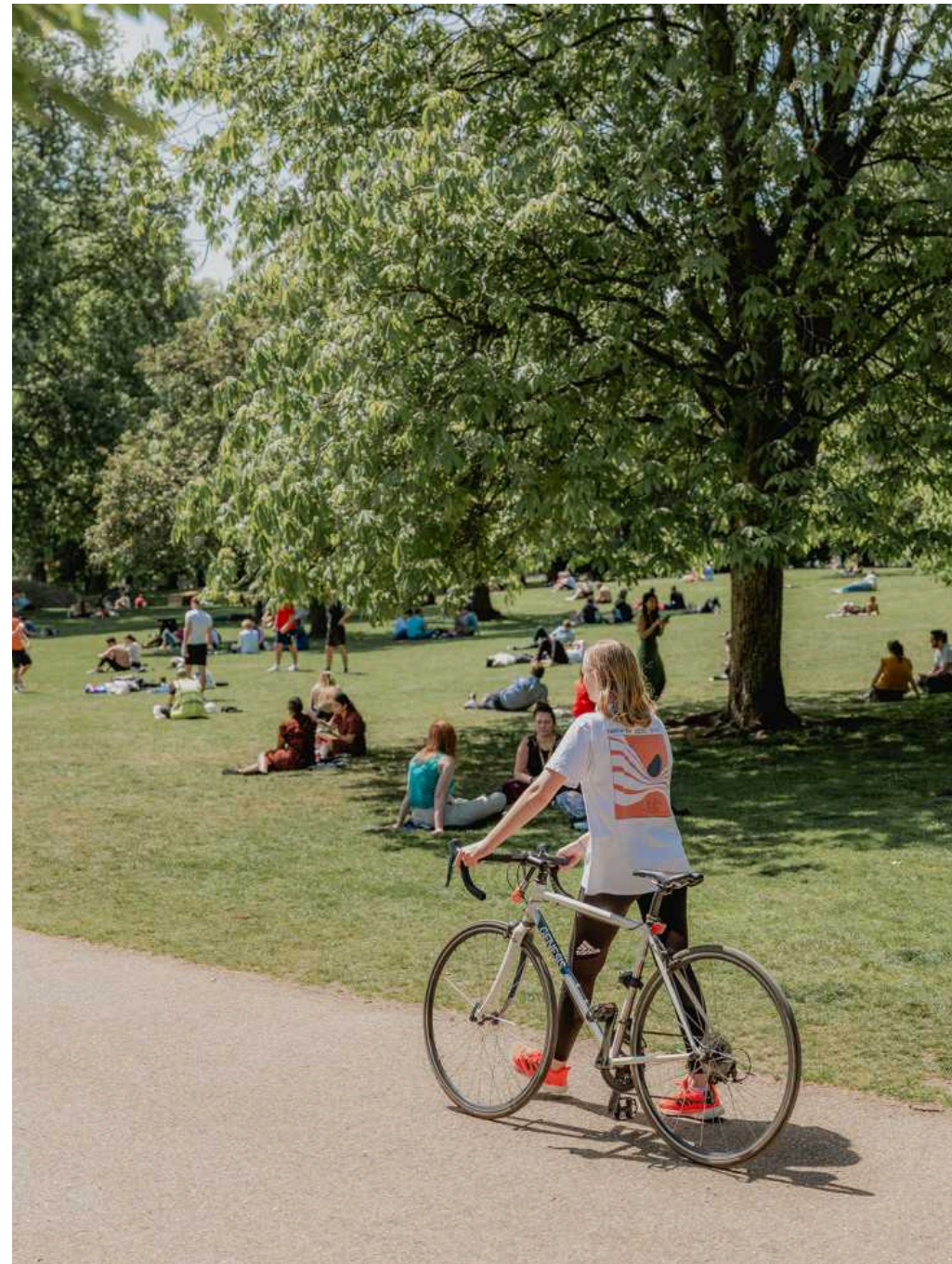
A TRULY GREEN
NEIGHBOURHOOD

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GREEN PARK
5 minute walk



ST JAMES'S SQUARE
1 minute walk



ST JAMES'S PARK
2 minute walk

THE METCALF

ST. JAMES'S

THE BUILDING

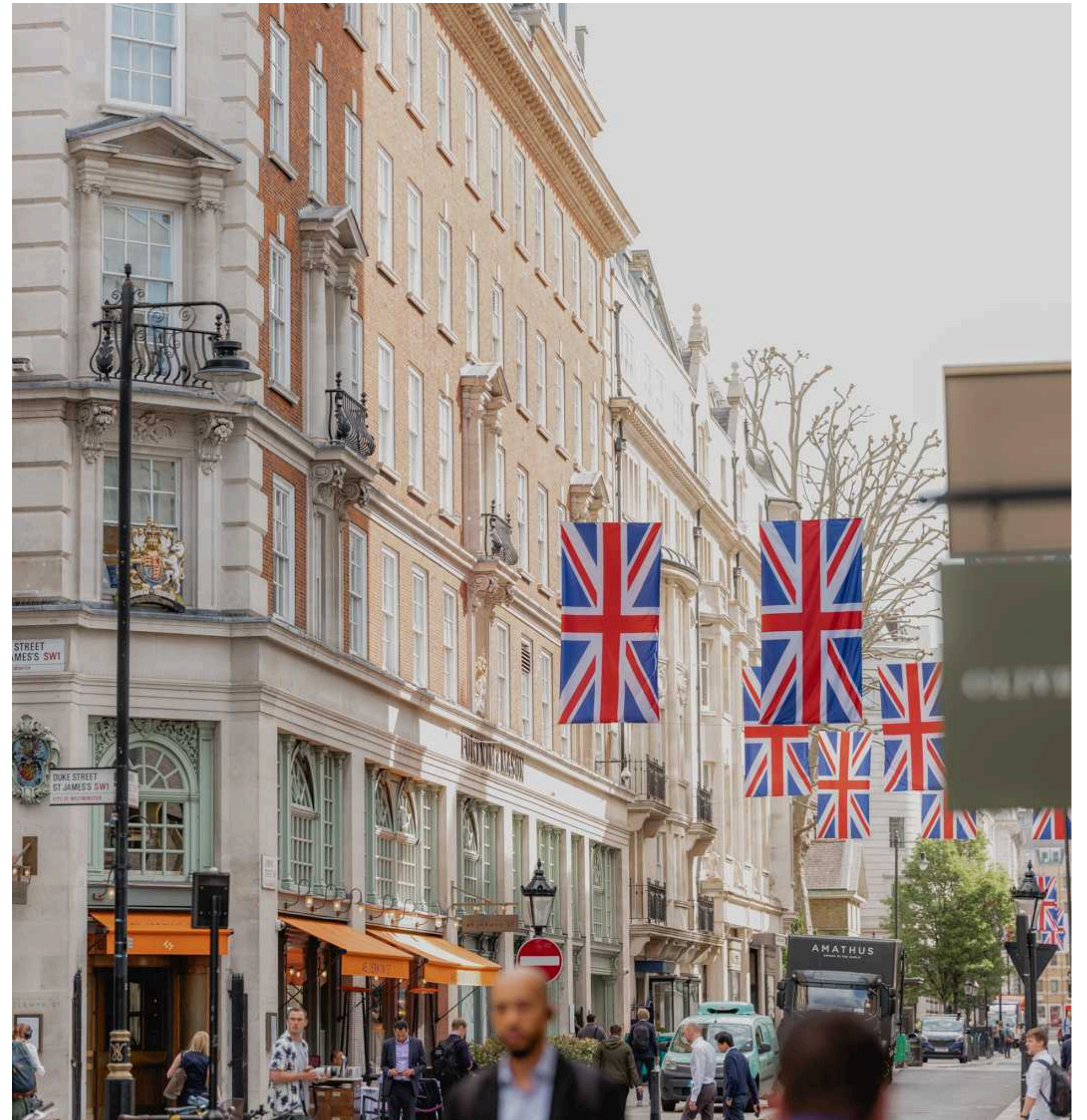
ST JAMES'S

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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



