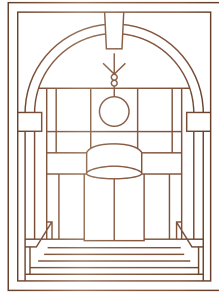






*more than you thought possible*



## ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

LOCATION

MAP

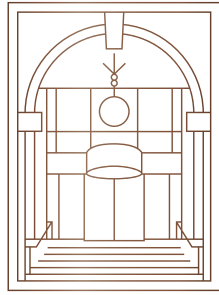
CONTACT



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### THREE FLOORS UNDER OFFER, TWO FLOORS REMAINING

Located at the apex of Mayfair and St James's and with three floors already under offer, Almack House now has only two floors remaining to let. The modern and refurbished office space amidst some of the world's most renowned business names, retailers, galleries, auction houses, clubs and restaurants, are both available to present your business to the world's business community.



ALMACK HOUSE



INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

LOCATION

MAP

CONTACT



**SEVENTH FLOOR**  
5,297 ST FT / 492 SQ M

**UNDER OFFER**

**FIFTH FLOOR**  
11,570 ST FT / 1075 SQ M

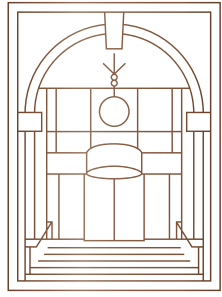
**FOURTH FLOOR**  
12,797 ST FT / 1189 SQ M

