

THE
METCALF

ST. JAMES'S

30,000 sq ft of exceptional workspace.

Now available

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT

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

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT



THE
METCALF
ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT



AVAILABILITY

| FLOOR | SQ FT |
|----------------------------------|---------------|
| Communal roof terrace & pavilion | 1,554 |
| Six | LET |
| Five - FULLY FITTED | 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

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT



A GRAND RECEPTION
AND ARRIVAL LOUNGE

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT

UNINTERRUPTED VIEWS
OVER ST JAMES'S PARK



THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT



SUN-FILLED PAVILION
AND TERRACE

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT



FIRST-CLASS END-OF-TRIP FACILITIES



56 Cycle spaces



7 Showers



58 Lockers



Drying room



Cycle maintenance area



ST
JAMES'S

THE METCALF

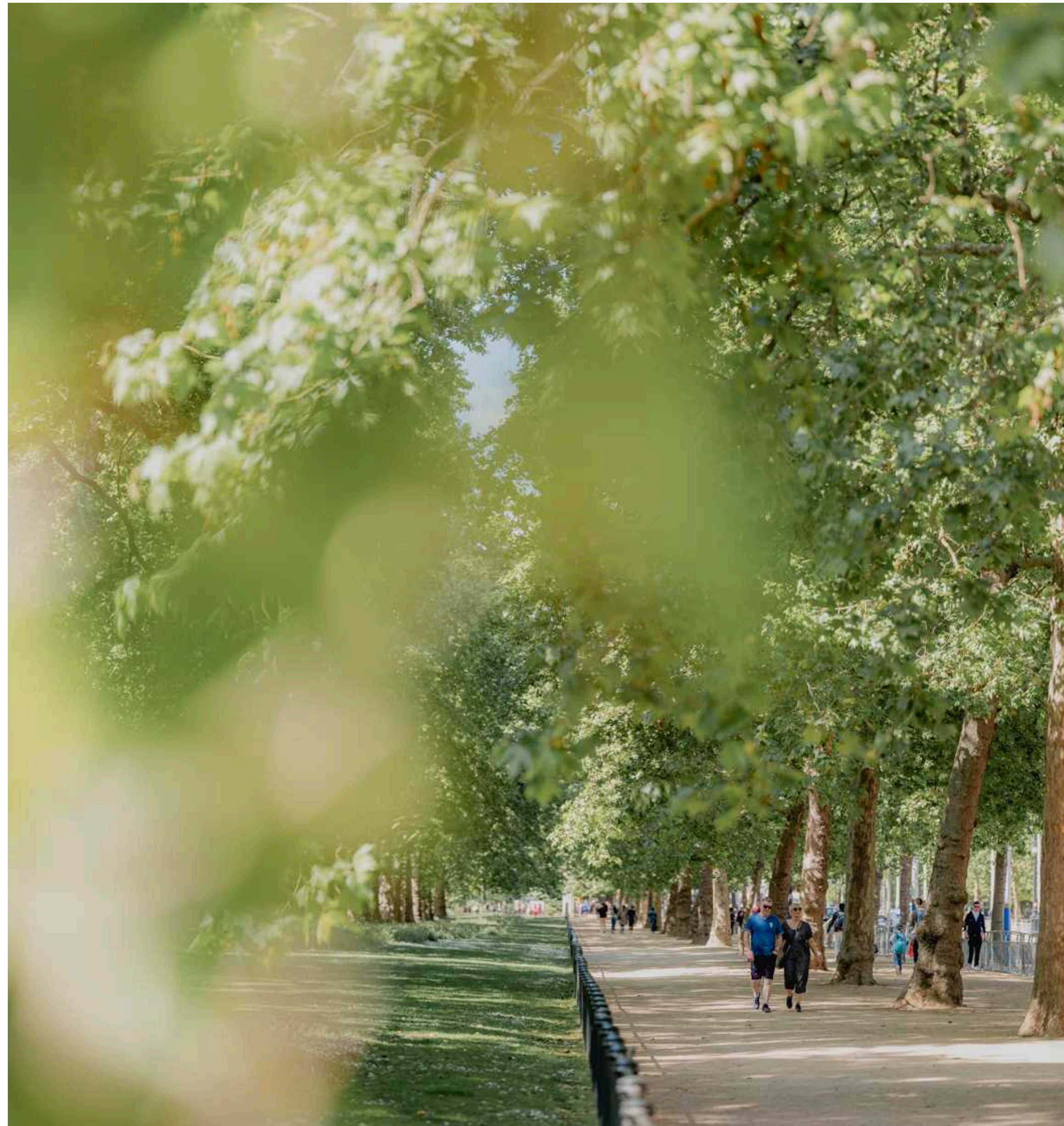
ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT

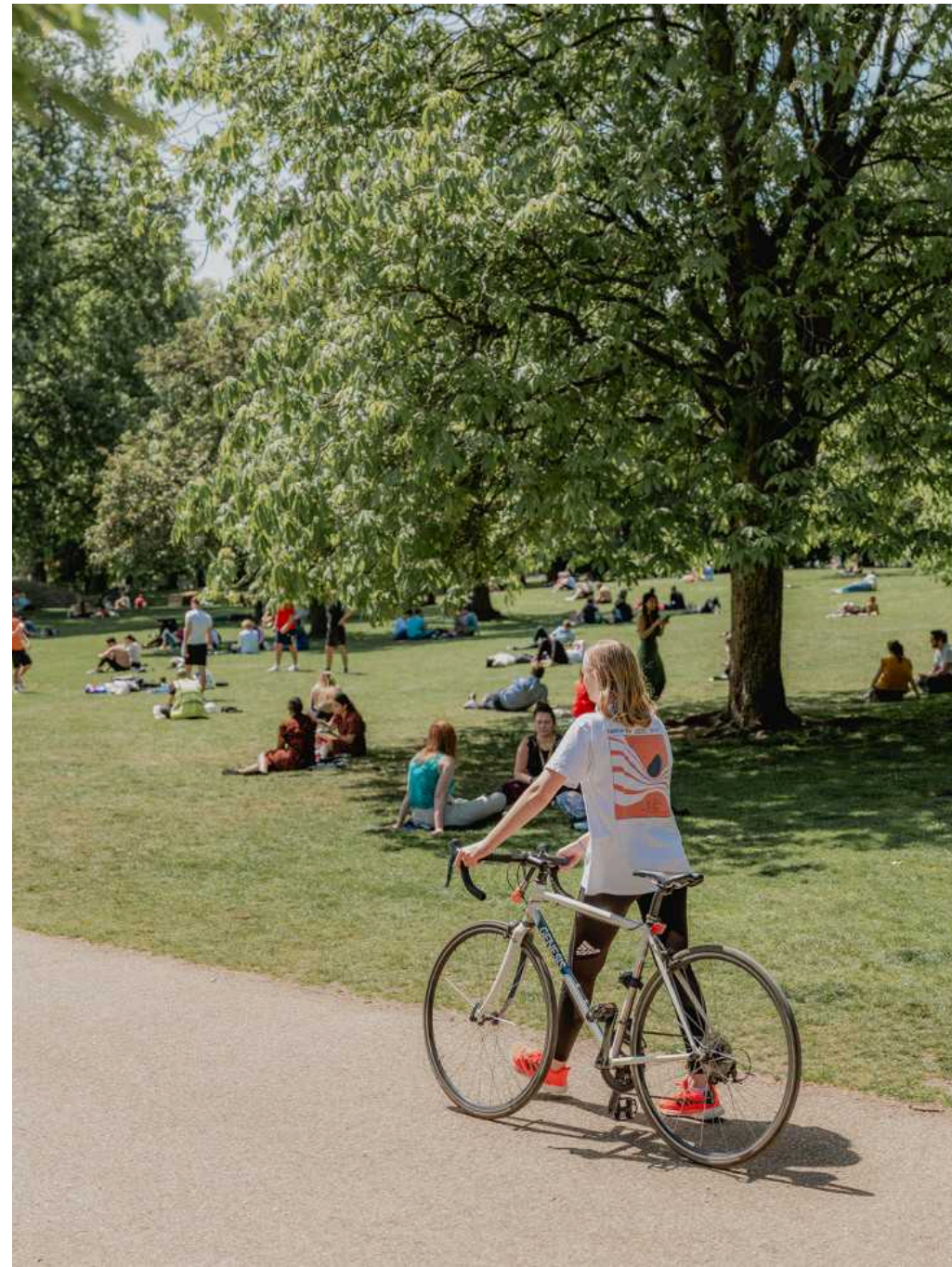


The Mall (1minute walk)

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.