45 Jermyn Street

THE BUILDING

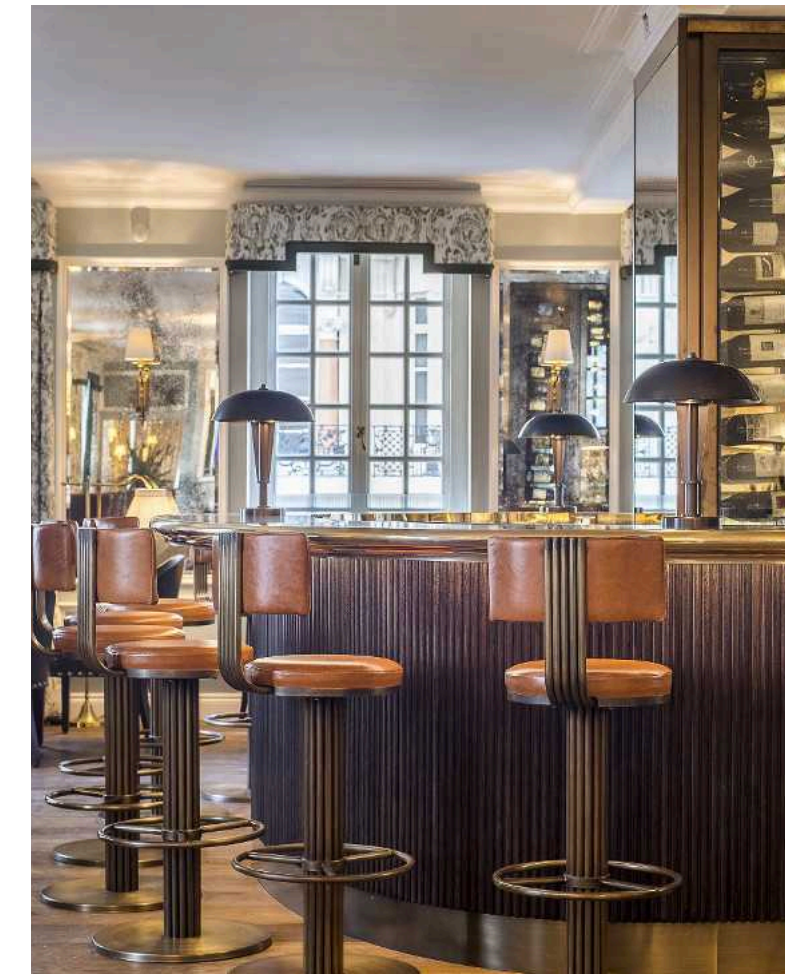
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THE DETAILS