**GROUND FLOOR**  
8,767 ST FT / 814 SQ M

**UNDER OFFER**

**LOWER GROUND FLOOR**  
9,915 ST FT / 921 SQ M

**UNDER OFFER**



ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

LOCATION

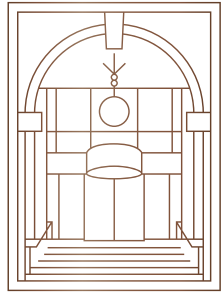
MAP

CONTACT



REDESIGNED, REFURBISHED AND  
ENLARGED RECEPTION





ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

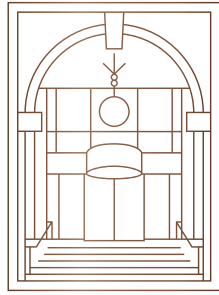
LOCATION

MAP

CONTACT

RECEPTION  
ARRIVAL FACILITIES





ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

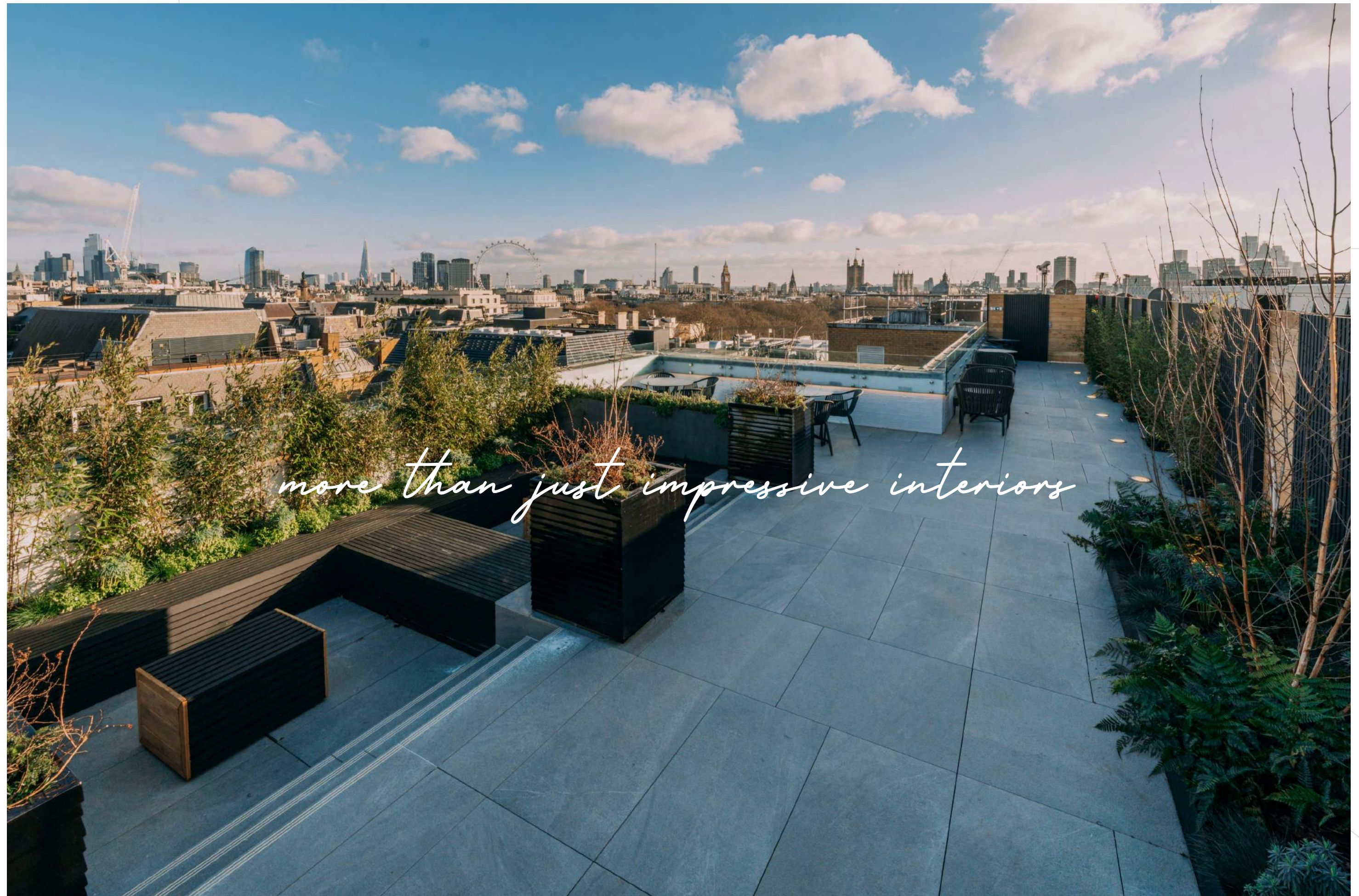
FACILITIES

FLOORPLANS

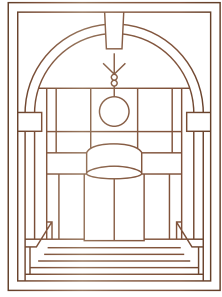
LOCATION

MAP

CONTACT



*more than just impressive interiors*



ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

LOCATION

MAP

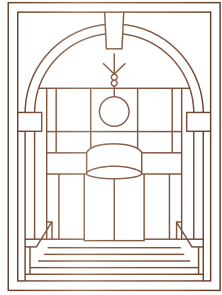
CONTACT



COMMUNAL TERRACE  
AND VIEWS







ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

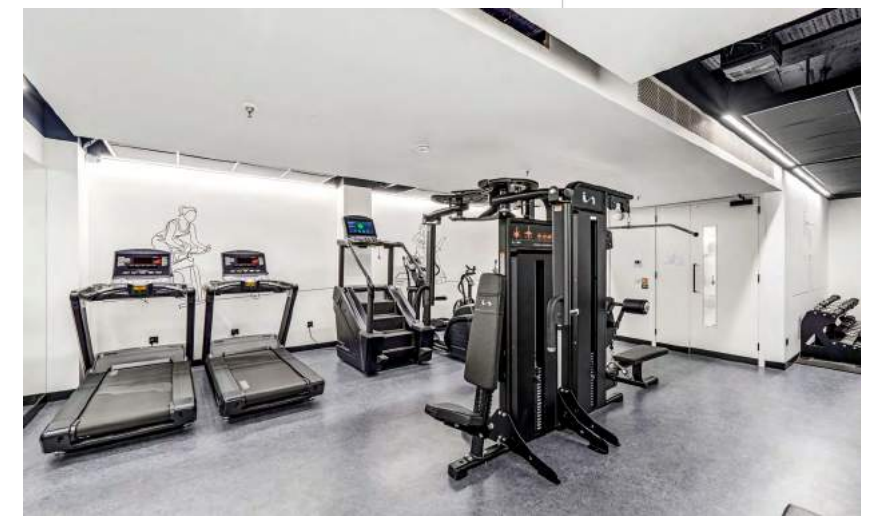
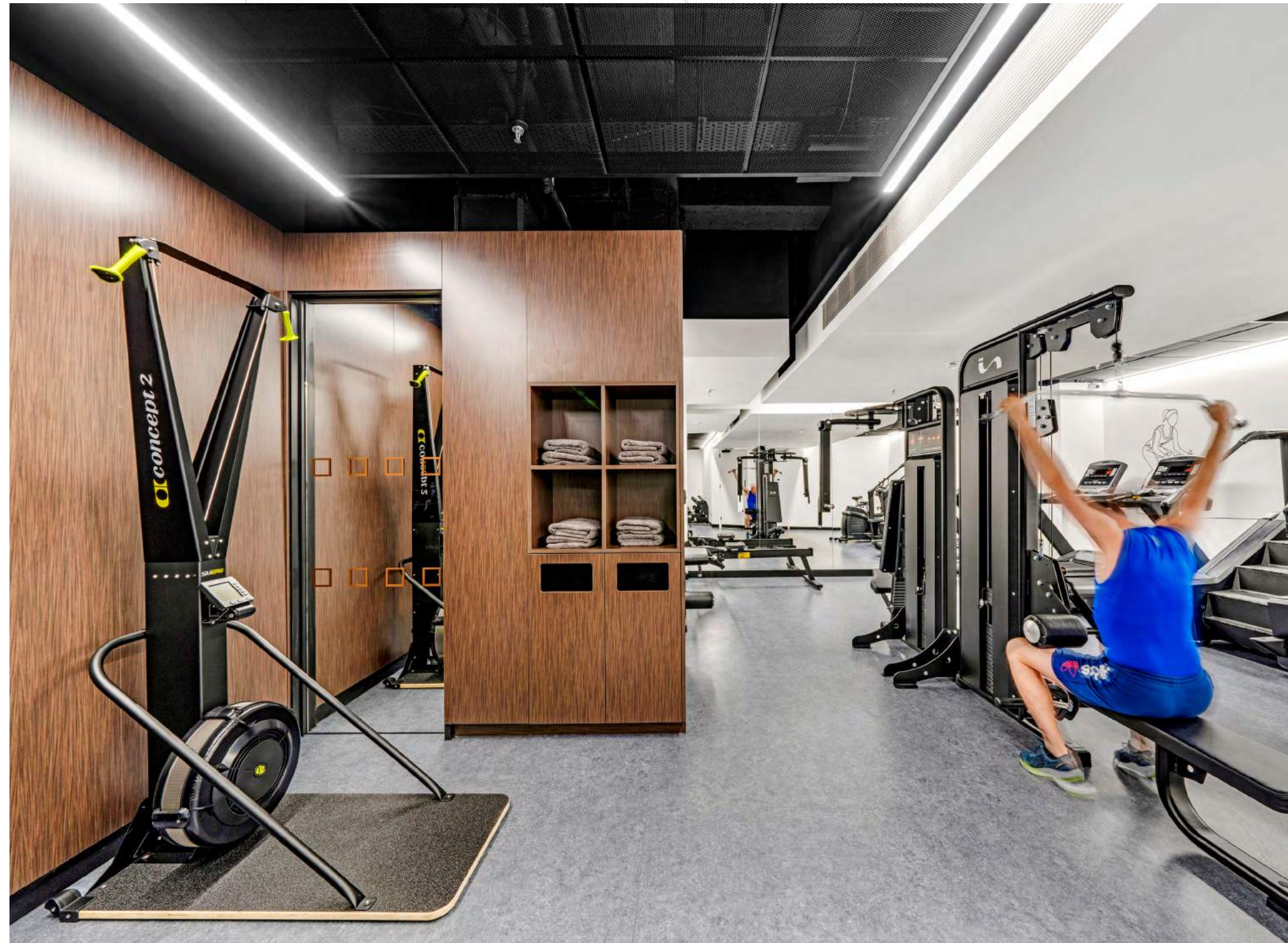
FACILITIES

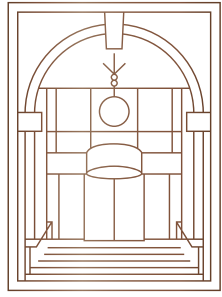
FLOORPLANS

LOCATION

MAP

CONTACT





ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

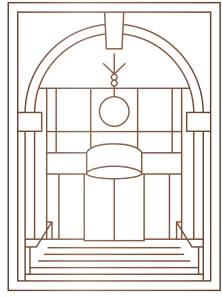
LOCATION

MAP

CONTACT



- New communal roof top terrace
- New enlarged and redesigned reception
- Four passenger lifts
- New end of trip facilities to include bike spaces, charging point and showers
- New wellness suite including fully-fitted gym with towel service
- Fully refurbished floors to CAT A standard
- New air conditioning and M&E services
- Newly refurbished common parts
- Car parking



ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

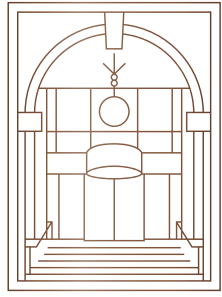
LOCATION

MAP

CONTACT

FIFTH  
FLOOR

*two floors of modern, refurbished space available*



ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

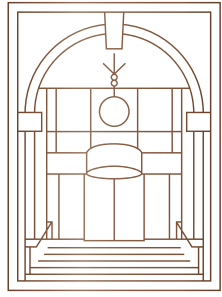
LOCATION

MAP

CONTACT

—  
FOURTH  
FLOOR





ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

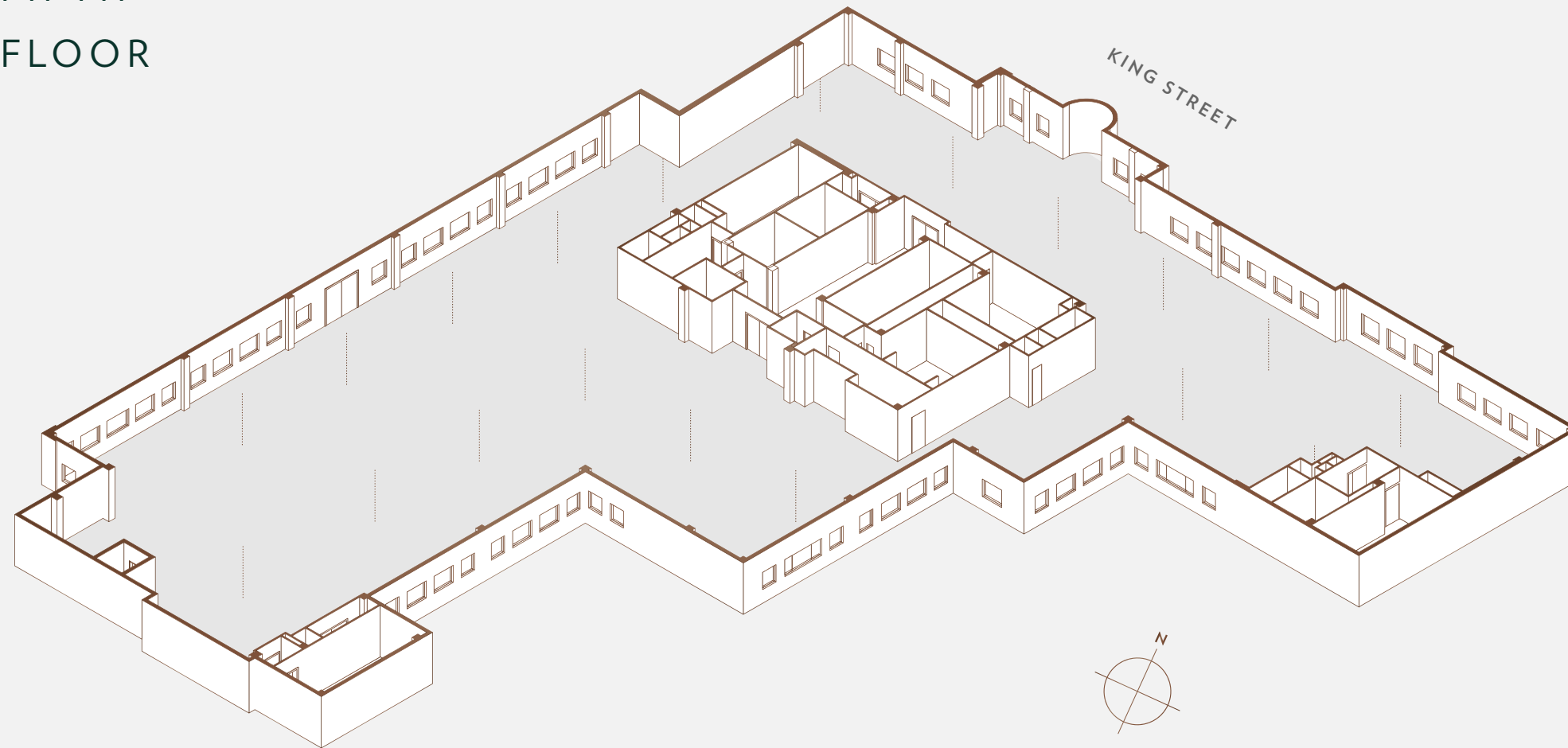
FLOORPLANS

LOCATION

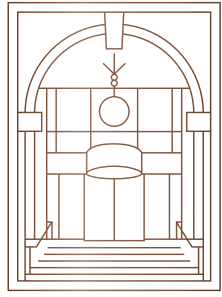
MAP

CONTACT

# FIFTH FLOOR



Floor	SQ FT	SQ M
SEVENTH	UNDER OFFER	
FIFTH	11,570	1075
FOURTH	12,797	1189
GROUND	UNDER OFFER	
LOWER GROUND	UNDER OFFER	
<b>TOTAL</b>	<b>48,346</b>	<b>4,491</b>



ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

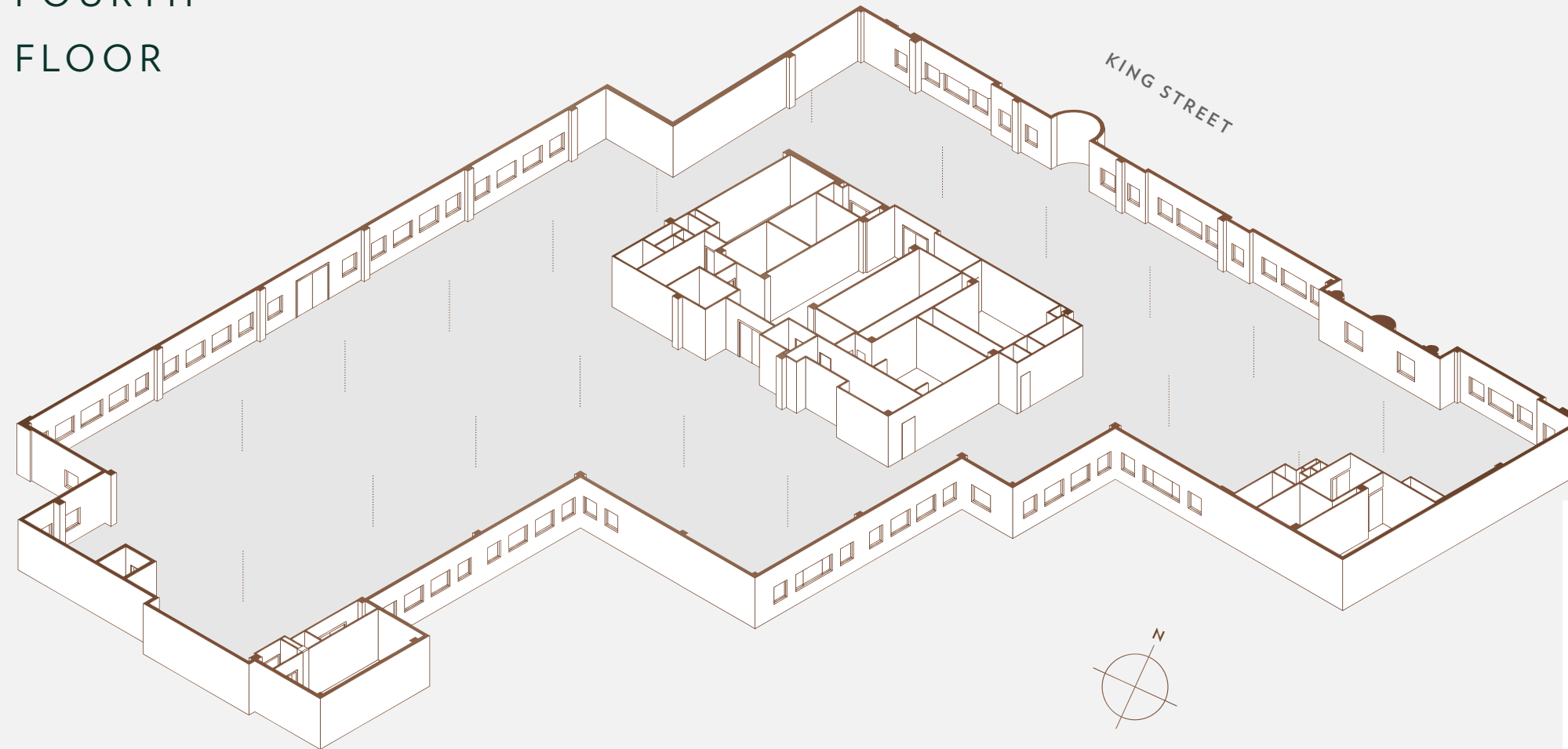
FLOORPLANS

LOCATION

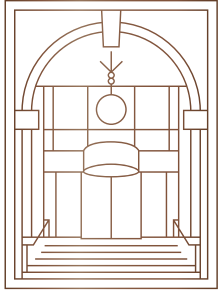
MAP

CONTACT

# FOURTH FLOOR



Floor	SQ FT	SQ M
SEVENTH	UNDER OFFER	
FIFTH	11,570	1075
FOURTH	12,797	1189
GROUND	UNDER OFFER	
LOWER GROUND	UNDER OFFER	
<b>TOTAL</b>	<b>48,346</b>	<b>4,491</b>



ALMACK HOUSE

[INTRODUCTION](#)

[RECEPTION](#)

[TERRACE](#)

[FACILITIES](#)

[FLOORPLANS](#)

[LOCATION](#)

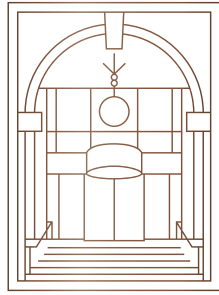
[MAP](#)

[CONTACT](#)



*more than antiques*

NEIGHBOUR WHITE CUBE GALLERY



ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

FLOORPLANS

LOCATION

MAP

CONTACT



## A NEW AGE OF ST JAMES'S HAS BEGUN

More than the heritage of St James's Palace, The Ritz, The Reform Club and Fortnum and Mason, and the durable reputation of the burgeoning art scene, from classic to contemporary, the area of St James's is considered to be a dynamic and established business district.

The area's character is formed by business professionals alongside traditional London trades of tailors, vintners, shoemakers, milliners, art galleries, restaurants, clubs, auction houses and gunsmiths amid a central garden square and a Royal Park.

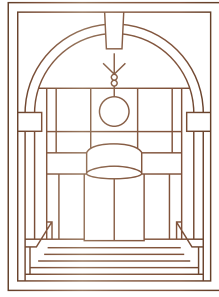
Almack House is part of this community and now offers the opportunity, to a few, to join their neighbours.

↑ White Cube Gallery (previous page)