A TRULY GREEN NEIGHBOURHOOD



GREEN PARK
5 minute walk



ST JAMES'S SQUARE
1 minute walk



ST JAMES'S PARK
2 minute walk

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT

THE METCALF

ST. JAMES'S

ST JAMES'S

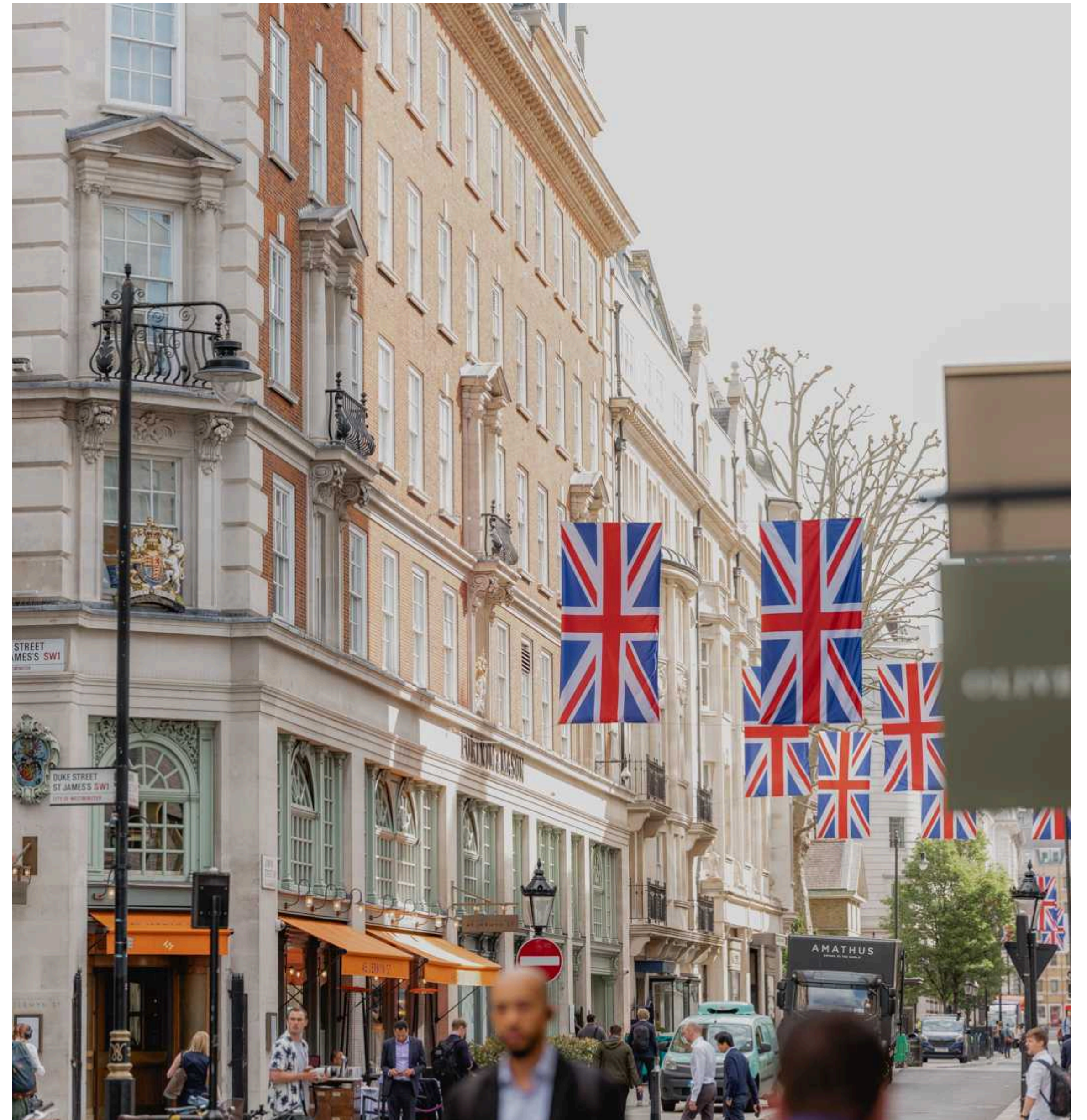
THE WORKSPACE

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



45 Jermyn Street

ST JAMES'S

THE WORKSPACE

THE DETAILS

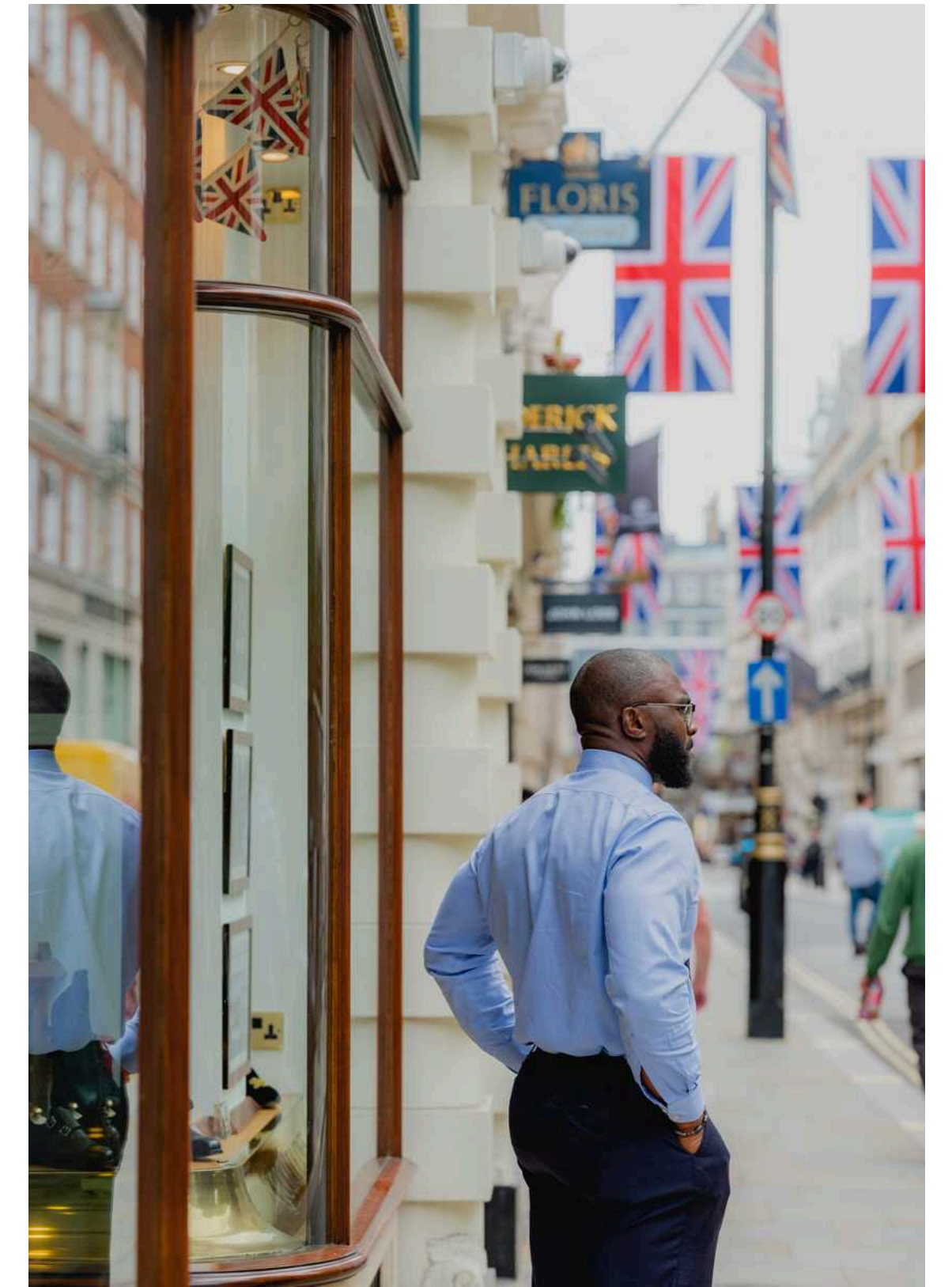
CONTACT



Berry Bros & Rudd



67 Pall Mall

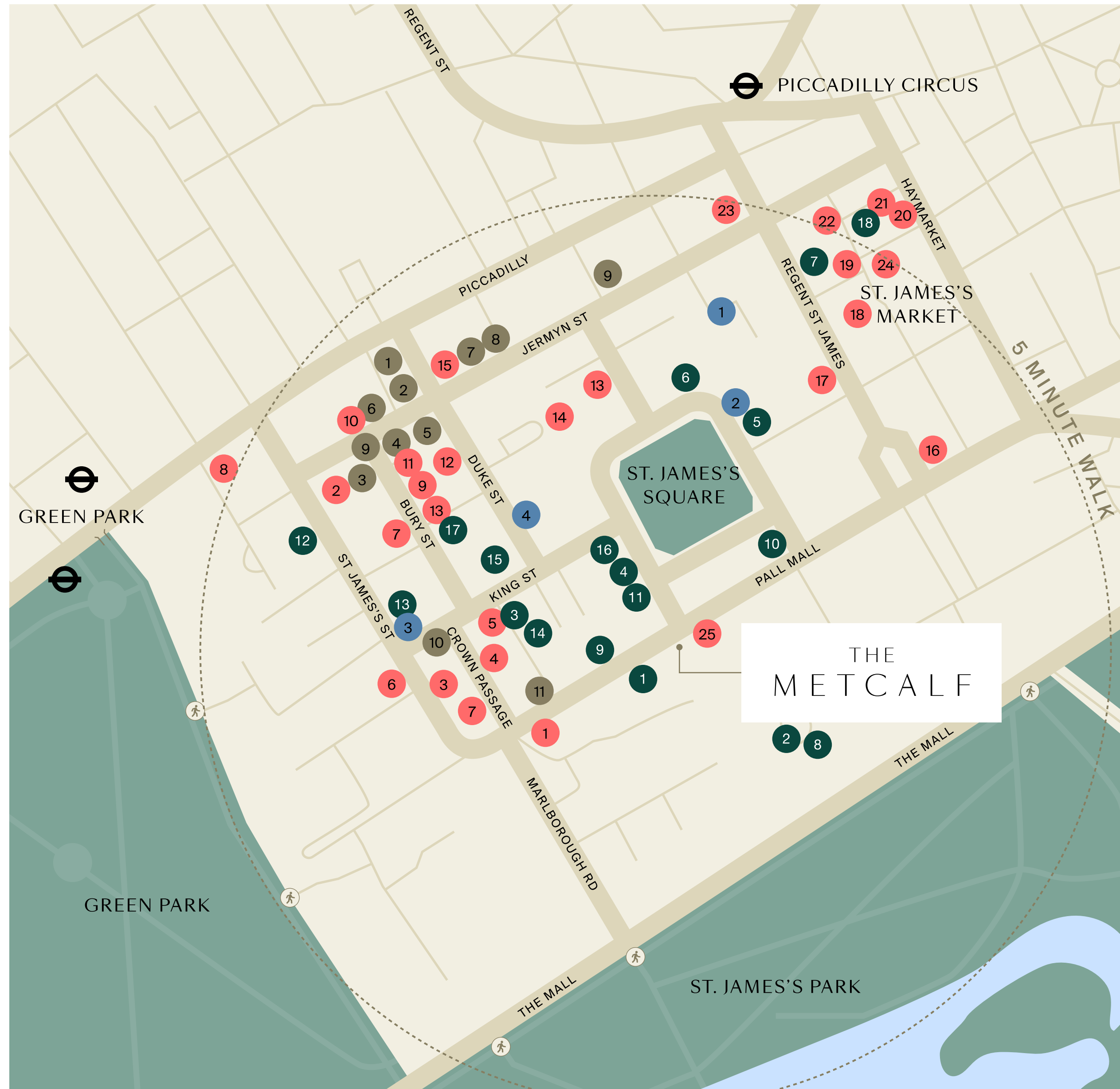


John Lobb, St James's

THE METCALF

ST. JAMES'S

ST JAMES'S