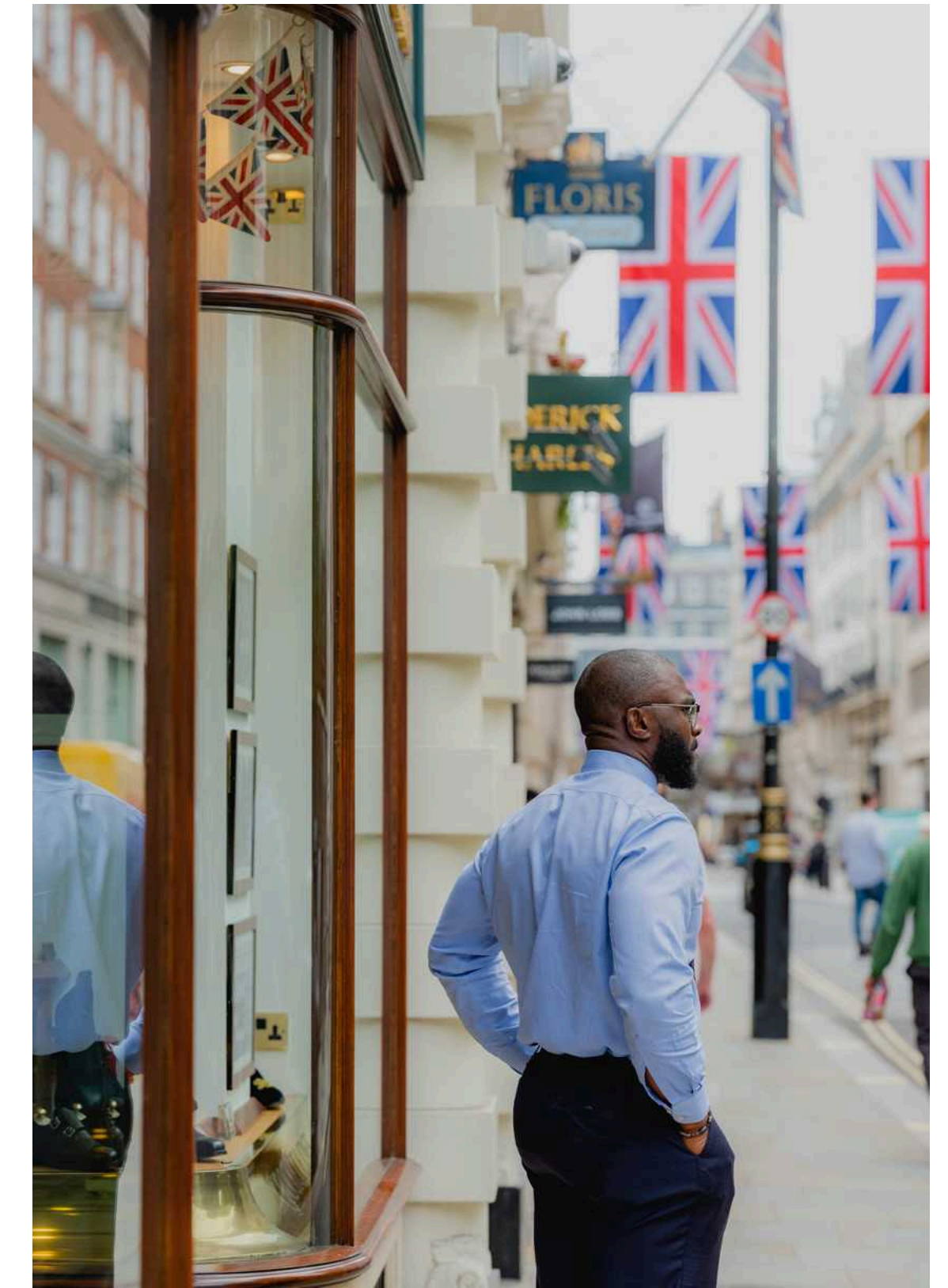
CONTACT



Berry Bros & Rudd



67 Pall Mall



John Lobb, St James's

THE METCALF

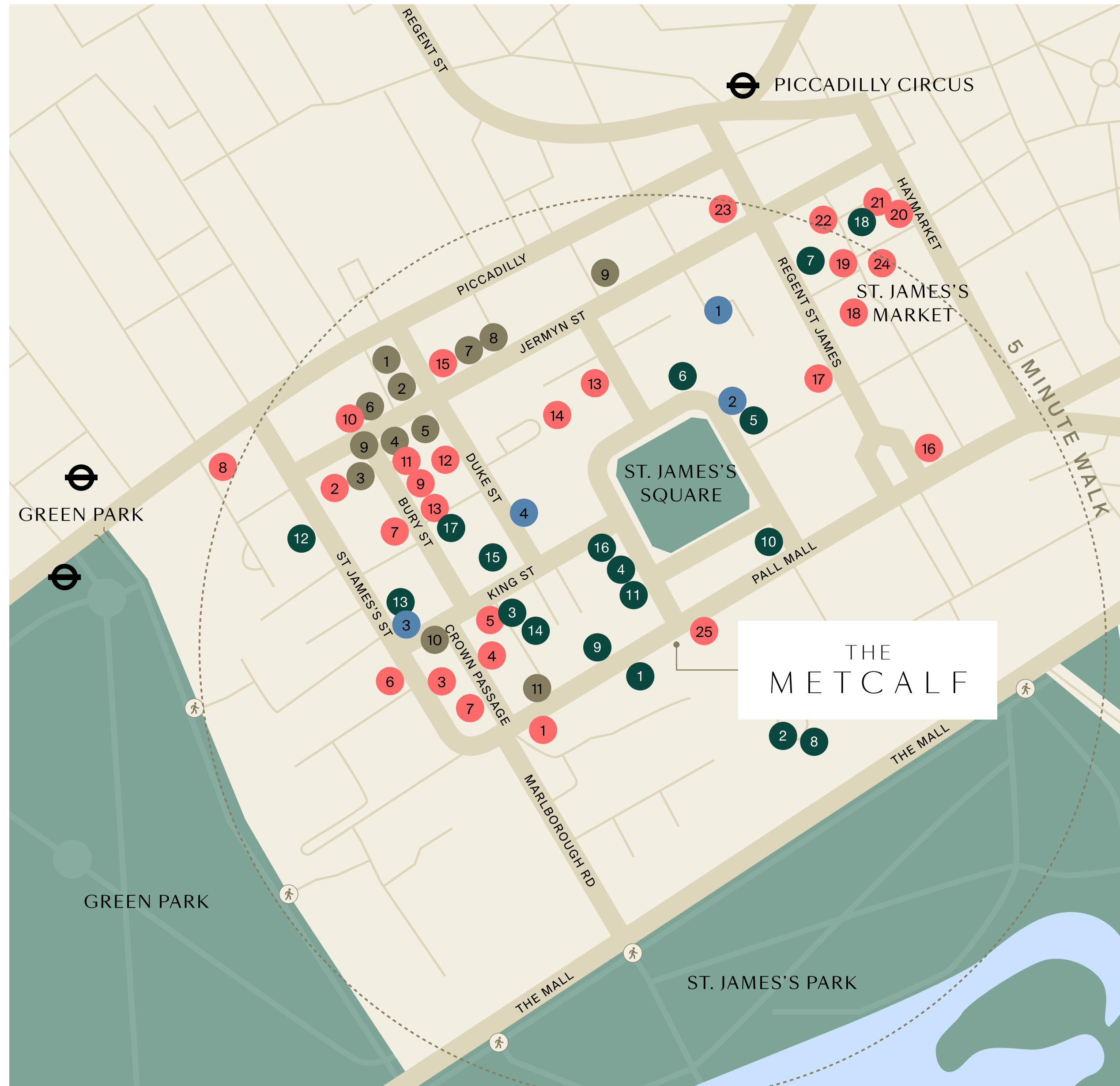
ST. JAMES'S

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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

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

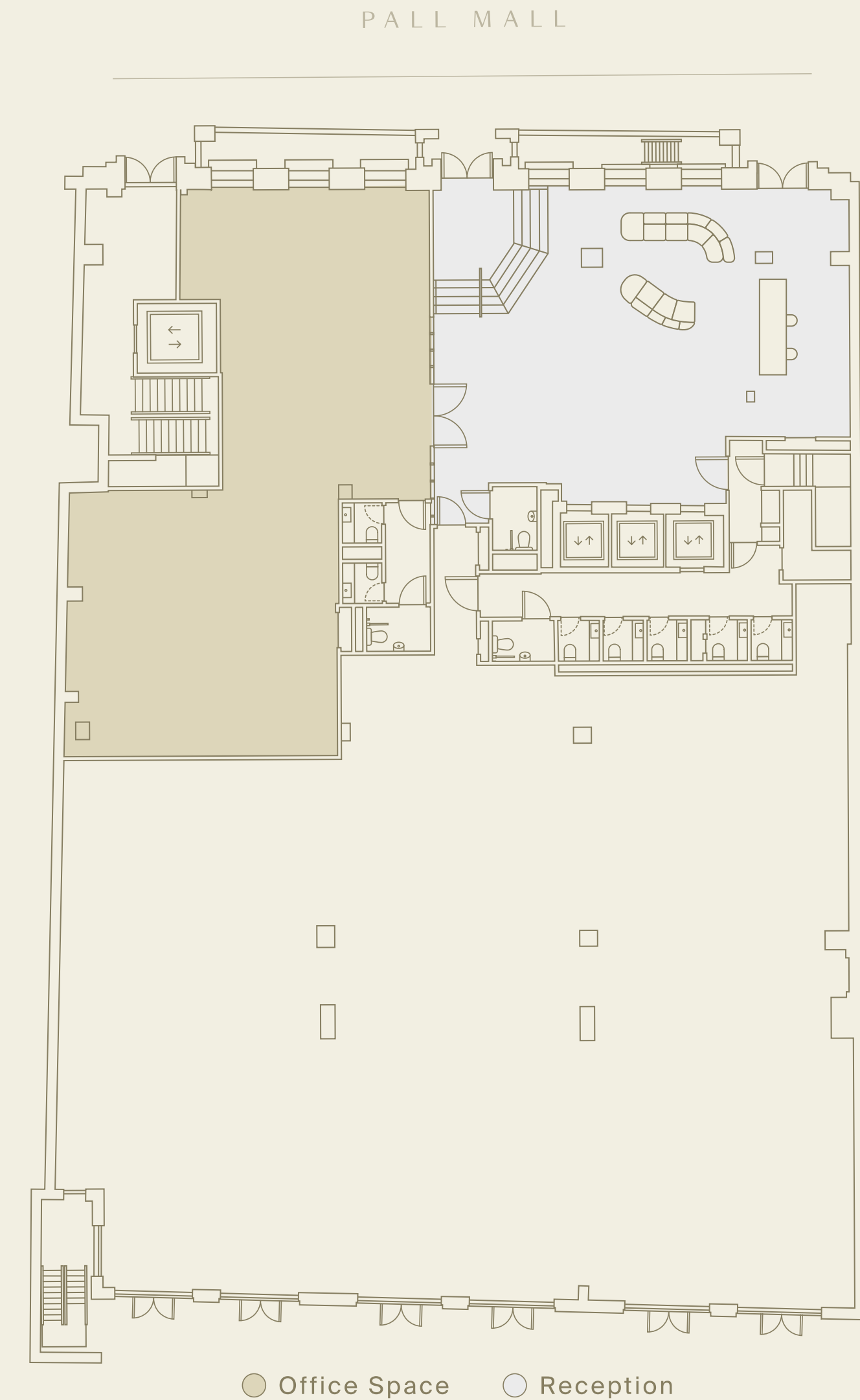
*Floors Ground - Six measurements are NIA
Pavilion and roof terrace measurements are GIA

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GROUND FLOOR
1,818 sq ft | 169 sq m

