

170 PICCADILLY, ST. JAMES'S W1J 9EJ



170piccadilly.co.uk

# 170 Piccadilly

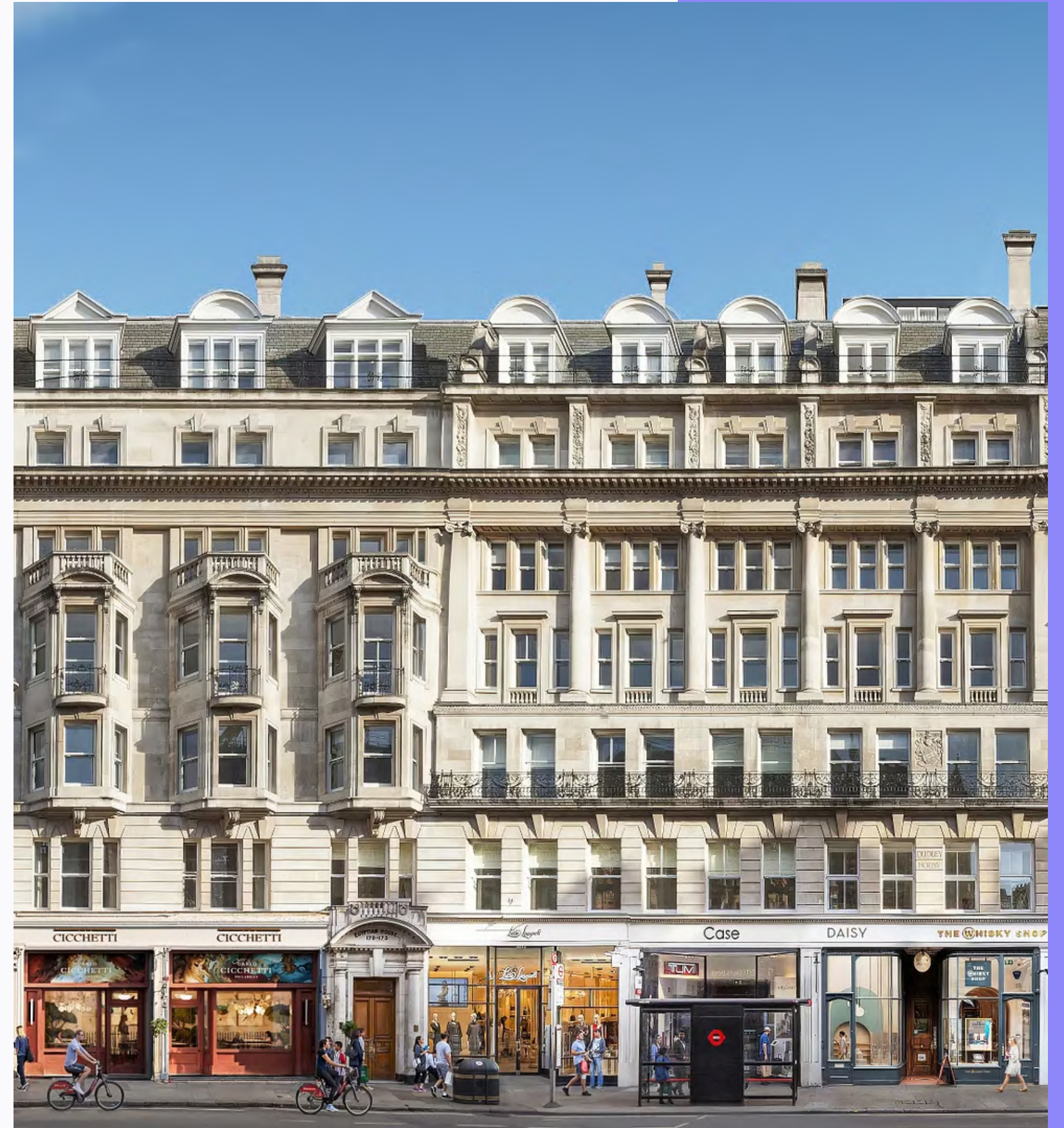
WHERE PRESTIGE MEETS PRODUCTIVITY

**GPE.**  
Fully Managed



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# Take a tour







# Introducing *170 Piccadilly*, where Mayfair & St. James's meet.

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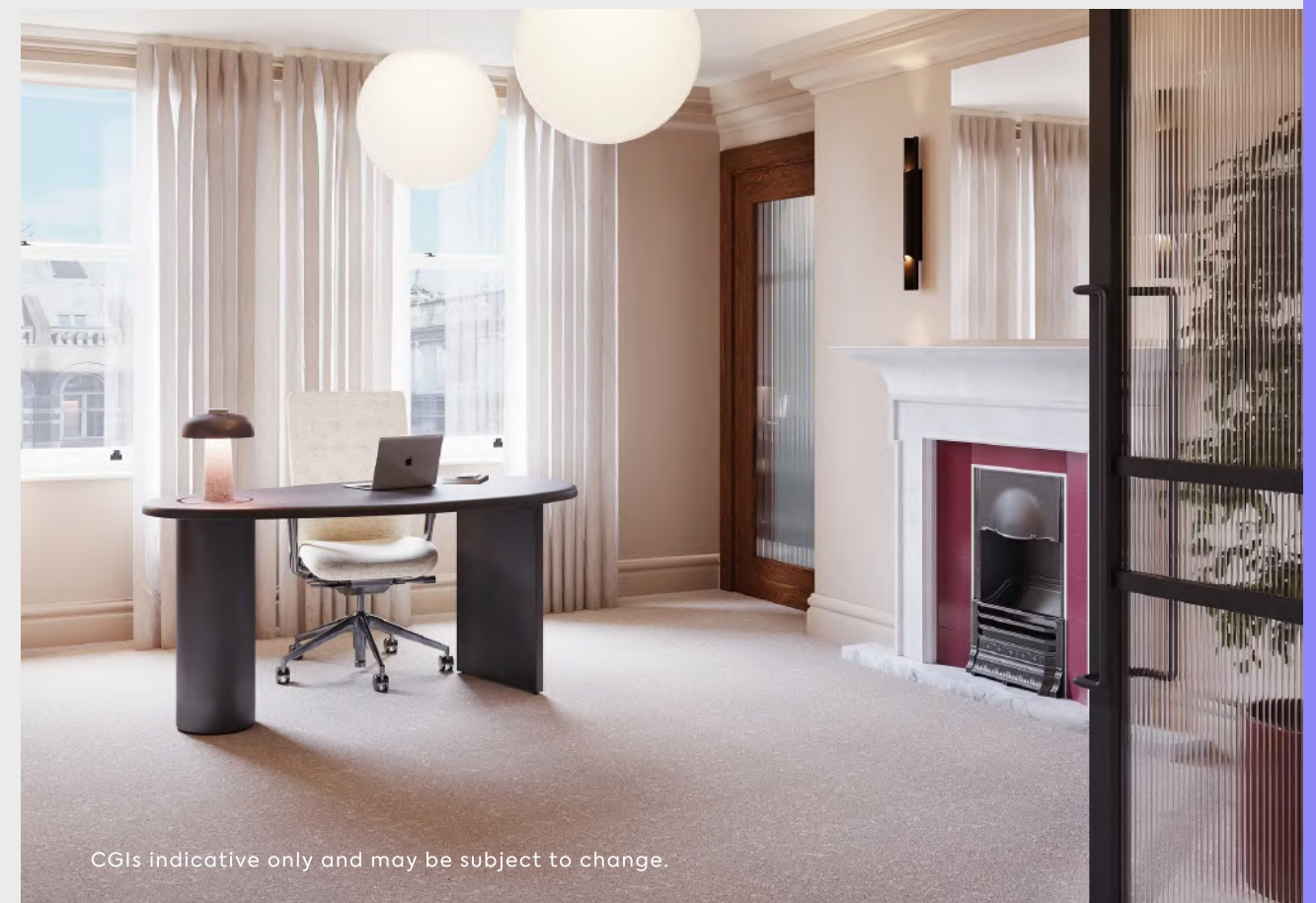
170 Piccadilly

Perfectly located on one of London's most iconic streets, 170 Piccadilly offers a unique opportunity to elevate your presence in the heart of the West End.

Meticulously reimaged, it's a stunning fusion of heritage and innovation. Whilst honouring the building's Grade II listed grandeur, it also introduces sophisticated modern design and cutting-edge functionality.

Every detail has been thoughtfully curated. A combination of carefully selected materials, furniture and beautiful touches provide flexibility, sustainability and wellbeing.

Exceptional, fully managed workspaces that are both stunning and refined.



CGIs indicative only and may be subject to change.





# 170 Piccadilly at a glance

27,776 sq ft.

7 floors.

Workspaces ranging from  
800 sq ft – 4,500 sq ft.

Providing an array of office  
spaces tailored for **8 to 37  
desks**, each with exclusive  
on-floor amenities and  
thoughtfully designed  
shared areas.

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170 Piccadilly

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[Take the virtual tour](#)

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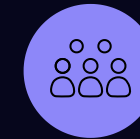
170 Piccadilly

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## KEY FEATURES



Grade II listed  
building



Club Space -  
flexible event  
& workspace



Spacious  
communal lounge



Private meeting  
rooms



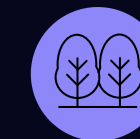
Boardroom



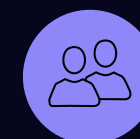
Phone booths  
& focus booths



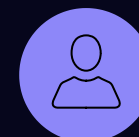
Self-serve  
coffee bar



Outdoor  