 THE WORKSPACE
 THE DETAILS
 CONTACT



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
WORKSPACE

THE METCALF

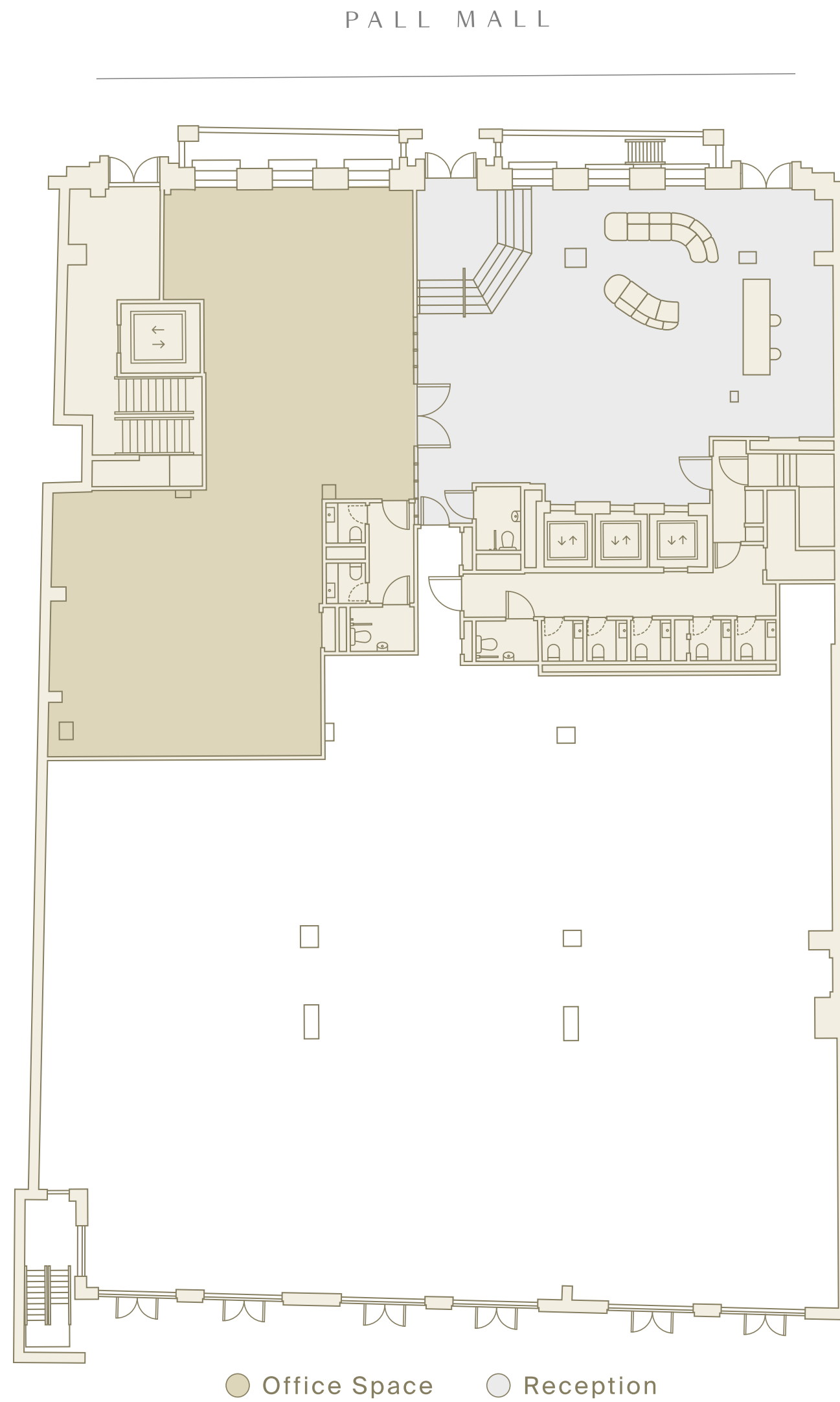
ST. JAMES'S

ST JAMES'S

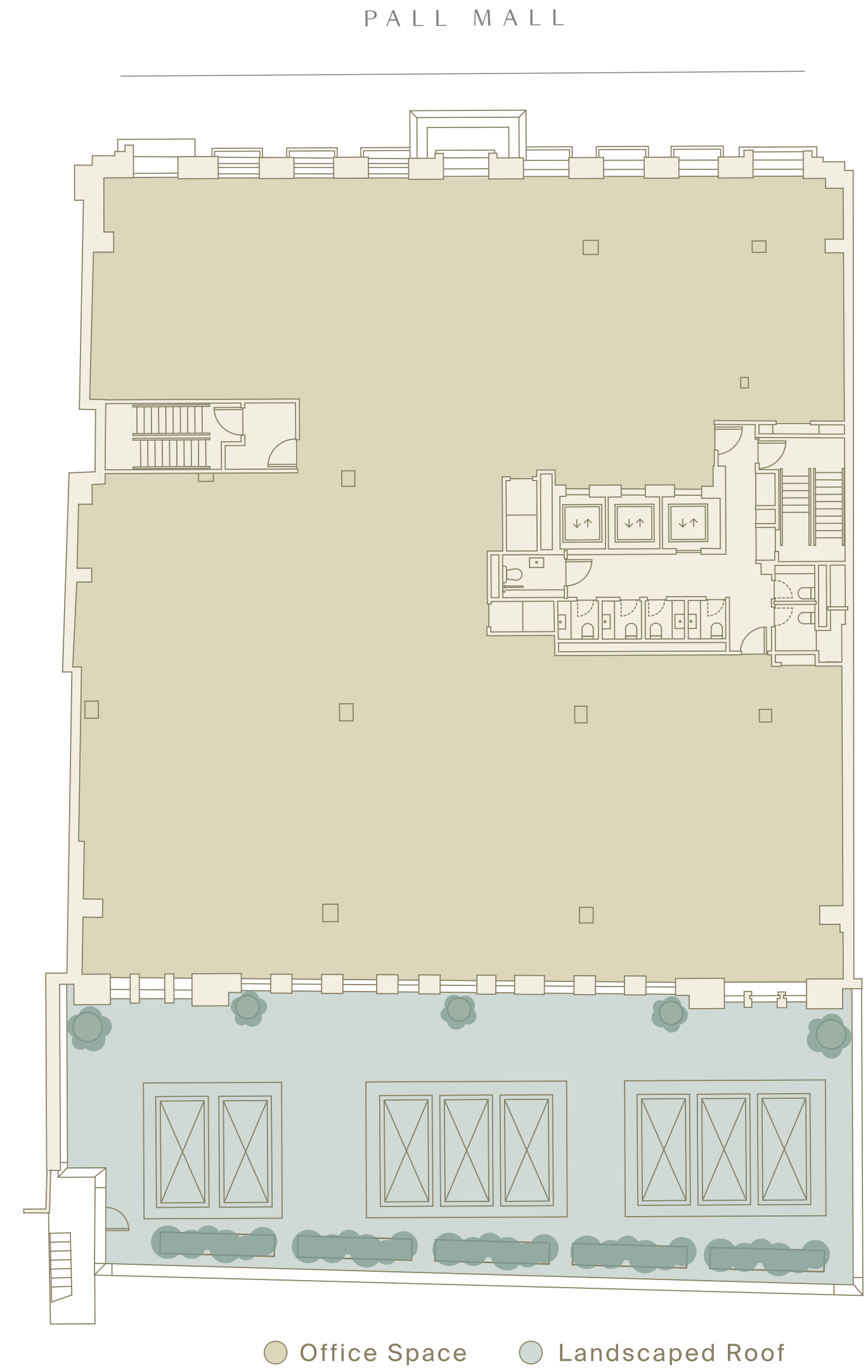
THE WORKSPACE

THE DETAILS

CONTACT



GROUND FLOOR
1,818 sq ft | 169 sq m



FLOOR ONE
7,224 sq ft | 671 sq m



THE METCALF

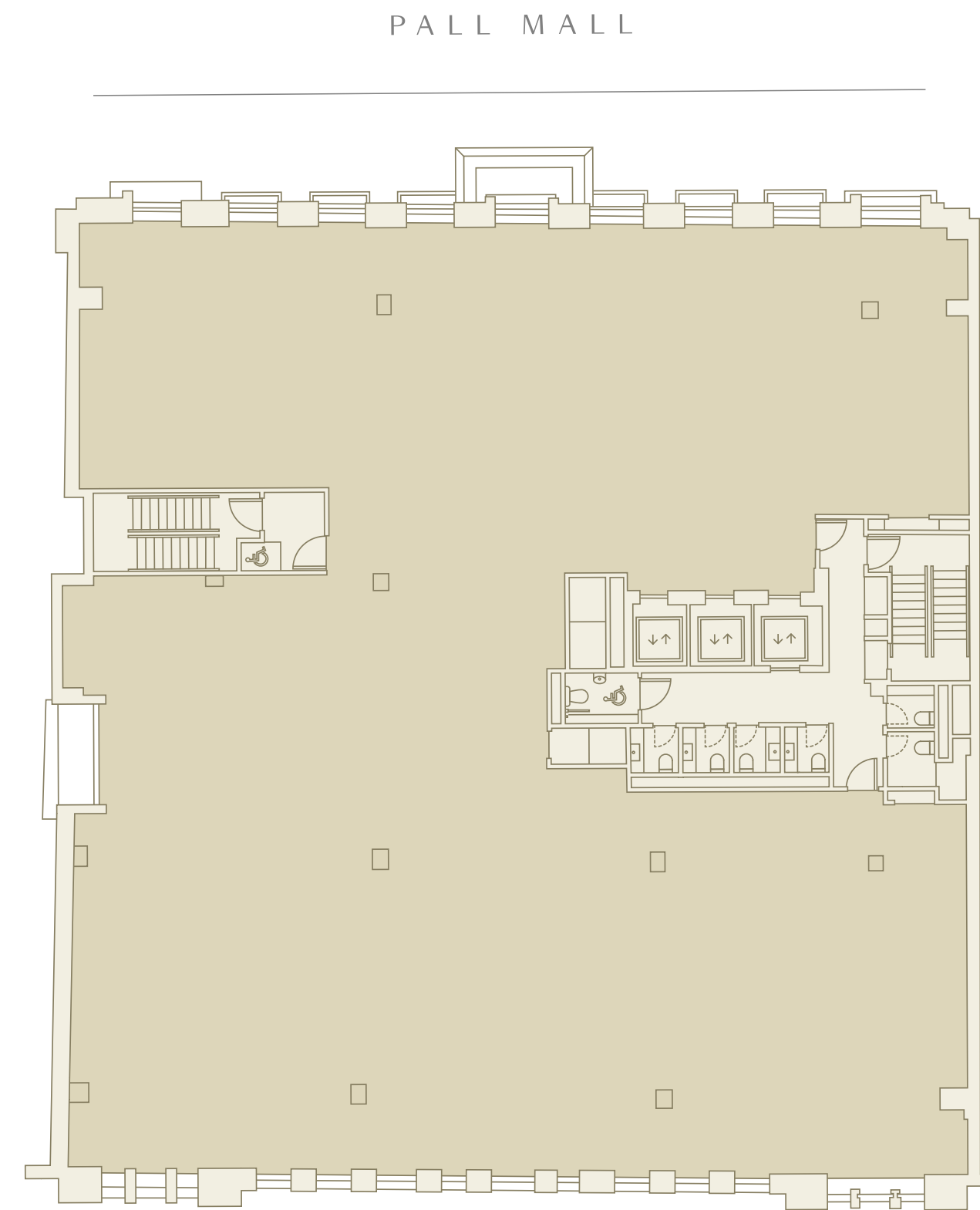
ST. JAMES'S

ST JAMES'S

THE WORKSPACE

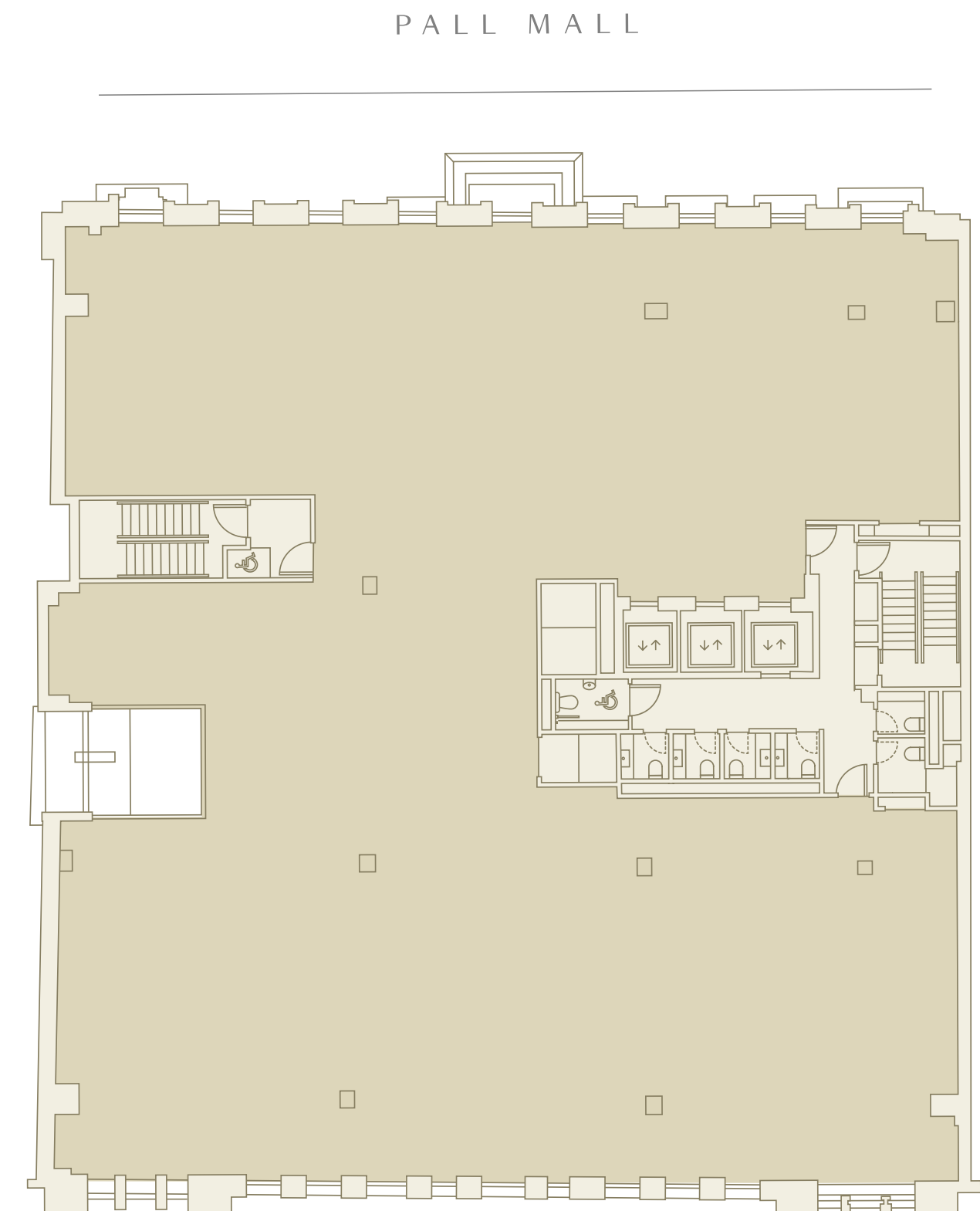
THE DETAILS

CONTACT



● Office Space

FLOOR TWO
7,201 sf ft | 669 sq m



● Office Space

FLOOR FOUR