THE METCALF

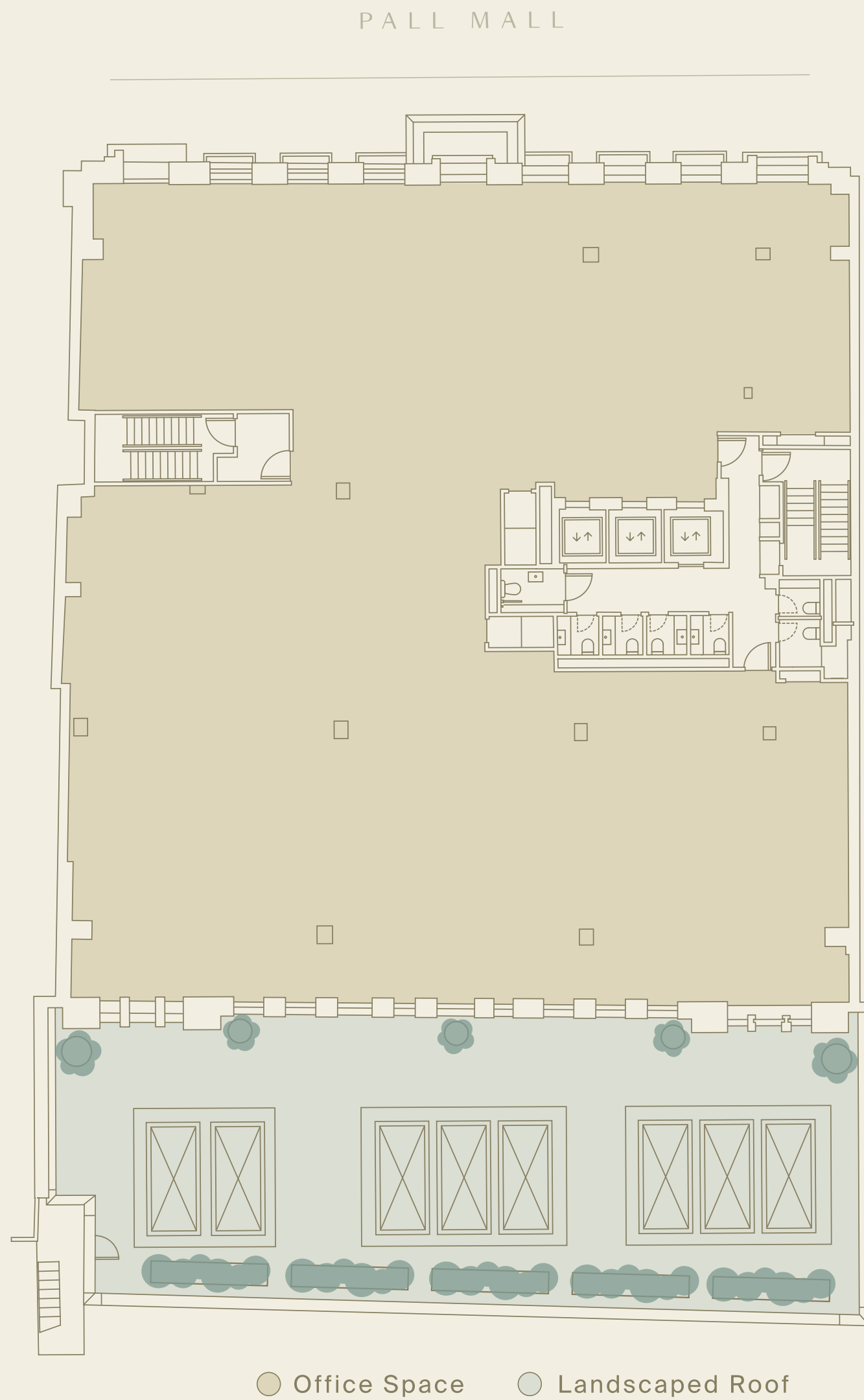
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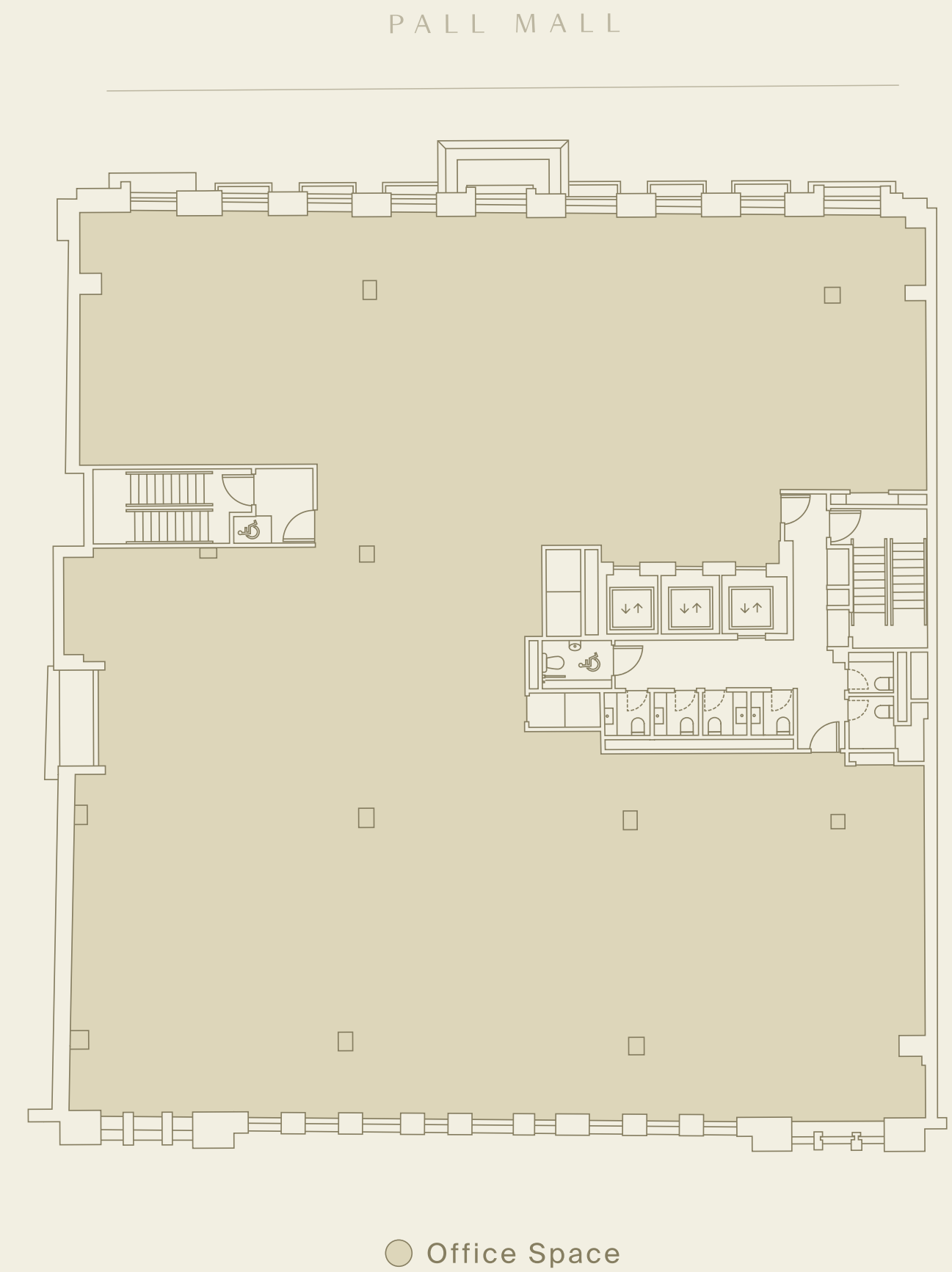
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FLOOR ONE
7,224 sf ft | 671 sq m