landscaped terrace



Shared meeting  
room suites



Customer  
Experience team



Cycle storage  
& lockers



Showers &  
vanity room



# Where prestige meets productivity



## A grand welcome, impeccably crafted

The ground floor blends heritage charm with modern luxury, featuring a grand stone façade, intricate wood paneling, and striking metalwork. Thoughtfully restored, its elegance and warmth create a truly exceptional welcome.



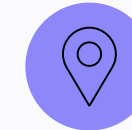
## Timeless design, thoughtfully restored

170 Piccadilly blends history with modern design. A meticulous, sustainable refurbishment has restored its Grade II listed elegance, transforming it into a sophisticated workspace that honours its past while embracing the future.



## High-quality floors & beautiful interiors

Step into a bright, flexible workspace where sustainability meets elegance. Each floor features a kitchen, tea point, and ample breakout spaces, designed for creativity and comfort. With warm tones, rich textures and greenery, these fully contained, customisable spaces balance beauty and functionality to elevate your workday.



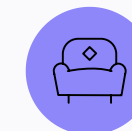
## Where Mayfair meets St. James's

Perfectly positioned between Mayfair and St. James's, 170 Piccadilly offers a prestigious address surrounded by world-class dining, luxury retail, and cultural landmarks. With parks and top fitness studios nearby, it's where work, culture, and wellbeing meet.



## Seamless indoor-outdoor working

The outdoor terrace extends the workplace, enhancing productivity, collaboration, and wellbeing. Thoughtfully landscaped with premium finishes, it offers an indoor-outdoor experience—perfect for meetings, focus or relaxation.



## Spaces to work, relax and recharge

170 Piccadilly is designed for productivity and wellbeing, featuring modern meeting spaces, inviting break-out areas, and a landscaped terrace. With a communal lounge, cycle storage, showers, and a vanity room, everything you need to work, meet, and recharge is right at hand.



