



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

# This is 175 Piccadilly

A Fully Managed workspace  
where your people are our priority.

[gpe.co.uk/portfolio/175-Piccadilly](https://gpe.co.uk/portfolio/175-Piccadilly)

**GPE.**  
Greater together

# Contents

- 03 What's in your building >
- 04 Why us >
- 06 Availability schedule >
- 07 Floorplan >
- 11 Location >
- 16 Get in touch >





Your own kitchen

# A statement workspace in an iconic part of town

Nestled in the heart of prestigious St James's - an area originally created for princes and courtiers - 175 Piccadilly offers the perfect combination of period elegance and cutting edge style.



Your own desk space



## 24 hour access and security

When business never stops, come and go as you please.



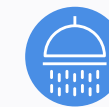
## A warm welcome

Receptionist to welcome you and your visitors.



## Ultra-fast Wi-Fi

Ready to use wifi 6 for ultra-fast connectivity.



## Shower cubicles

So you can start your day fresh and ready to go.

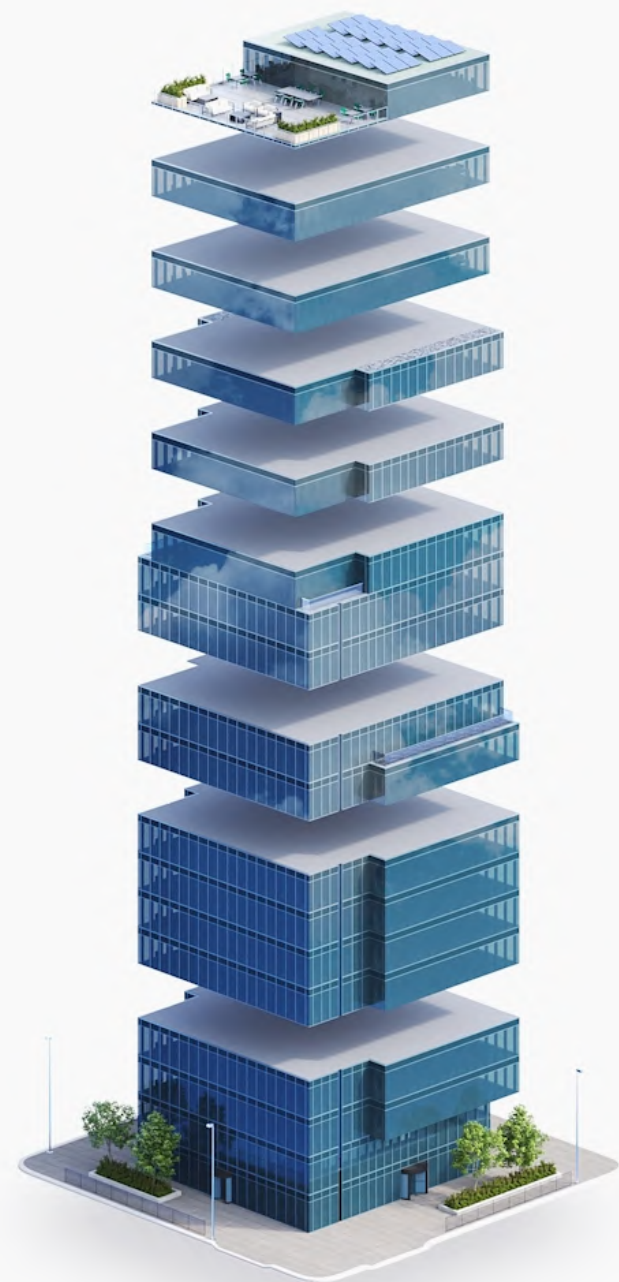


Your own meeting room



What's in your building

# It's all included in one bill, no hidden extras



- Events, Food and Beverages
- Security
- IT Connectivity and Support
- Utilities
- Cleaning and Maintenance
- Fully Furnished Workspace
- Building Service Charge
- Business Rates
- Rent

## 6 reasons to choose GPE Fully Managed



### 1 – Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



### 2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



### 3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



### 4 – Plug in and go – your tech's all sorted

You get safe, secure and ultra-fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your award-winning workspace app.

[Head over to the tech](#)



### 5 – Working towards a better world

As an environmentally-conscious company, we prioritise sustainability and refuse to engage in greenwashing. We're working towards being a net zero carbon business by 2030.