FLOOR TWO
7,201 sf ft | 669 sq m



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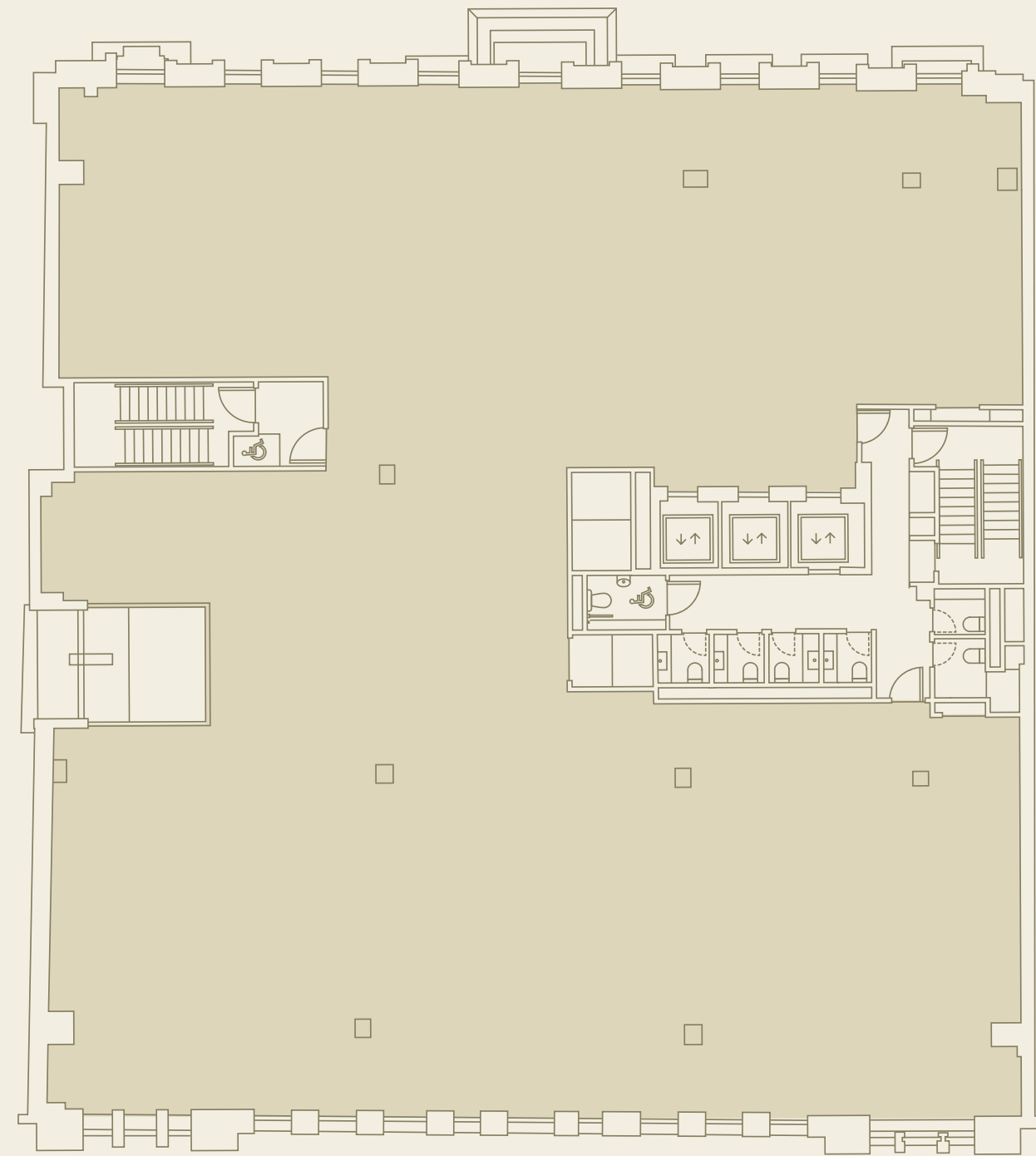
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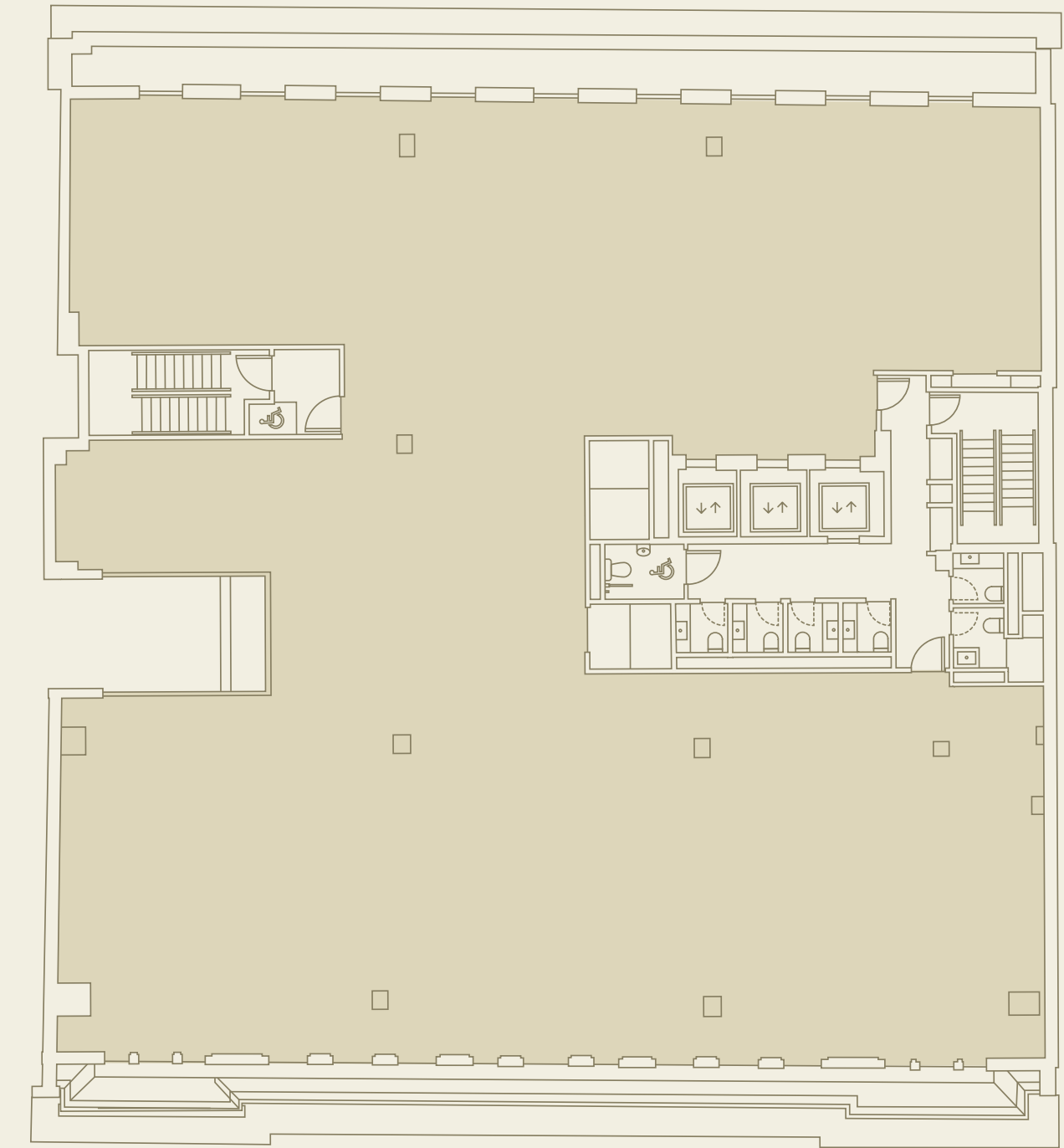
PALL MALL



● Office Space

FLOOR FOUR
7,071 sf ft | 657 sq m

PALL MALL



● Office Space

FLOOR FIVE
6,391 sf ft | 594 sq m



THE METCALF

ST. JAMES'S

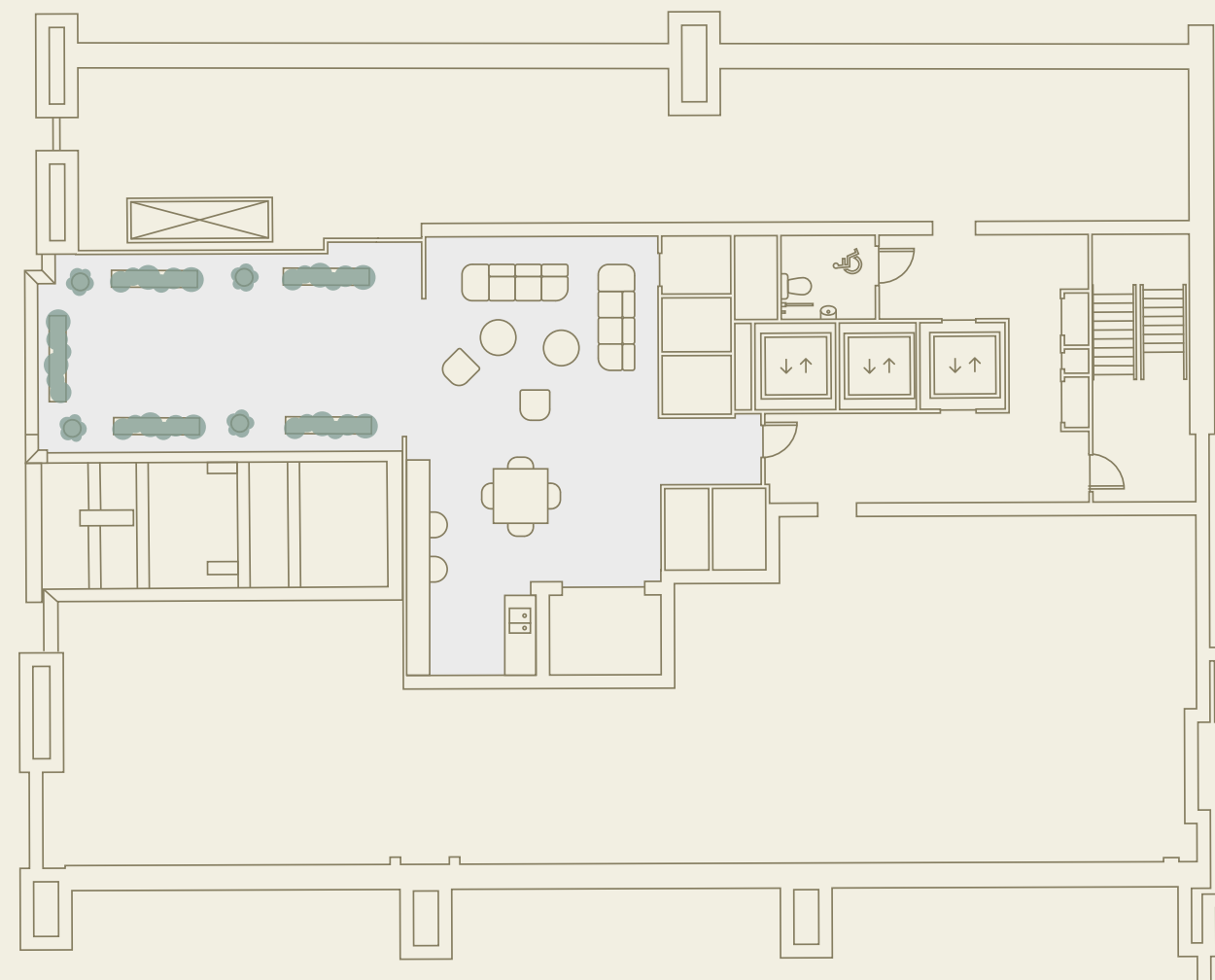
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PALL MALL