SHARED TERRACE



CLUB SPACE





# *Timeless design,* thoughtfully restored

- **Original features throughout**  
The wood panelling has been restored infusing the space with rich texture and character, that celebrates the building's history.
- **Classic windows, modern comfort**  
Lovingly refurbished, all sash windows are now double glazed for efficiency and acoustics.
- **Timeless luxury in every space**  
Duravit sanitaryware blends sleek design with superior quality.
- **Lovingly restored**  
The stunning original staircases have been beautifully refurbished and brought back to their former grandeur.
- **Craftsmanship in every detail**  
Featuring 13 distinct types of cornicing meticulously restored to celebrate the original craftsmanship and heritage.

IT'S IN THE DETAILS





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



## 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

We're committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse. We'll also work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

[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.



CGI of Lower Ground Floor  
Subject to change.

Natural spaces to  
promote balance

CGIs indicative only and may be subject to change.



# Exceptional service as standard

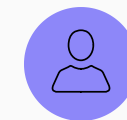


## YOUR WELLBEING IS OUR PRIORITY

Life is all about balance. Your Customer Experience Manager will help keep your team happy and healthy with a programme of wellbeing initiatives, charitable fundraisers and fun socials throughout the year, so your workspace is a happy and vibrant place to be.

## EVERYTHING TAKEN CARE OF

Our welcoming Customer Experience team will take the hassle out of the day to day running of your business, so you can focus on delivering your best work.



Building management



Community management



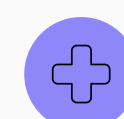
Statutory compliance



Food & Beverage



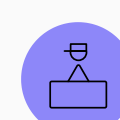
24/7 Helpdesk



Health & safety



Maintenance



Access & visitor management



Events

## Purposeful partnerships

We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.







# A Grade II masterpiece, reimagined for today

170 PICCADILLY



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# Sustainability is at the core of everything we do

We create workspaces that prioritise the environment, community and wellbeing of your team.



## Preserving the past, building for the future

170 Piccadilly retains the stunning character of this heritage building while including sustainable features that focus on energy efficiency, wellbeing and supporting the circular economy.



## A greener future with built-in efficiency

Designed to maximise energy efficiency, 170 Piccadilly incorporates modern Mechanical & Electrical (M&E) alternatives, eliminates fossil fuels, and optimises design with upgraded double glazing and insulation.

Targeting BREEAM 'Excellent' FP and EPC B rating, it delivers a reduced carbon footprint and a more sustainable workplace—all with the peace of mind that comes from an energy-efficient, Fully Managed environment.



## Less waste, helping to reduce our impact on the planet

The building is thoughtfully fitted out to reduce waste and maximise material re-use, all helping to minimise our impact on the planet.



## Designed for your wellbeing

Enjoy a green terrace with 100% Biodiversity Net Gain, which means we're creating more green spaces and supporting nature as part of the development. Inside, beautiful planting brings the outside in for a more refreshing and inspiring environment. Plus, inclusive design ensures easy access for everyone, with step-free entry, clear signage, and automated systems to support all needs.

## At GPE, we are:

### Integrating climate resilience across our business

- Creating more green space.
- Creating adaptable, future-proof buildings.

### Putting health and wellbeing front and centre

- Wellbeing features integrated into the design of our spaces including air quality performance monitoring.
- Creating inclusive spaces and running wellbeing events.

### Decarbonising our business to become net zero by 2040

- Using 100% renewable energy.
- Low carbon by design, including using preloved materials and furniture.

### Creating a lasting positive social impact in our communities

- Supporting social enterprises and charities.
- Supporting local employment and apprenticeships.





Exceptional workspaces –  
sophisticated and refined



# 1st floor – Welcome to The Club Space

## A CALM SANCTUARY AWAITS

Polished, sumptuous materials, elegant details, and statement moments define this retreat, offering a serene escape from the bustling energy of central London. The Club Space provides a flexible event and workspace, where modern meeting facilities and inviting break-out areas come together effortlessly for both productivity and relaxation.

Whether you’re grabbing a coffee from the self-serve bar, sending emails, or enjoying fresh air on the landscaped terrace, the flow between indoor and outdoor spaces ensures everything you need is right at your fingertips. This is the perfect touch-down spot to recharge, refocus, and find inspiration amidst the vibrancy of the city.



### ELEVATED REFRESHMENTS

Start your day or take a well-earned break at the stunning self-serve coffee bar. Thoughtfully designed, it flows into the landscaped terrace.

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170 Piccadilly

[View 2D Floorplan](#)



01C.VI



2,099 sq ft



Shared terrace



Boardroom



Meeting room



Breakout areas



Kitchen



Coffee machine



2 booths





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Heritage meets  
modern luxury

CGIs indicative only and may be subject to change.



# Outdoor terrace

The outdoor terrace at 170 Piccadilly offers a truly inviting and immersive environment, with meandering paving that guides you through the space.

Thoughtfully designed seating areas provide the perfect spots to both work and relax, while outdoor lighting enhances the atmosphere from day to dusk. Varied planting creates a sense of being within a verdant oasis, offering a peaceful retreat amidst the vibrancy of the city. Whether you're enjoying fresh air or taking a break, this space blends nature and design to elevate your experience.



Event Space



Beautiful landscaping



Outdoor seating

## YOUR URBAN OASIS AWAITS

The perfect place to unwind in a serene oasis or shift your scenery for focused time.

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170 Piccadilly





# Typical floor

Step into an airy, design-led environment, where every detail has been thoughtfully considered for productivity.

Flooded with natural light on every level and offering stunning views over Mayfair and St. James's, each floor features its own kitchen and tea point, along with plenty of breakout and collaborative spaces. The thoughtful use of warm tones, wooden and metal textures, and planting creates a dynamic atmosphere that fosters creativity and comfort. With innovative design solutions, you can tailor your space to suit your desk requirements, creating a highly productive and adaptable workspace.