7,071 sf ft | 657 sq m



THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT



TYPICAL CAT A - FLOOR FOUR

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

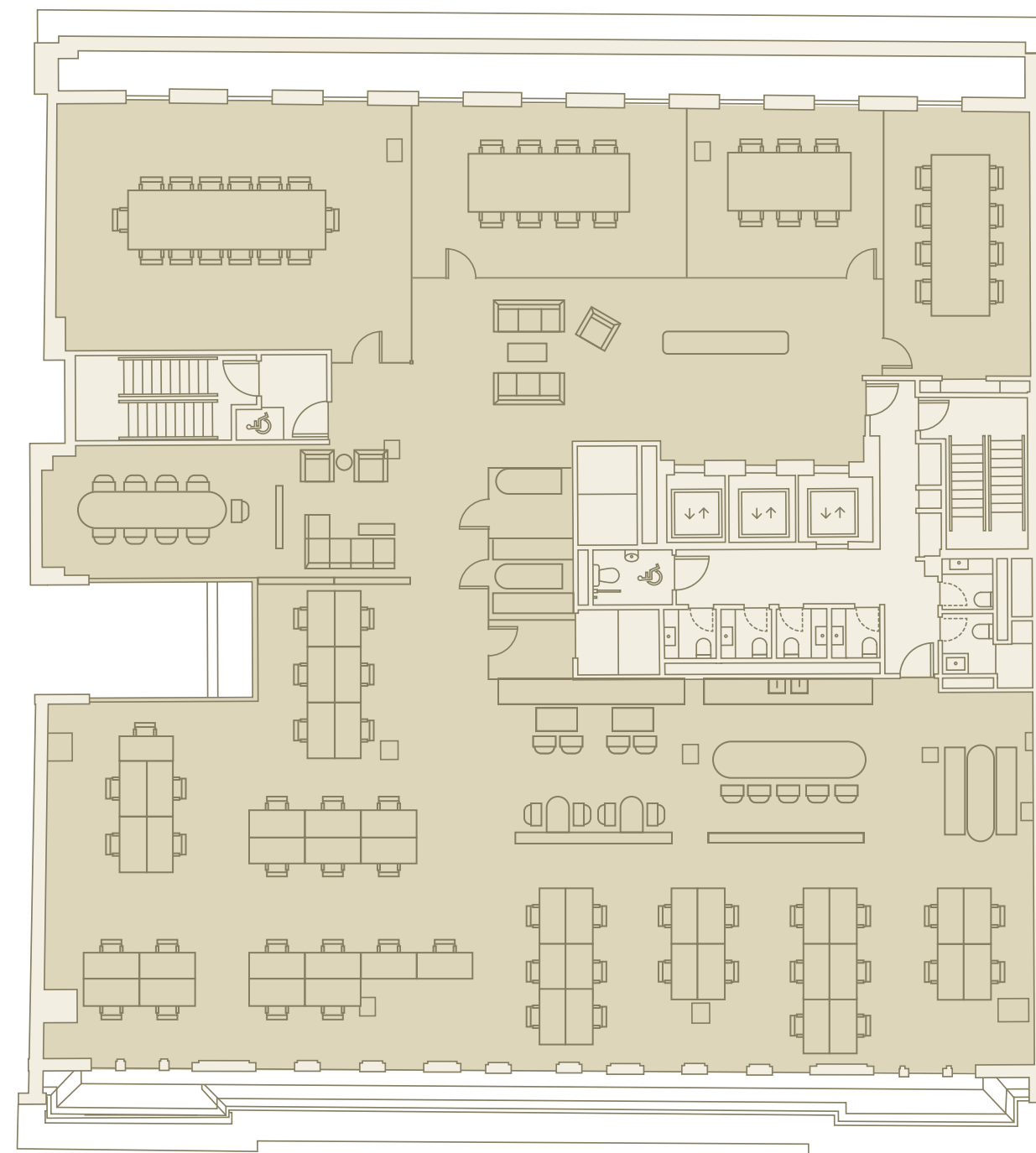
FULLY FITTED

THE DETAILS

CONTACT

FULLY FITTED WORKSPACE

PALL MALL



● Office Space

FLOOR FIVE

6,391 sf ft | 594 sq m



| | |
|--------------------------|----|
| Open plan workstations | 46 |
| Meeting pods | 2 |
| Meeting room (6 person) | 1 |
| Meeting room (8 person) | 2 |
| Meeting room (14 person) | 1 |
| Kitchen | 1 |

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

FULLY FITTED

THE DETAILS

CONTACT



FULLY FITTED 5TH FLOOR - RECEPTION

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE



FULLY FITTED

THE DETAILS

CONTACT



FULLY FITTED 5TH FLOOR -
WORKSPACE AND KITCHEN

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

FULLY FITTED

THE DETAILS

CONTACT



FULLY FITTED 5TH FLOOR -
BOARDROOM AND KITCHEN

THE METCALF

ST. JAMES'S

ST JAMES'S

THE WORKSPACE

FULLY FITTED

THE DETAILS

CONTACT



FULLY FITTED 5TH FLOOR - BOARDROOM



THE
DETAILS

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:

ST JAMES'S

THE WORKSPACE

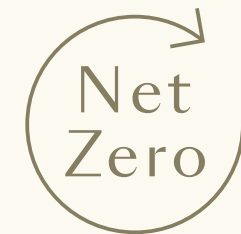
THE DETAILS

CONTACT



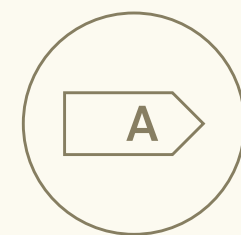
BREEAM OUTSTANDING

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



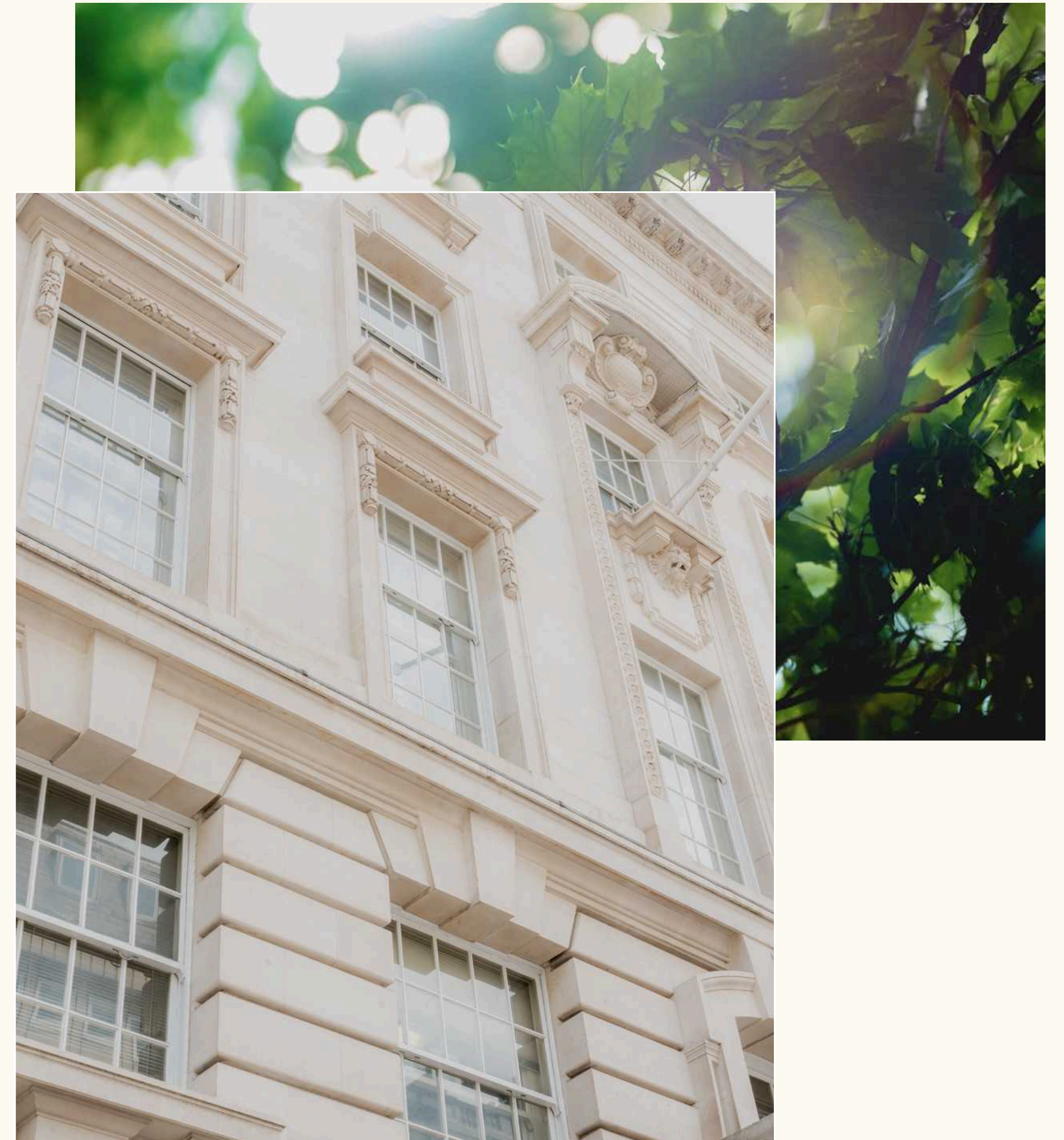
NET ZERO CARBON IN OPERATION

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 METCALF

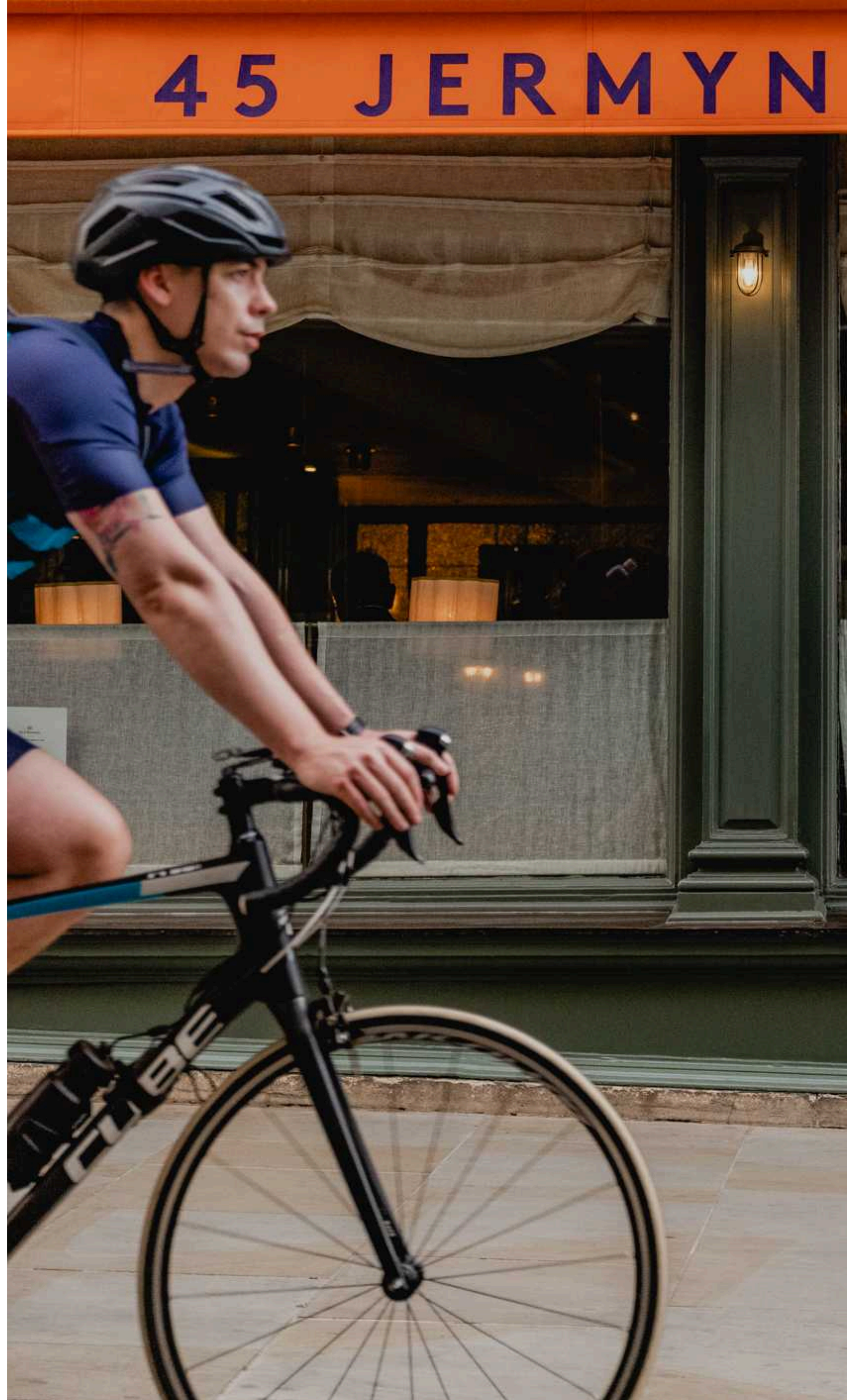
ST. JAMES'S

ST JAMES'S

THE WORKSPACE

THE DETAILS

CONTACT



THE METCALF IS GREEN



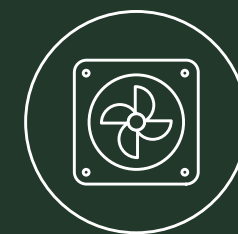
GREEN ROOF

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.