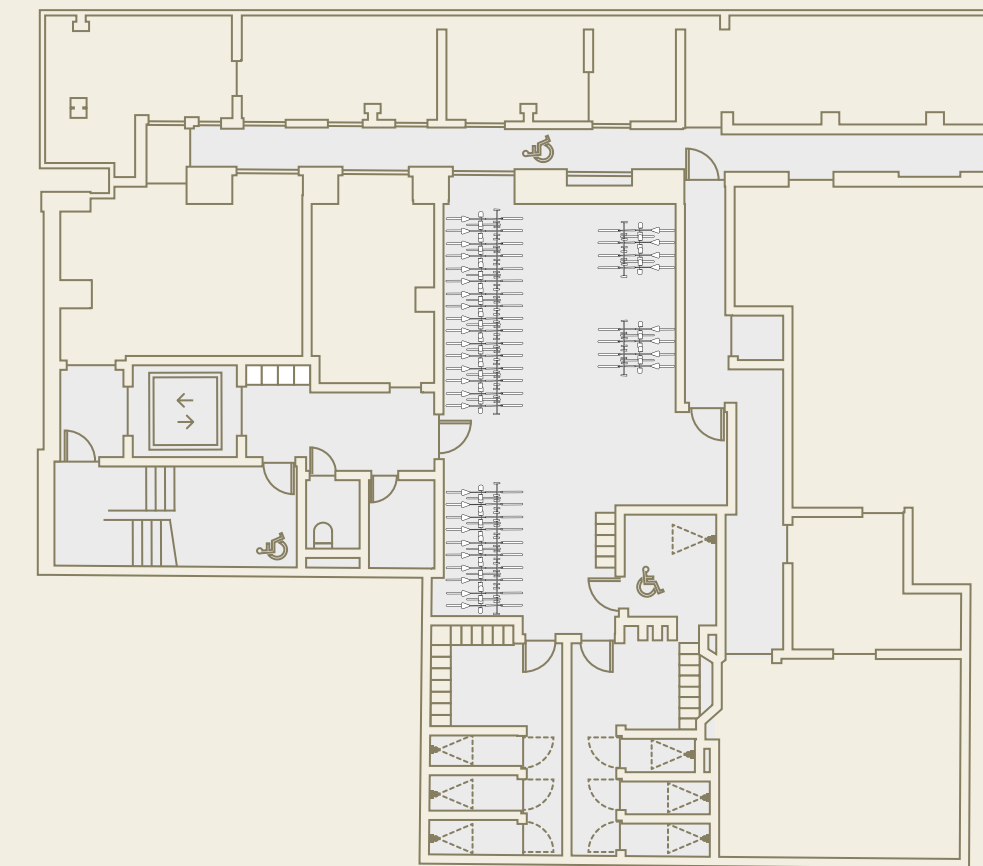


○ Pavilion + terrace

PAVILION & COMMUNAL TERRACE

1,554 sq ft | 144 sq m

PALL MALL



56 Cycle spaces



7 Showers



58 Lockers



Drying room



Cycle maintenance area

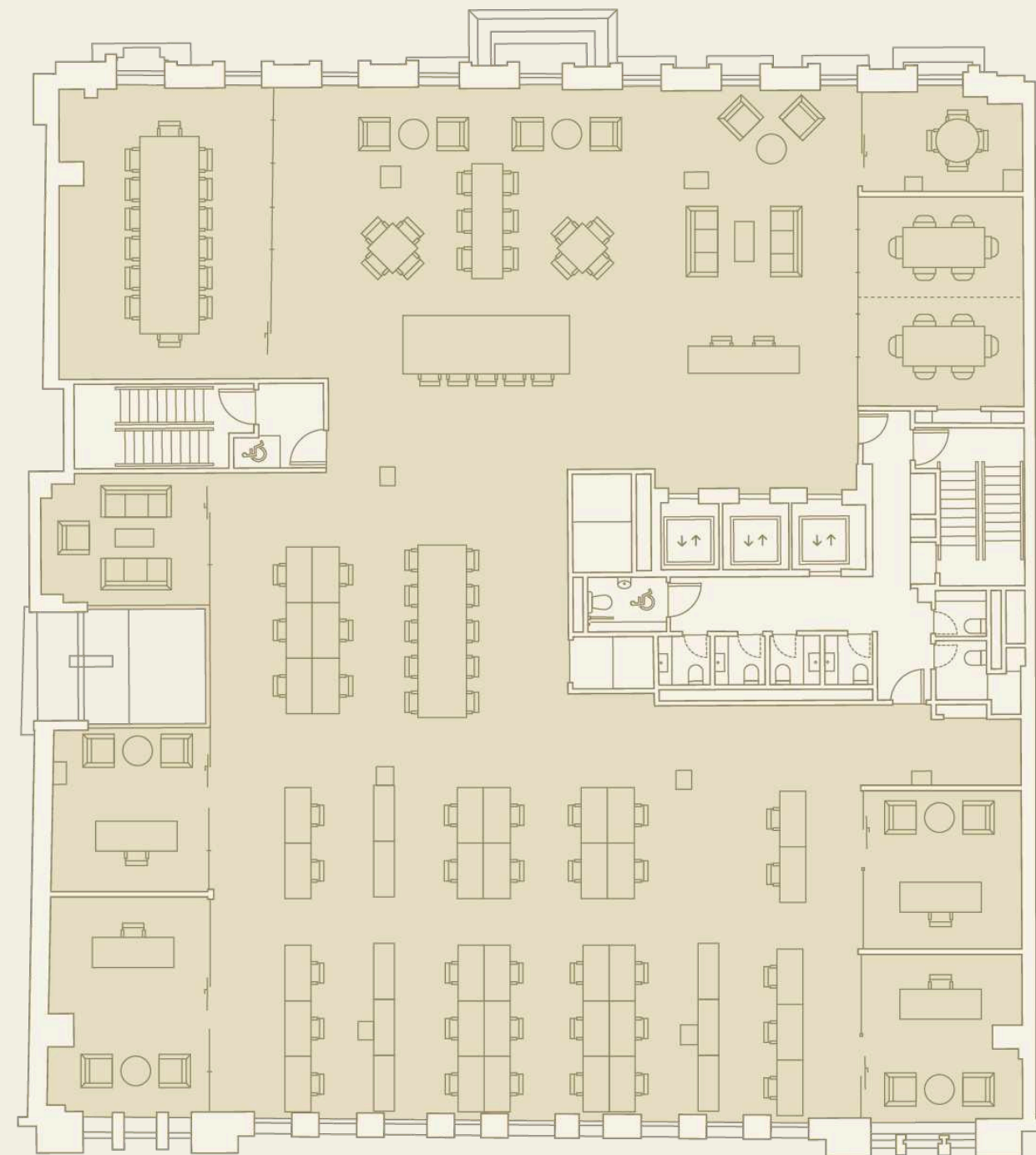
LOWER GROUND



THE METCALF

ST. JAMES'S

PALL MALL



THE BUILDING

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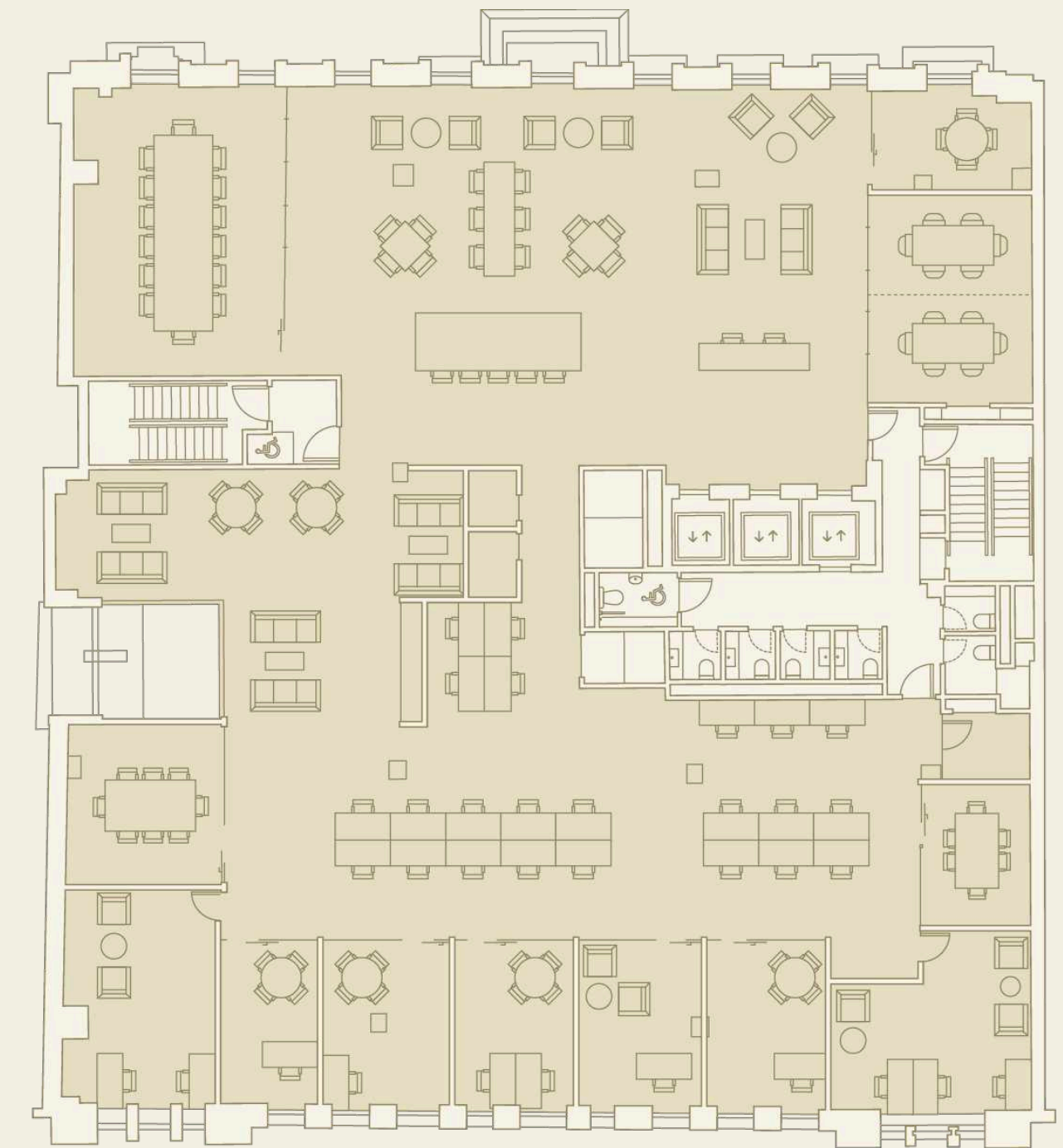
CONTACT