- 

Meeting room
- 

Focus booth
- 

Coffee machine
- 

Breakout space
- 

Kitchen



## HIGH QUALITY FLOORS AND BEAUTIFUL INTERIORS

Each floor offers bright, flexible workspaces where beautiful interiors blend elegance, sustainability, and comfort to elevate your workday.

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170 Piccadilly







Ultimate inspiration in a world-famous location

CGIs indicative only and may be subject to change



# Schedule of areas



←..... PICCADILLY ARCADE

FLOOR		SQFT	CURRENT DESKS	KEY FEATURES
7 - Office	>	694	8	Kitchen
6 - Office (east)	>	1,666	12	Meeting room, focus booth, breakout areas
6 - Office (west)	>	2,501	18	Meeting room, 2 phone booths, breakout areas
5 - Office	>	4,443	34	2 meeting rooms, 2 private offices, reception, 4 booths
4 - Office	>	4,527	37	2 meeting rooms, reception, private office, 2 phone booths
3 - Office (east)	>	1,882	13	Meeting room, breakout areas, focus booth, private office
3 - Office (west)	>	2,638	22	Meeting room, 2 private offices, 2 focus booths
2 - Office (east)	>	1,909	16	Meeting room, focus booth, breakout areas
2 - Office (west)	>	2,758	30	Meeting room, reception area, 2 phone booths
1 - Office (east)	>	1,541	16	Private terrace, focus booth, breakout areas
1 - Office (west)	>	805	8	Shared kitchen and direct access to terrace
1 - Club Space	>	2,099	-	Boardroom, lounge, coffee bar, meeting rooms, shared terrace
TOTAL		27,463	214	





CGI indicative only and may be subject to change.

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170 Piccadilly

Space to work,  
space to breathe





# West

- 805 sq ft
- 8 desks
- 11 max capacity
- Direct terrace access
- Shared kitchen

## 1ST FLOOR



# East

- 1,541 sq ft
- 16 desks
- 21 max capacity
- Private terrace
- Breakout area
- Kitchen
- Focus booth
- Demised WC's



1st Floor West

Club Space

1st Floor East



# West

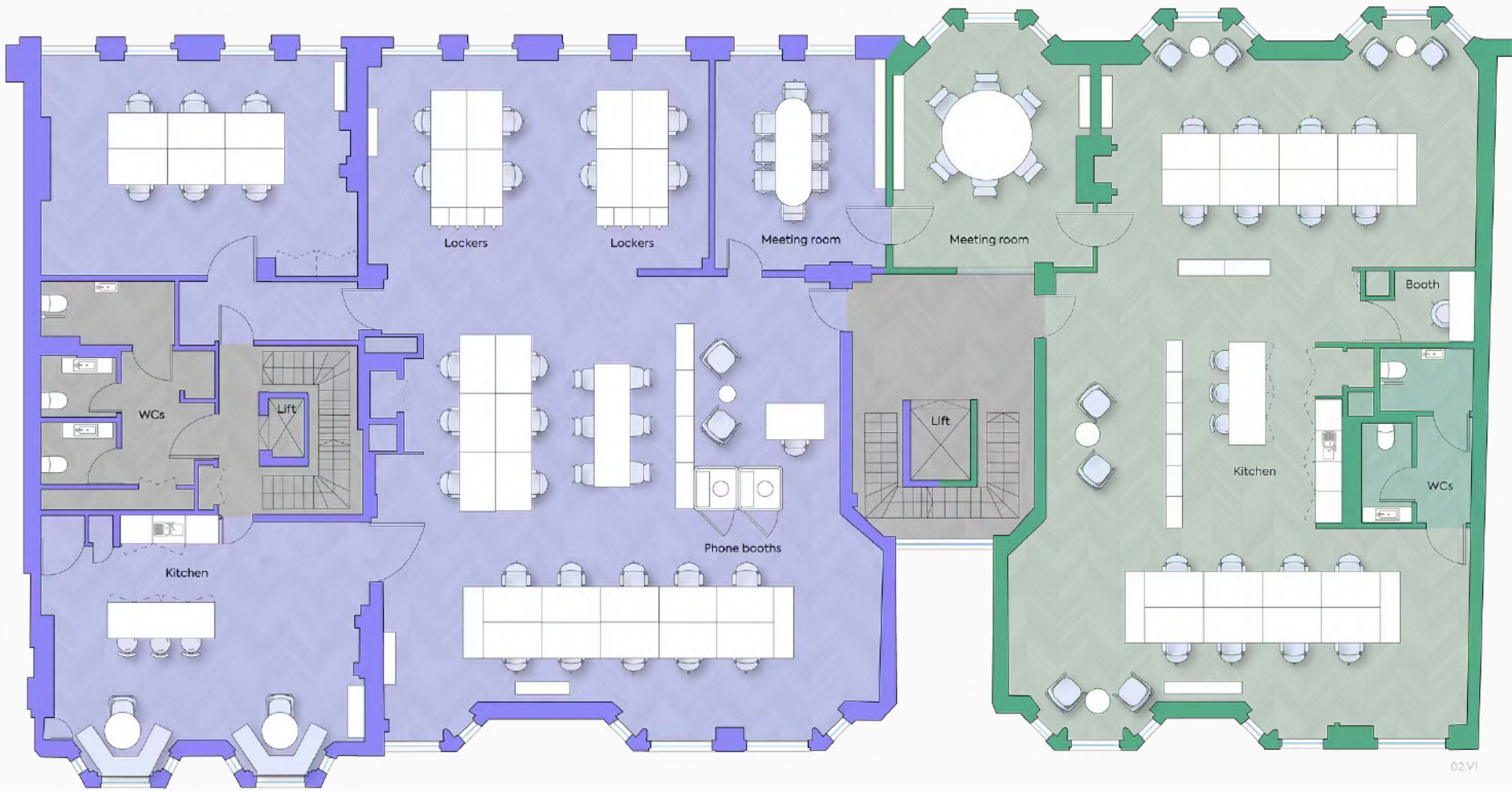
- 2,758 sq ft
- 30 desks
- 37 max capacity
- Meeting room
- Reception
- Breakout areas
- Kitchen
- Coffee machine
- 2 phone booths