[How we're reducing our impact](#)



### 6 – Exceptional service as standard











Your people are our priority. It's why we've developed our customer promise – the values by which we operate – so we can deliver you a great experience.



# Availability schedule

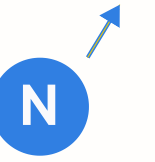
Let's get down to the details...

The details

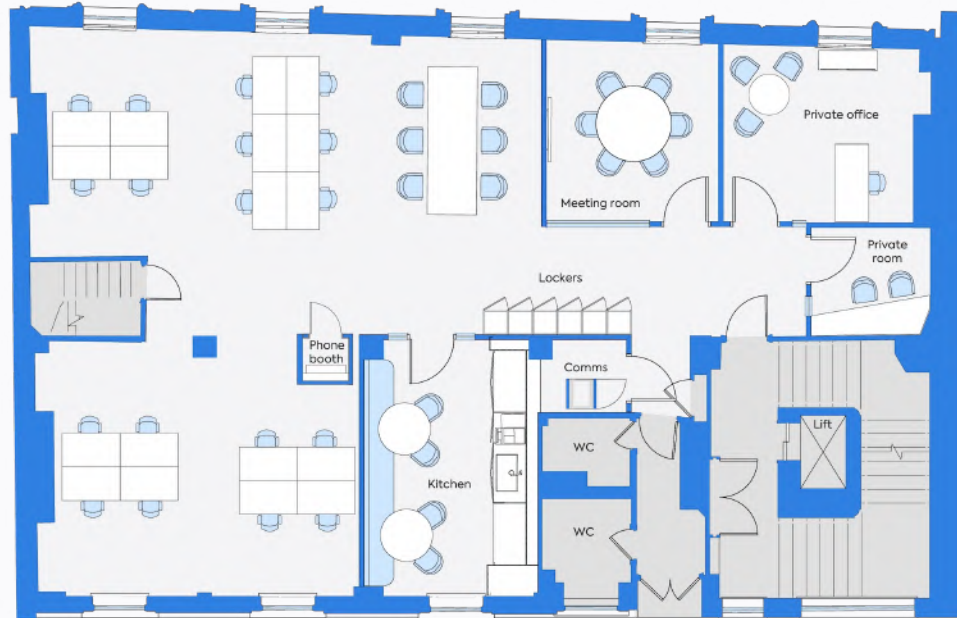
Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
5th	18 desks + 2 meeting rooms + 1 private office	26	1,719		Seperate kitchen and spacious private office	 Available May 2024
4th	Currently let	-	1,783		-	 Currently Let
3rd	Currently let	-	1,957		-	 Currently Let
2nd	16 desks + 3 meeting rooms + 1 private office	30	1,950		Juliet balconies overlooking Piccadilly Arcade	 Recently let
1st	16 Desks + 2 meeting rooms	30	1,848		Large meeting room and social kitchen space	 Available May 2024