← Berry Brothers wine merchants

↗ Dunhill, Luxury menswear





ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

FACILITIES

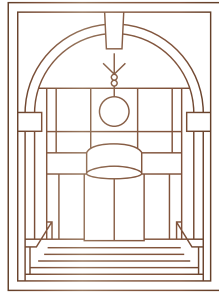
FLOORPLANS

LOCATION

MAP

CONTACT





ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

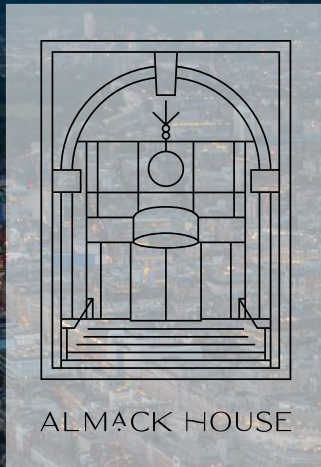
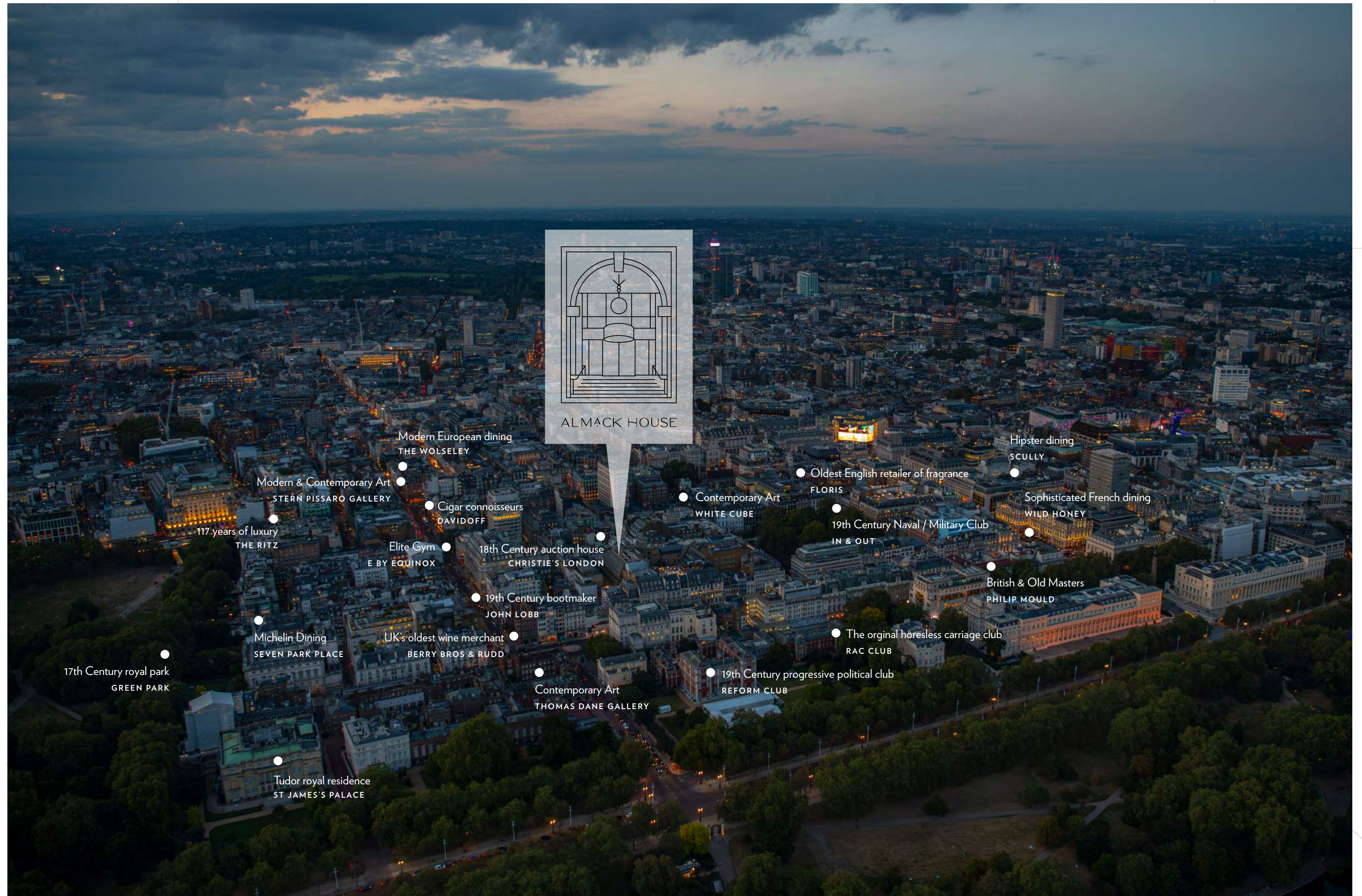
FACILITIES

FLOORPLANS

LOCATION

MAP

CONTACT



ALMACK HOUSE

Modern European dining  
THE WOLSELEY

Modern & Contemporary Art  
STERN PISSARO GALLERY

117 years of luxury  
THE RITZ

Cigar connoisseurs  
DAVIDOFF

Elite Gym  
E BY EQUINOX

18th Century auction house  
CHRISTIE'S LONDON

19th Century bootmaker  
JOHN LOBB

Michelin Dining  
SEVEN PARK PLACE

UK's oldest wine merchant  
BERRY BROS & RUDD

17th Century royal park  
GREEN PARK

Contemporary Art  
THOMAS DANE GALLERY

Contemporary Art  
WHITE CUBE

Oldest English retailer of fragrance  
FLORIS

19th Century Naval / Military Club  
IN & OUT

The original horesless carriage club  
RAC CLUB

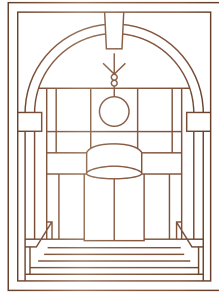
19th Century progressive political club  
REFORM CLUB