## 2ND FLOOR



# East

- 1,909 sq ft
- 16 desks
- 26 max capacity
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- Focus booth
- Demised WC's

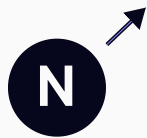




# West

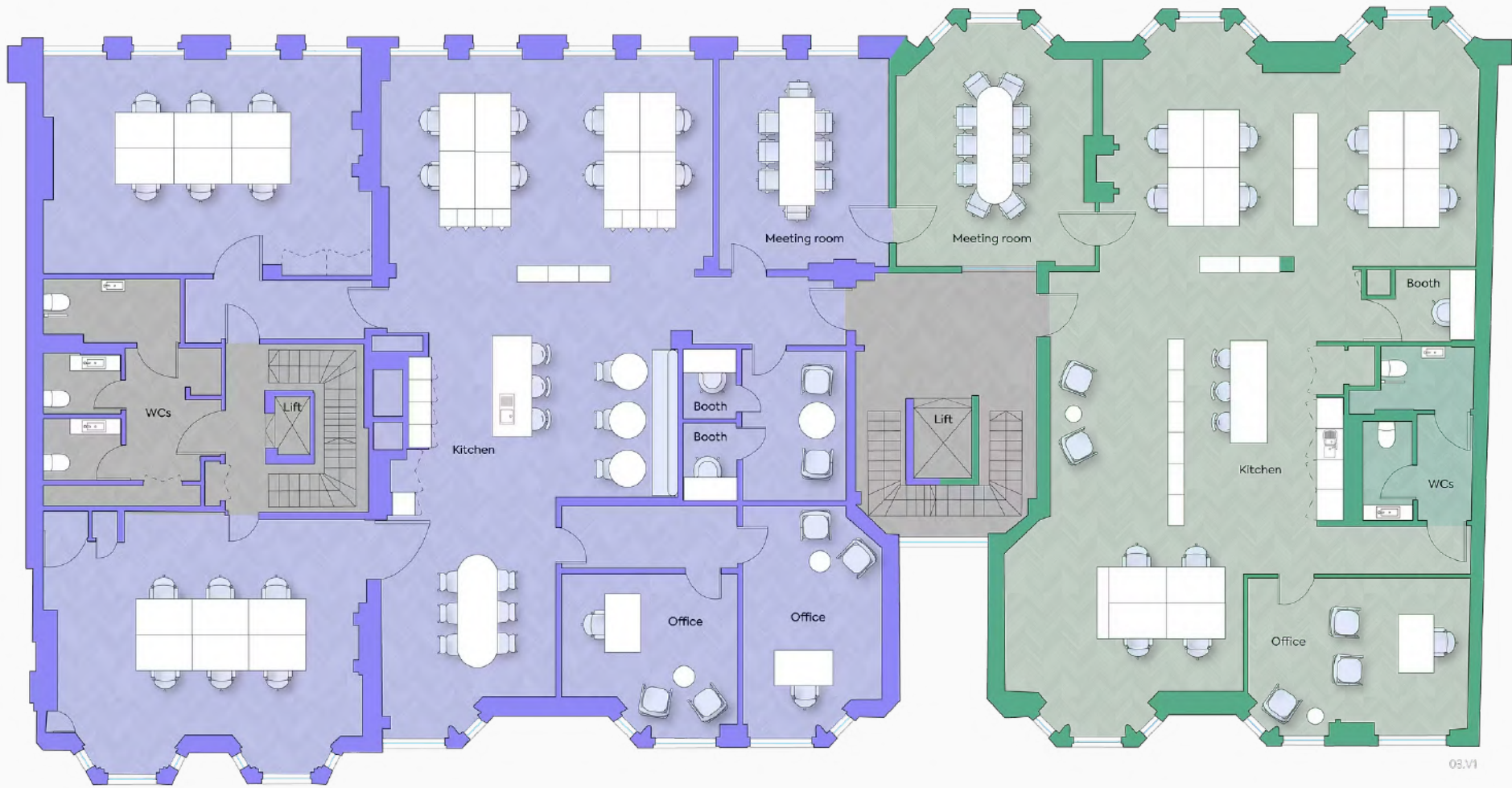
- 2,638 sq ft
- 22 desks
- 36 max capacity
- 2 private offices
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- 2 focus booths

## 3RD FLOOR



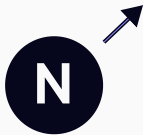
# East

- 1,882 sq ft
- 13 desks
- 25 max capacity
- Private office
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- Focus booth
- Demised WC's