# Floorplan

## 5th Floor, 175 Piccadilly

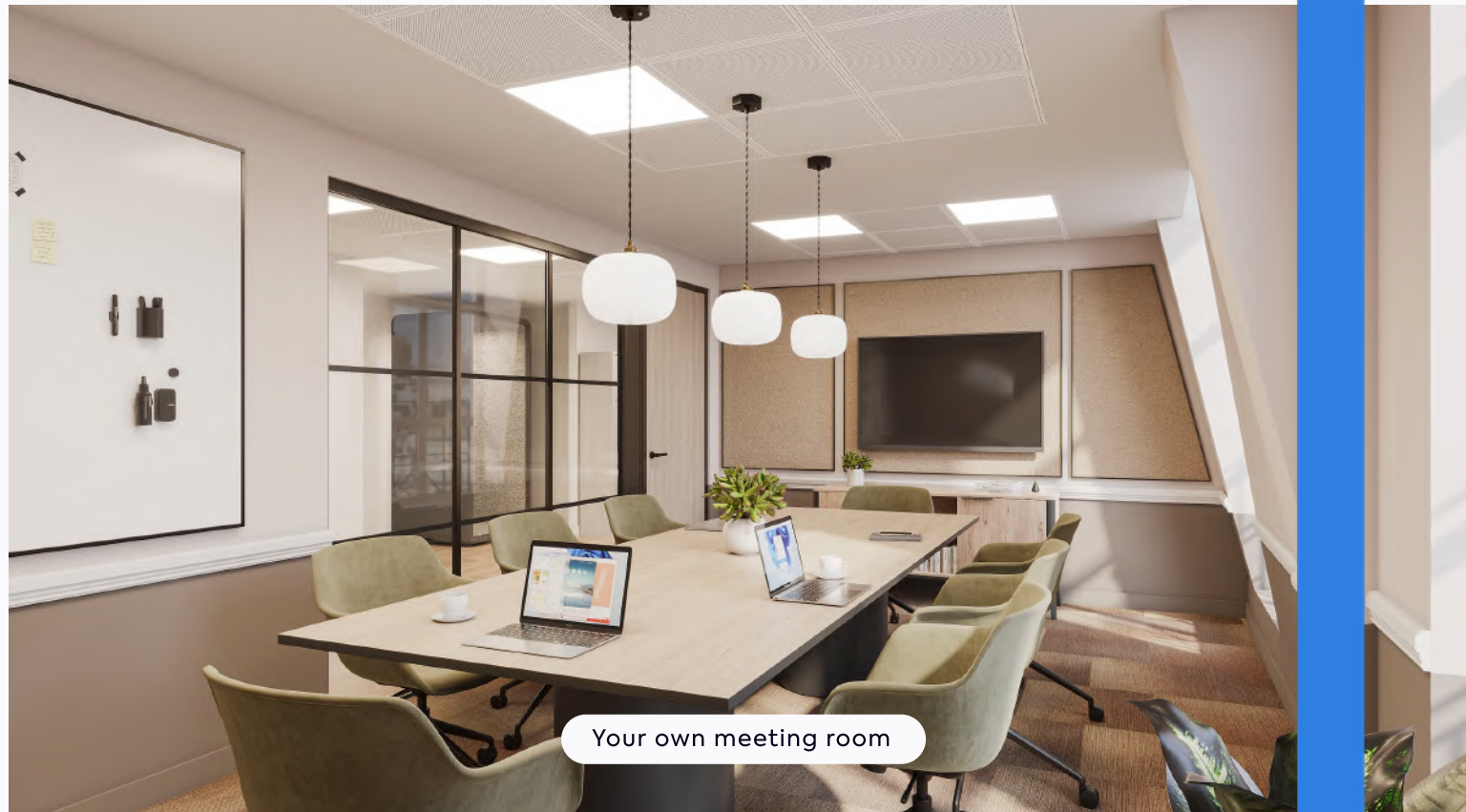
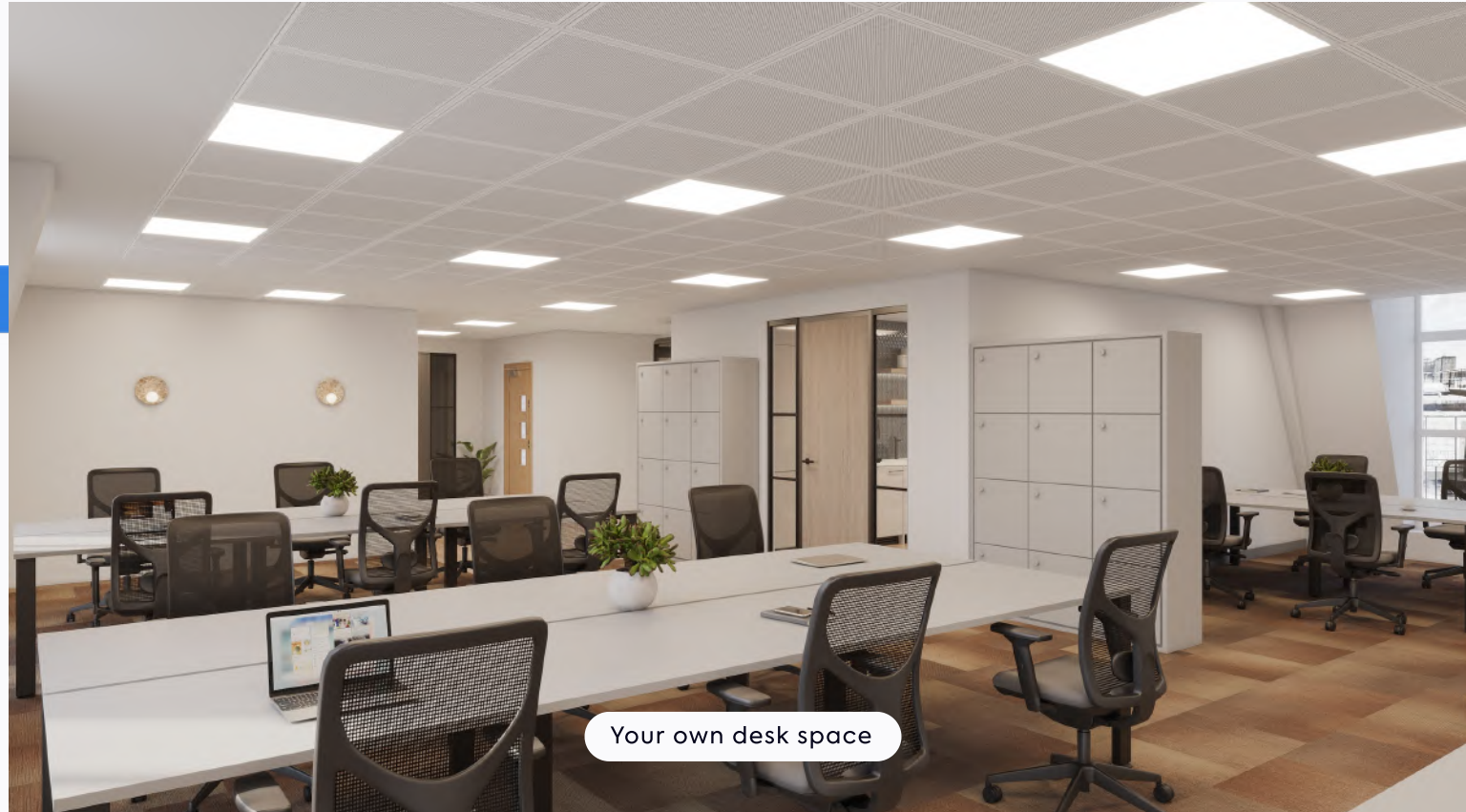