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:

THE BUILDING

ST JAMES'S

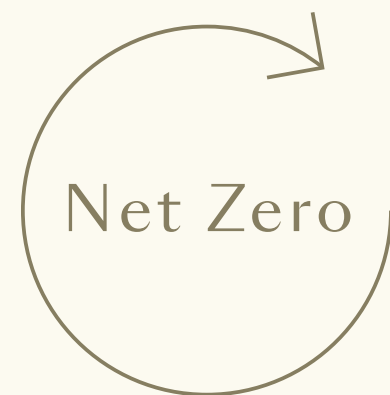
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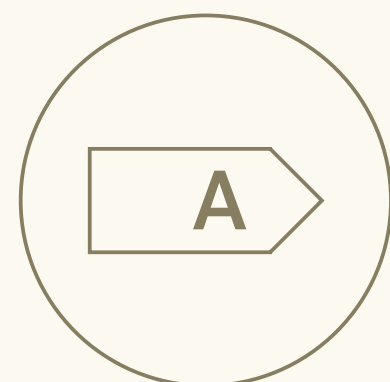
BREEAM OUTSTANDING

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



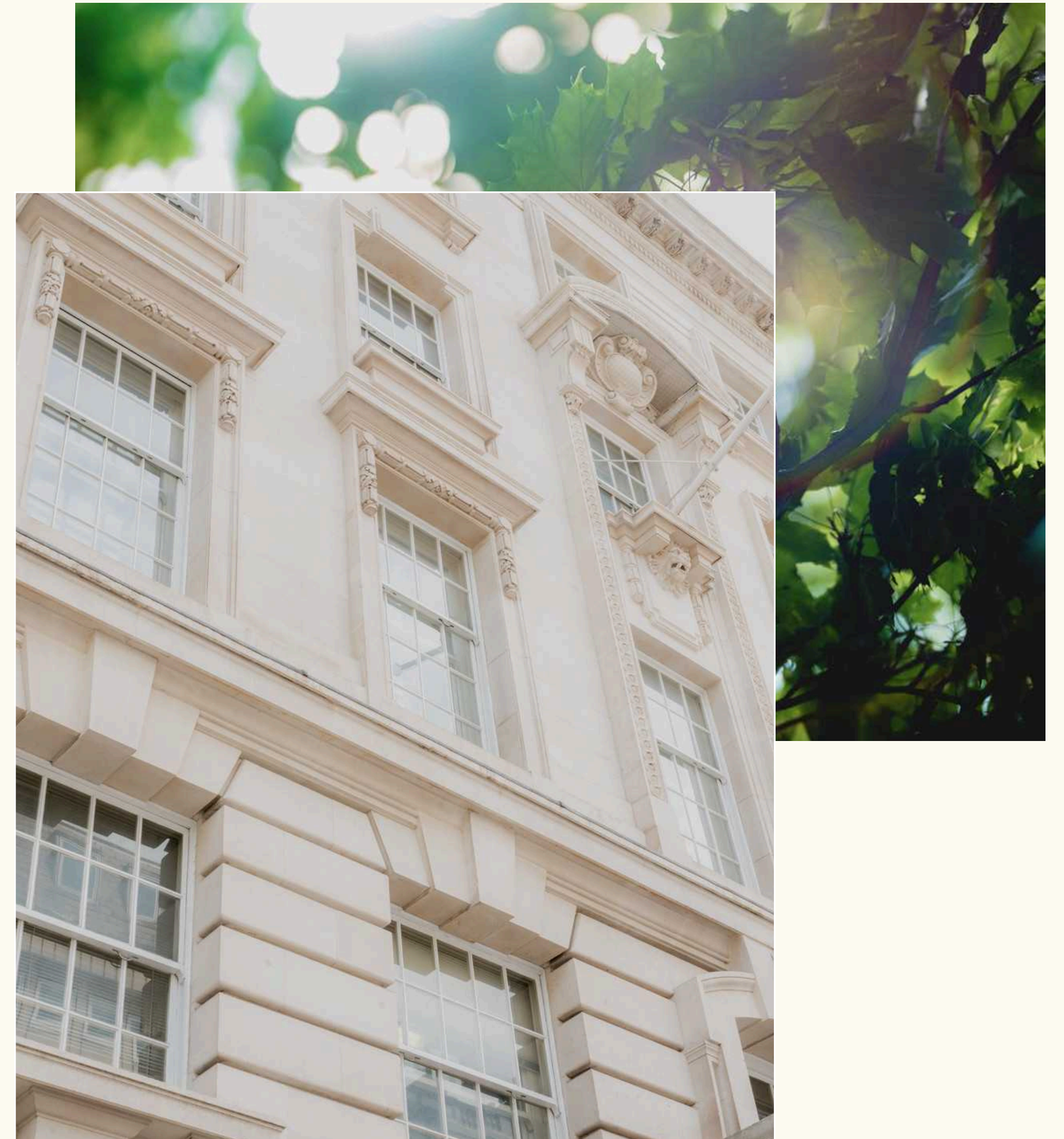
NET ZERO CARBON IN OPERATION

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.