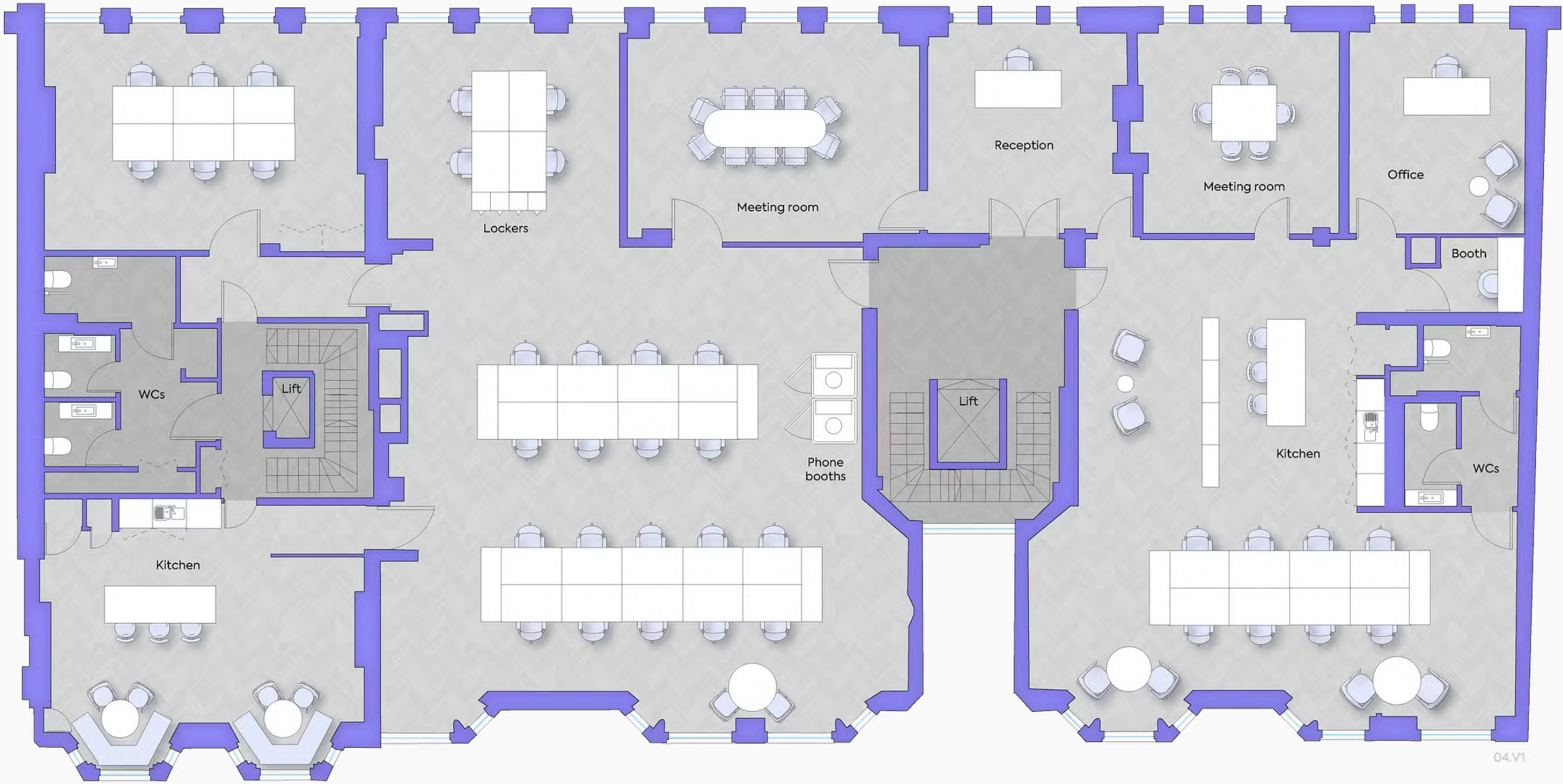




# 4TH FLOOR

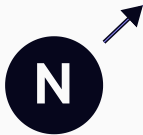


-  4,527 sq ft
-  37 desks
-  62 max capacity
-  Private office
-  2 meeting rooms
-  Reception
-  Kitchen
-  Coffee machine
-  2 phone booths
-  Focus booth
-  Demised WC's