THE METCALF

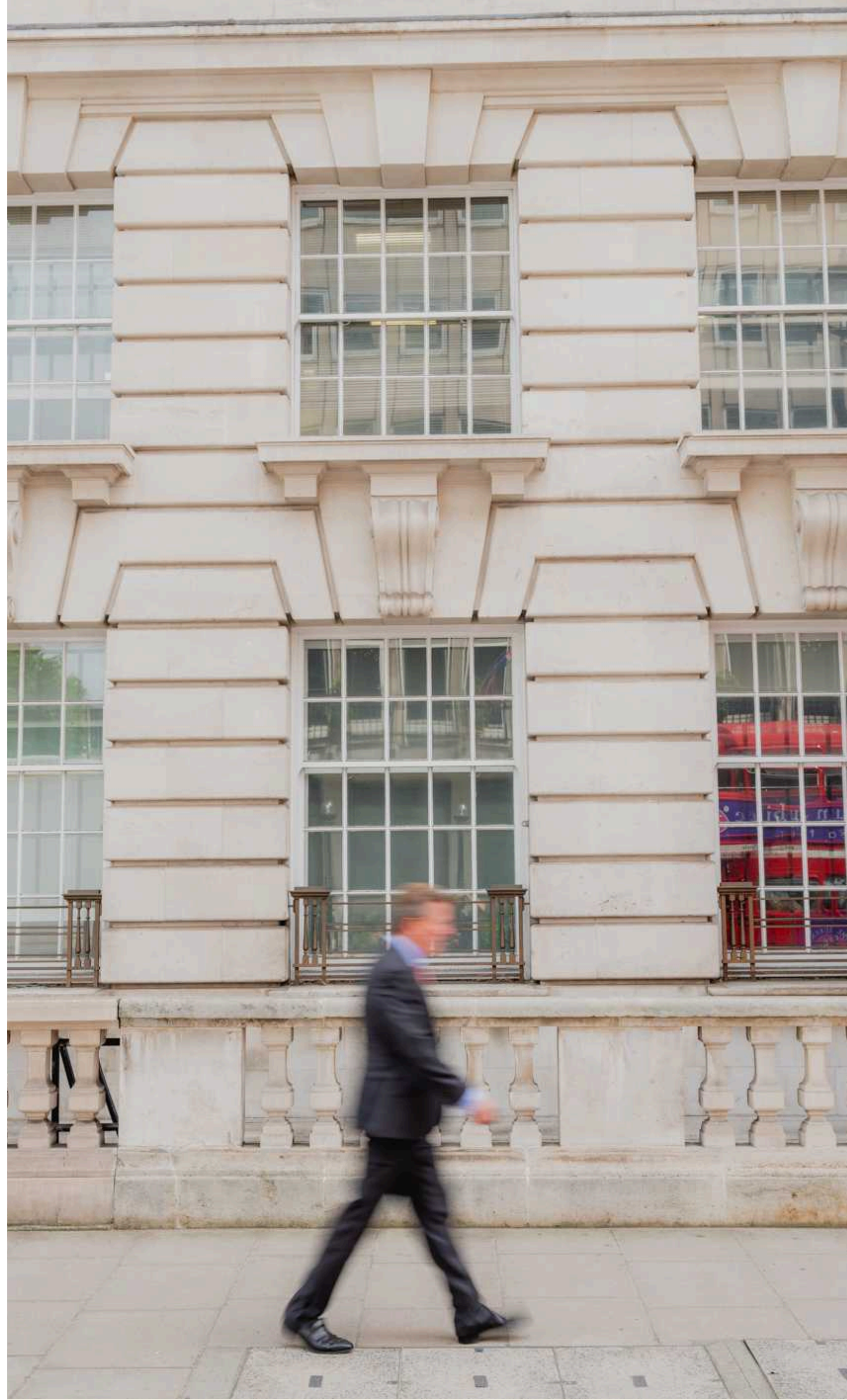
ST. JAMES'S

ST JAMES'S

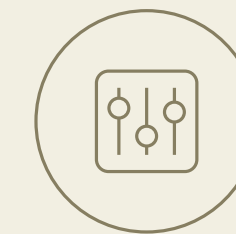
THE WORKSPACE

THE DETAILS

CONTACT

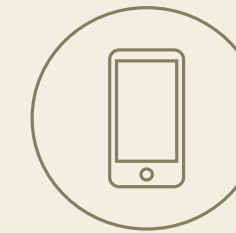


THE METCALF IS SMART



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.



WIREScore GOLD

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

DETAILED SPECIFICATION

DESIGN OCCUPANCY

Occupancy ratio 1:8 sq m

FLOOR LOADING

Ground Floor office: 3.0 kN/m²

All other office floors: 2.5 kN/m²

FLOOR TO CEILING HEIGHTS

Typical office floor: 2.61m - 2.68m

OFFICE LIGHTING

LED lighting provided throughout in line with CIBSE Guidance.

VENTILATION

14l/s/person to office areas in accordance with BCO 2022 post COVID guidance and occupancy.

VERTICAL TRANSPORTATION

3 x Passenger Lifts including 1 Fire Fighting Lift

1 x Cycle Lift

1 x Main entrance hidden lift to ensure level access is provided throughout the building

CLIMATE CONTROL

Offices internal winter design condition 22°C, ±2°C

Offices internal summer design condition 22°C, ±2°

HEATING + COOLING

VRF heating and cooling installations to all office floors via air source heat pumps, with integral heat recovery (renewable technology).

Concealed fan coil units within ceiling voids ducted to ceiling diffusers.

Plasma ionisation provided to all fan coil units to reduce virus proliferation (including coronaviruses) and improve indoor air quality.

Direct electric heating to core areas.

ACOUSTICS

Offices: NR38

Reception: NR40

WCs, Showers, Circulation: NR45

TELECOMS

Open network fibre to the premises provided and extended from telecoms intake room to all office floors. Tenant comms systems standby electrical generation for additional safeguarding of supply.

FIRE ALARM

Category L2 fire detection system throughout.

END OF JOURNEY

57 cycle spaces and maintenance area.

7 showers and 58 lockers in Lower ground cycle park.

TENANT PLANT

Each floor has an allocated plant space location at roof level to allow for the future installation of tenant telecoms cooling equipment.

Power provided from individual tenant distribution boards with check metering.

FINISHES

| | |
|-----------------------|--|
| Reception | Floor: Porcelain floor tiles Reception desk and lift walls: Machined corian panels with artisan metalised bronze finishing Reception counter and wall: Green marble (semi-polished) Lighting: Various |
| Typical office floors | Floors: Office floor to tenant specification Walls: White paint |
| Pavilion | Floors: Floor tiles Walls: Textured paint Lighting: Flos lighting |
| Façade finish | General building: Westmorland slate, lead flashing and Portland stone. Roof pavilion: Westmorland slate. |
| Lighting | Various to lobby and bathroom, ORLLED 1200 LED Panel 1200 x 300 to office |

FOR FURTHER INFORMATION

savills



Andrew Wedderspoon
AWedderspoon@savills.com
07807 999 363

Angus Tullberg
Angus.Tullberg@savills.com
07976 256 487

Phoebe Thurlbeck
Phoebe.Thurlbeck@savills.com
07443 267 817

CBRE

Matt Chicken
Matt.Chicken@cbre.com
07852 205 099

Nathalie Spink
Nathalie.Spink@cbre.com
07385 414 222

Bertie Berry
Bertie.Berry@cbre.com
07345 995 523

Misrepresentation Clause: Savills and CBRE on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Savills or BH2 has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. June 2026.