-  St. James's
-  1,719 sq ft
-  26 maximum occupancy
-  18 current desks
-  6 person meeting room
-  Private office
-  Phone booth
-  Kitchen
-  Coffee machine



\*This floorplans colour scheme and furnishings are for illustrative purposes only.

# 5th Floor

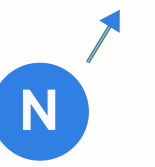
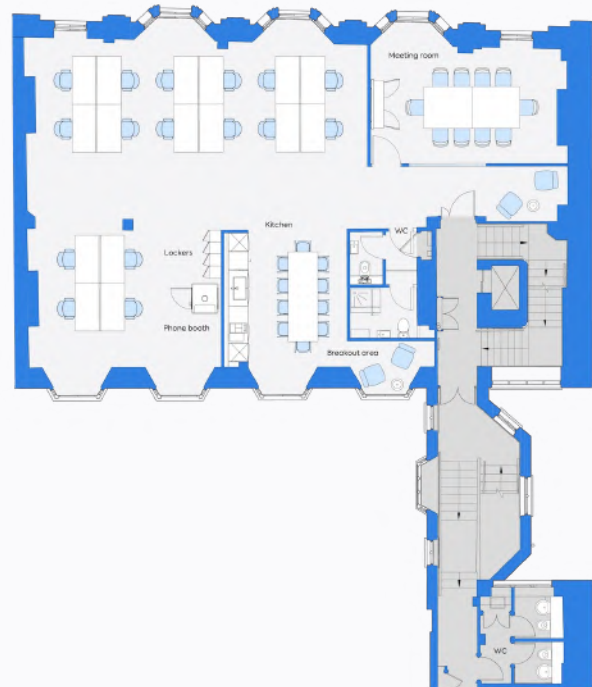




# Floorplan

## 1st Floor, 175 Piccadilly

-  St. James's
-  1,848 sq ft
-  30 maximum occupancy
-  16 current desks
-  2 meeting rooms
-  Breakout area
-  Phone booth
-  Kitchen
-  Coffee machine