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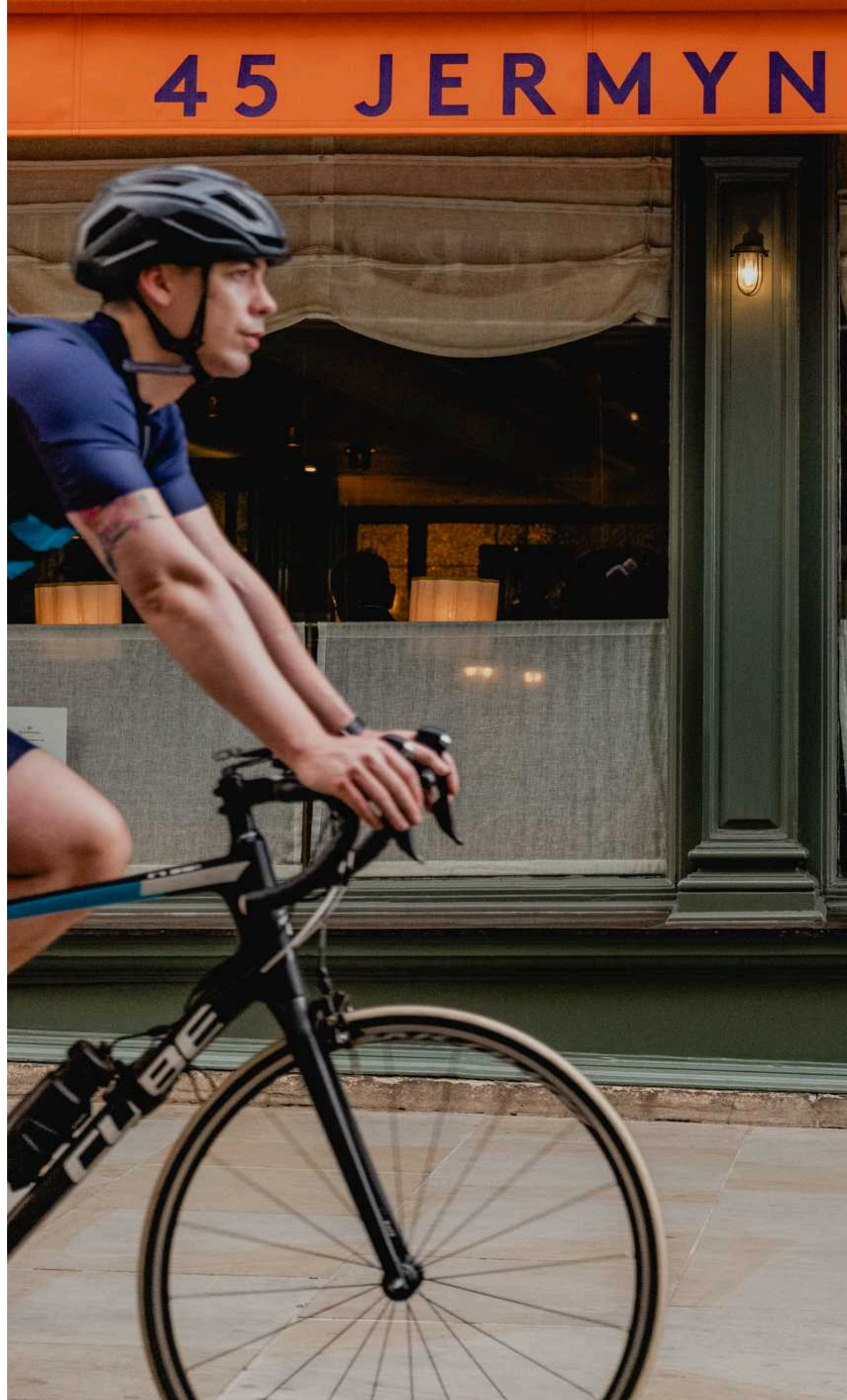
INTRODUCTION

ST JAMES'S

THE BUILDING
SCHEDULE OF AREAS

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THE METCALF IS GREEN



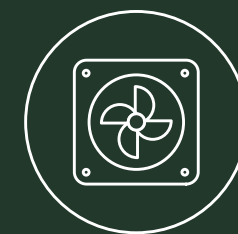
GREEN ROOF

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.



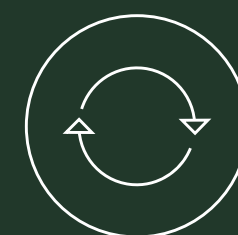
MINIMISING ENERGY WASTE

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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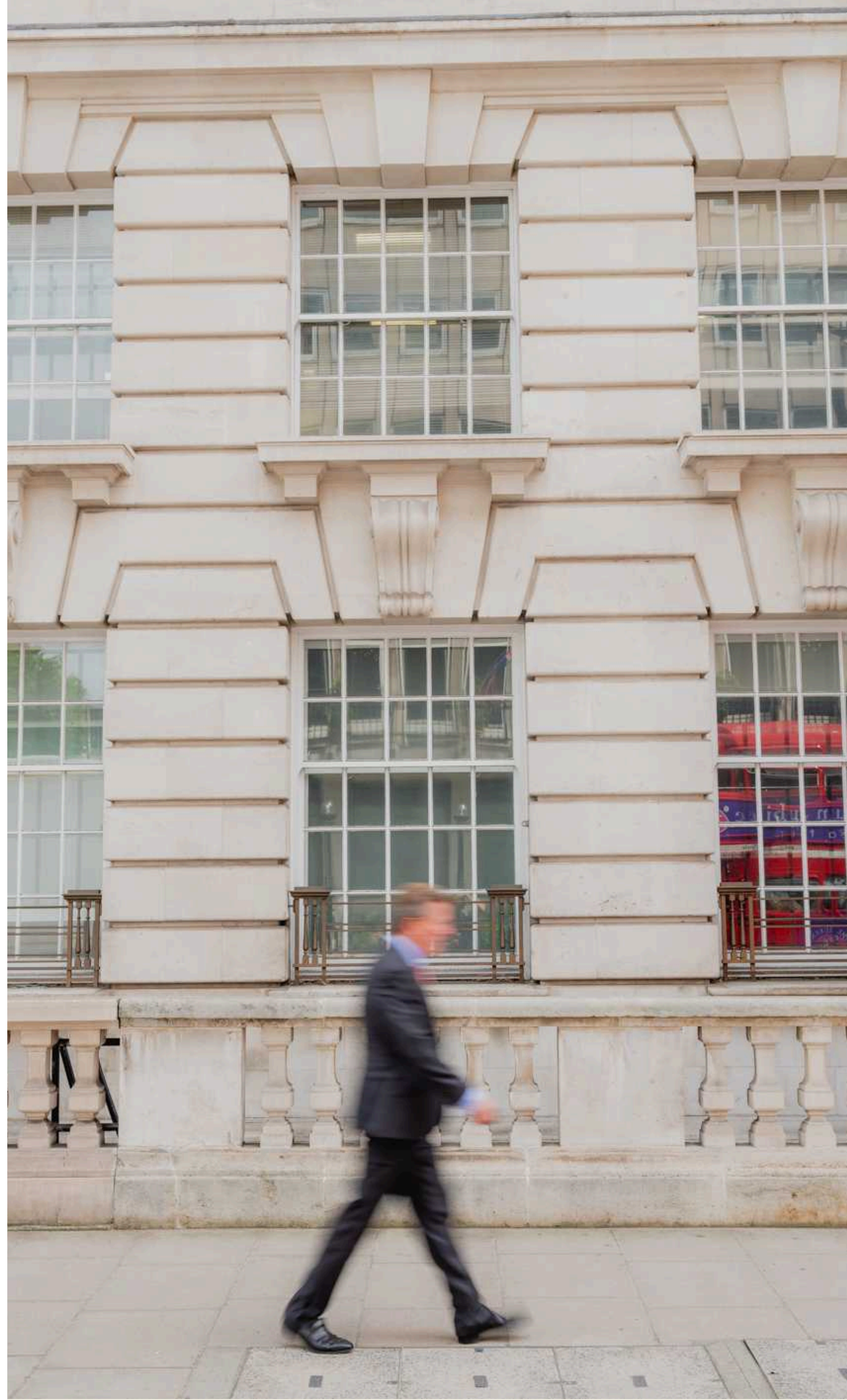
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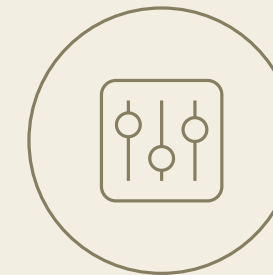
THE BUILDING
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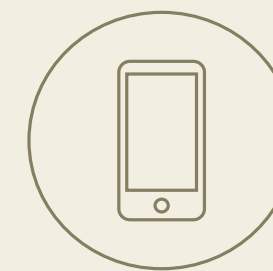


THE METCALF IS SMART



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.



WIREScore GOLD

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

FOR FURTHER INFORMATION

savills



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