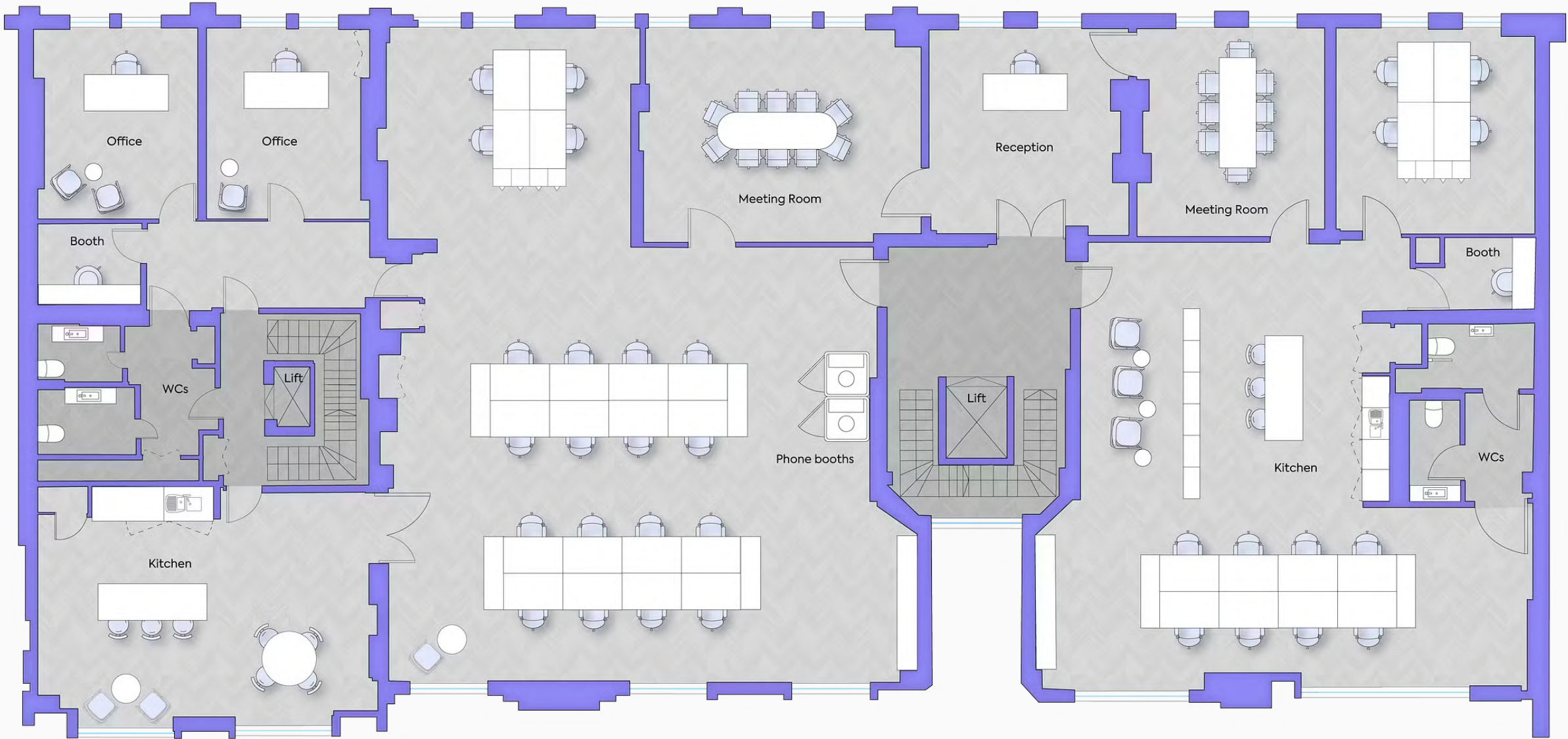




# 5TH FLOOR











-  4,443 sq ft
-  34 desks
-  61 max capacity
-  2 private offices
-  2 meeting rooms
-  Reception
-  Kitchen
-  Coffee machine
-  2 phone booths
-  2 focus booths
-  Demised WC's



05.V1



# West

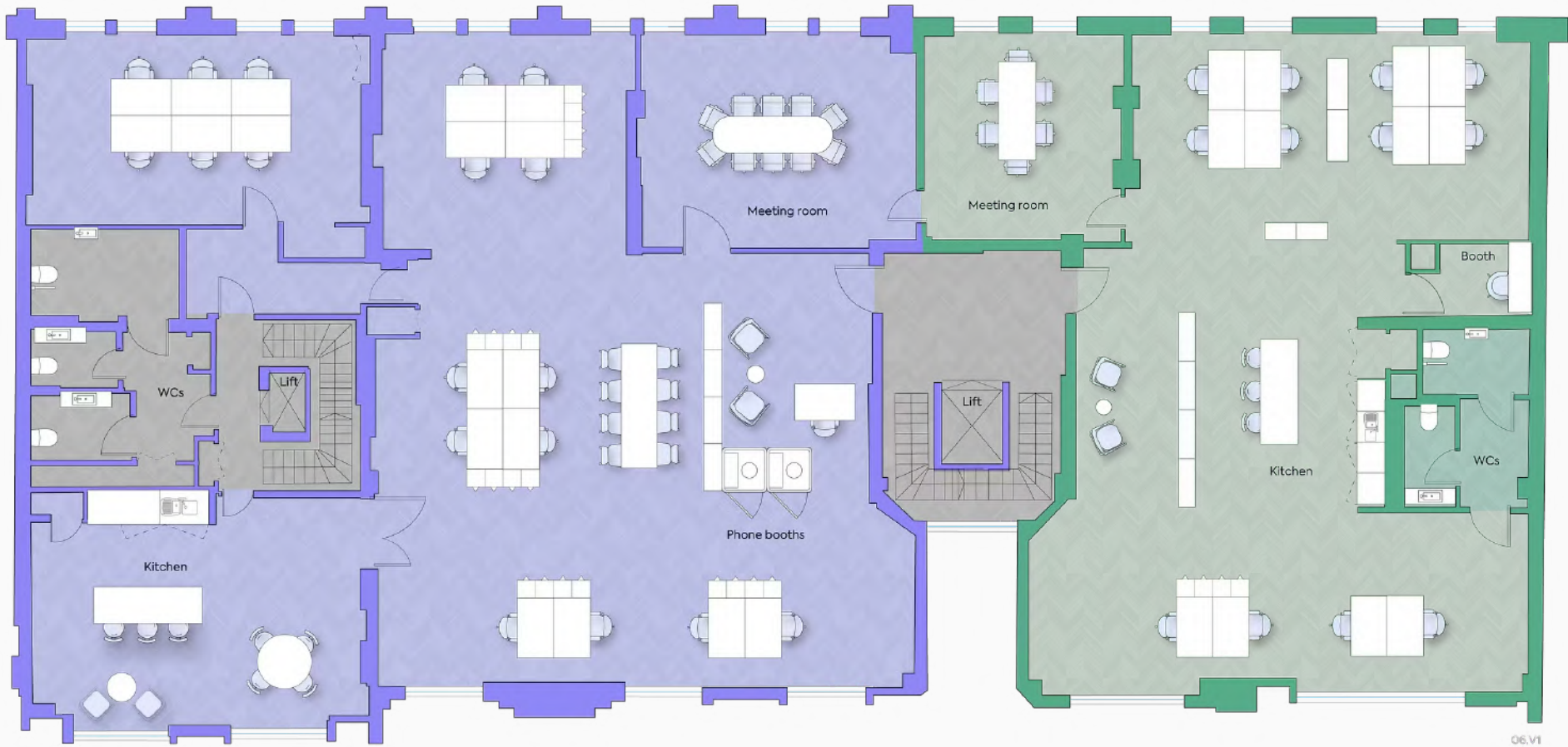
-  2,501 sq ft
-  18 desks
-  34 max capacity
-  Meeting room
-  Breakout areas
-  Kitchen
-  Coffee machine
-  2 phone booths