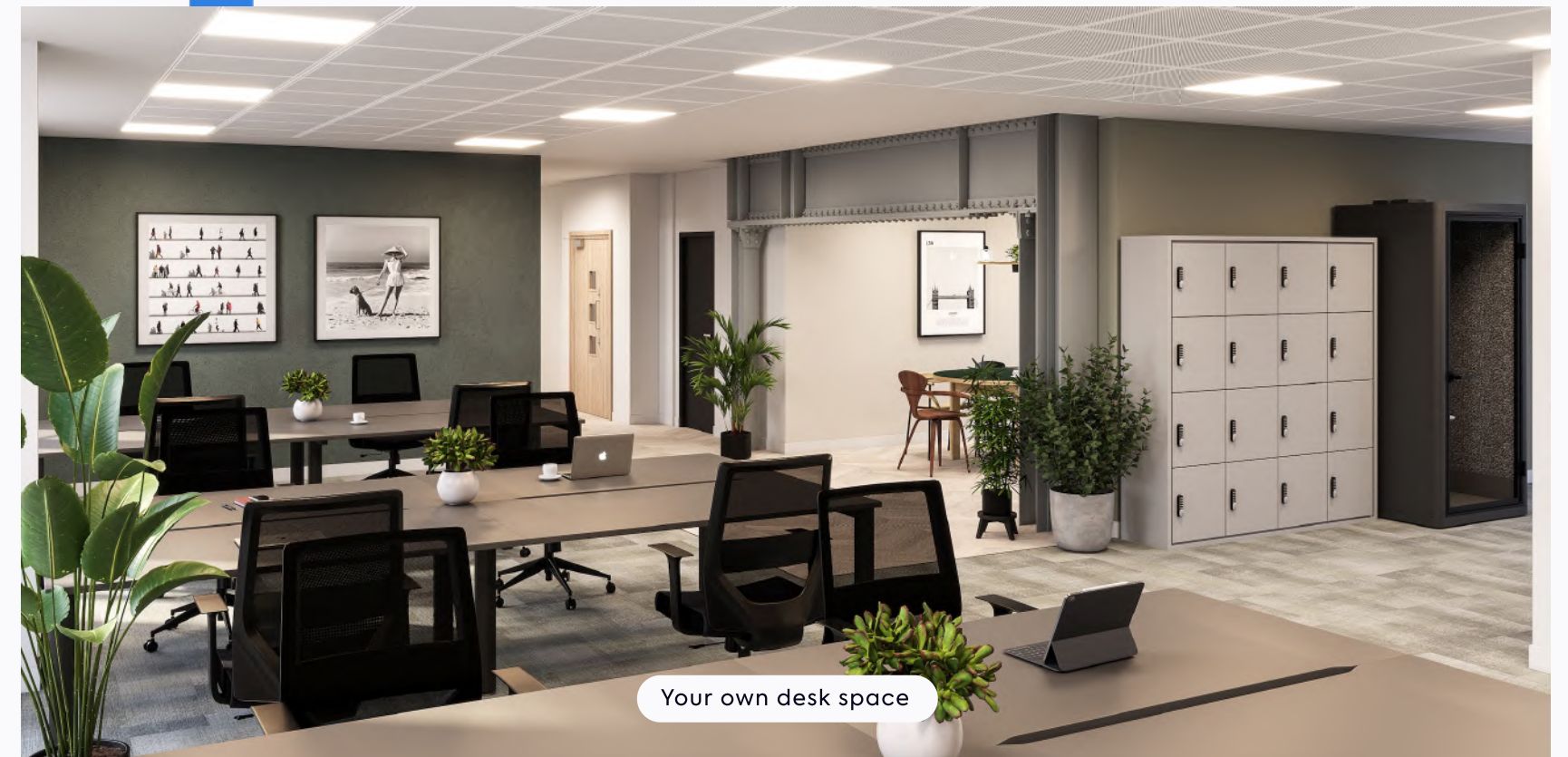
[Contents](#)

175 Piccadilly

[View/download 2D floorplan](#)