Hipster dining  
SCULLY

Sophisticated French dining  
WILD HONEY

British & Old Masters  
PHILIP MOULD

Tudor royal residence  
ST JAMES'S PALACE



ALMACK HOUSE

INTRODUCTION

RECEPTION

TERRACE

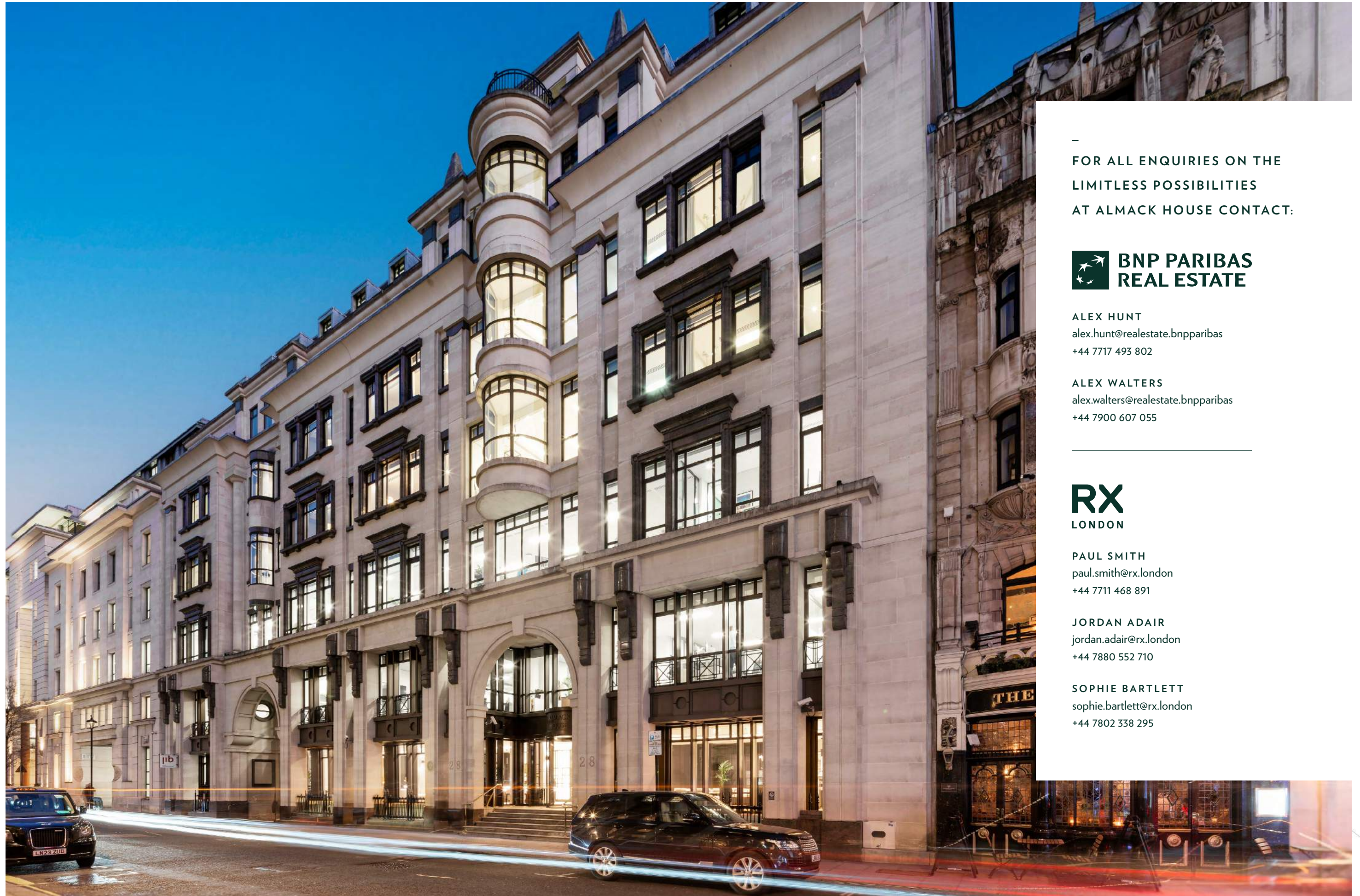
FACILITIES

FLOORPLANS

LOCATION

MAP

CONTACT



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