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# 1st Floor

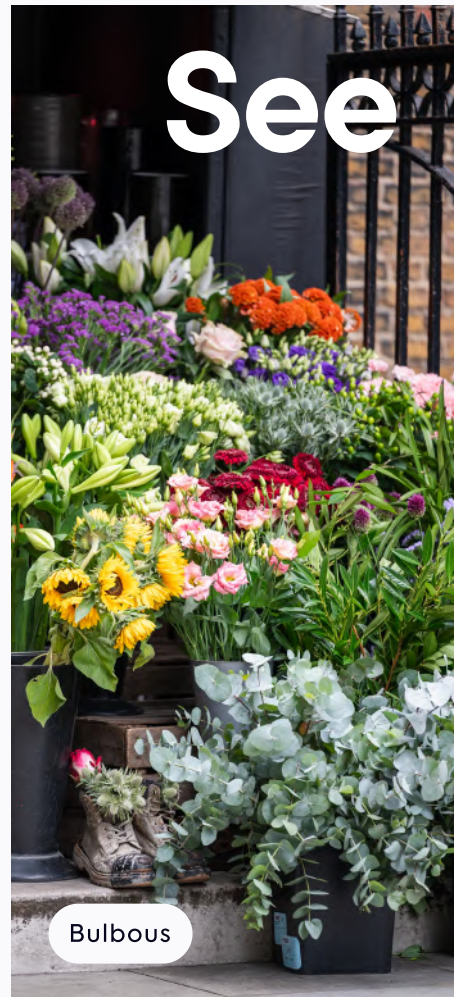


# Truly Connected



This is a workspace that's as accessible as it is iconic. With Piccadilly Circus and Green Park underground stations just a stone's throw away, the Piccadilly, Jubilee, Victoria and Bakerloo lines are on your doorstep.

	<b>Walking Distance</b>	<b>Green Park</b> 5 mins	<b>Piccadilly Circus</b> 6 mins	<b>Leicester Square</b> 11 mins	<b>Embankment</b> 12 mins	<b>Covent Garden</b> 15 mins	<b>Hyde Park Corner</b> 17 mins	<b>Knightsbridge</b> 29 mins	<b>Waterloo</b> 29 mins



# Tried and tasted

Within

# 10

minutes



## Highlights

- 1 Le Deli Robuchon
- 2 The Wolseley
- 3 The Gentlemen Baristas
- 4 Fortnum & Mason
- 5 Berry Bros. & Rudd
- 6 45 Jermyn Street
- 7 Brasserie Zédel
- 8 Perks & White
- 9 Fallow



### Our pick

**6. 45 Jermyn Street**  
Elegant dining paired with an innovative menu. A classy spot for after work supper.



# Good food



It's safe to say that quality dining is always on the menu in your new neighbourhood. There's something for every palette and every time of day, whether that's breakfast at Brasserie Zedel, coffee and elevenses at Perk and White or a wonderful dinner at The Wolseley.

# Spoilt for choice

Within

# 10

minutes



## Highlights

- 1 Burlington Arcade
- 2 Royal Academy of Arts
- 3 Quaglino's
- 4 White Cube Mason's Yard
- 5 St James's Square
- 6 CrossFit Piccadilly
- 7 Picturehouse Central
- 8 The Crystal Maze LIVE Experience
- 9 His Majesty's Theatre
- 10 Japan Centre



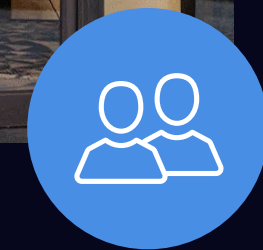
### Our pick

#### 7. Picturehouse Central

A cinema, cafe and member's bar with a roof terrace. The perfect place to host office guests.



# Things to do



Piccadilly offers an array of attractions to suit all personalities. From taking a deep breath of fresh Green Park air, or those that fancy a stroll around the Royal Academy of Arts. For the competitive minds, why not take each other on at The Crystal Maze LIVE experience?

# On your doorstep

Within

# 10

minutes



## Highlights

- 1 Sheperd market
- 2 Berkeley Square
- 3 Maison Assouline
- 4 Floris
- 5 Bulbous Flowers
- 6 St James Market Pavillion
- 7 Waterloo Gardens



### Our pick

**1. Sheperd market**  
Boutique shops, small cafes and pedestrianised streets make this the perfect lunch spot.



# Hidden Gems



Escape the bustle and discover many wonderful local spots to relax, shop and get inspired. Immerse yourself in a little culture at the stunning Maison Assouline or maybe take some time to watch the world go by at the St James Market Pavillion.

# Get in touch

We hope we've piqued your interest, but it's only just the beginning.  
We'd love to show you more. Get in touch to book your viewing today.



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