## 6TH FLOOR



# East

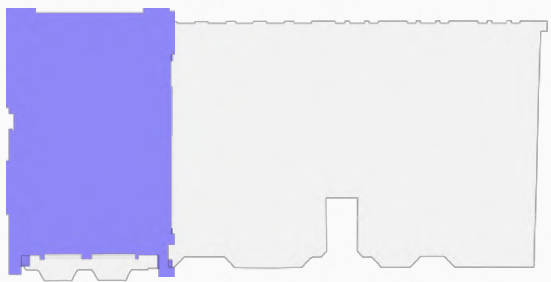
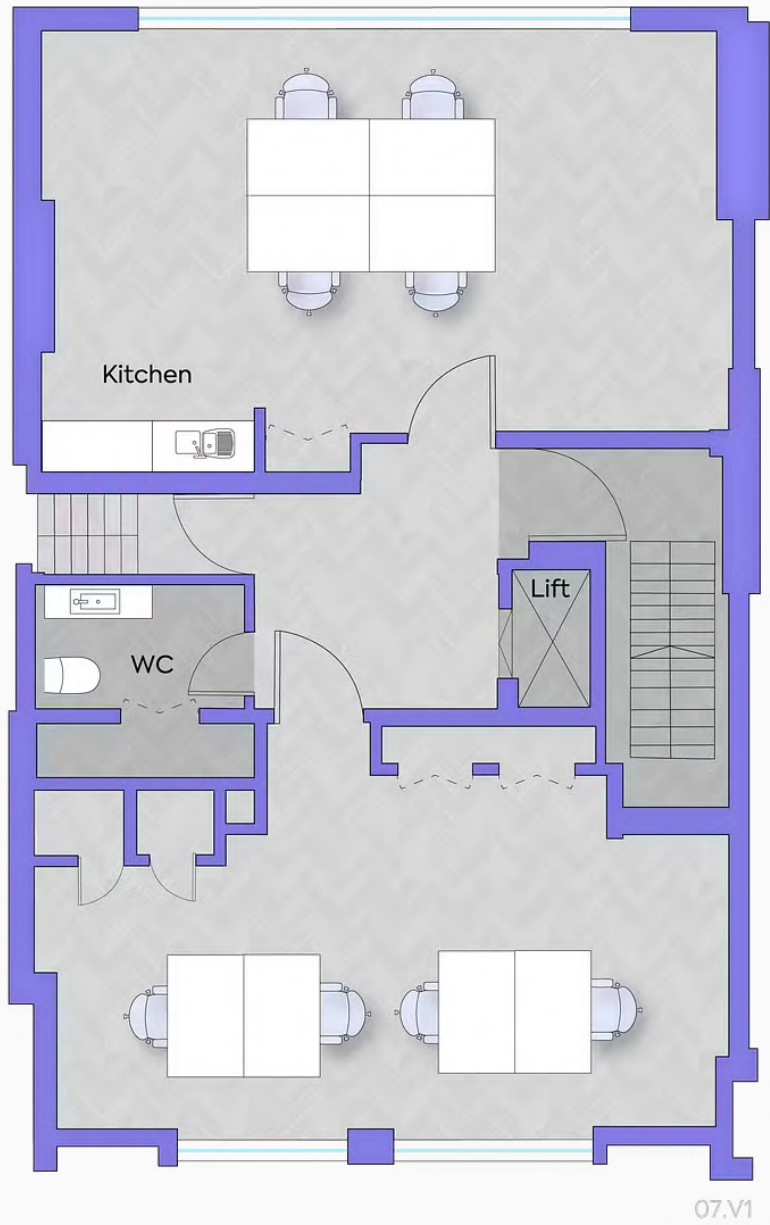
-  1,666 sq ft
-  12 desks
-  22 max capacity
-  Meeting room
-  Breakout areas
-  Kitchen
-  Coffee machine
-  Focus booth
-  Demised WC's





# 7TH FLOOR

-  694 sq ft
-  8 desks
-  9 max capacity
-  Kitchen
-  Demised WC's



Level 7 floorplate

[View 2D Floorplan](#)





*Premium* end-of-trip facilities, to enhance your working day







Within walking distance

Get around

#### NEAREST STATIONS

##### Green Park

5 mins



##### Piccadilly Circus

6 mins



##### Leicester Square

11 mins



##### Embankment

12 mins

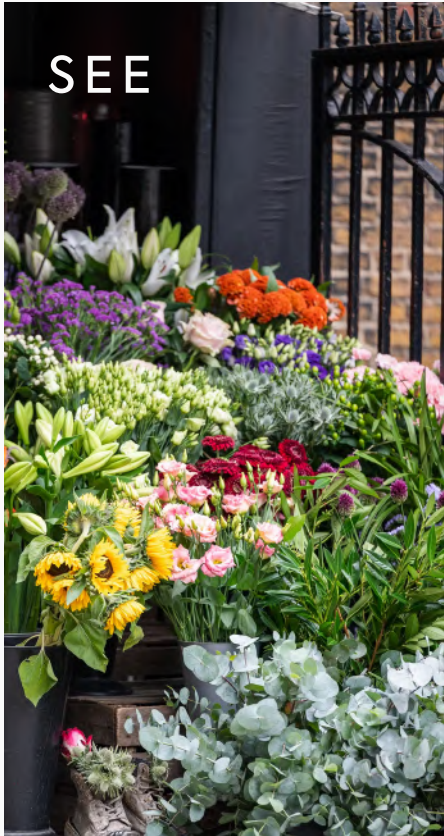


##### Covent Garden

15 mins







SEE



RELAX



TASTE



# Scenic St James's



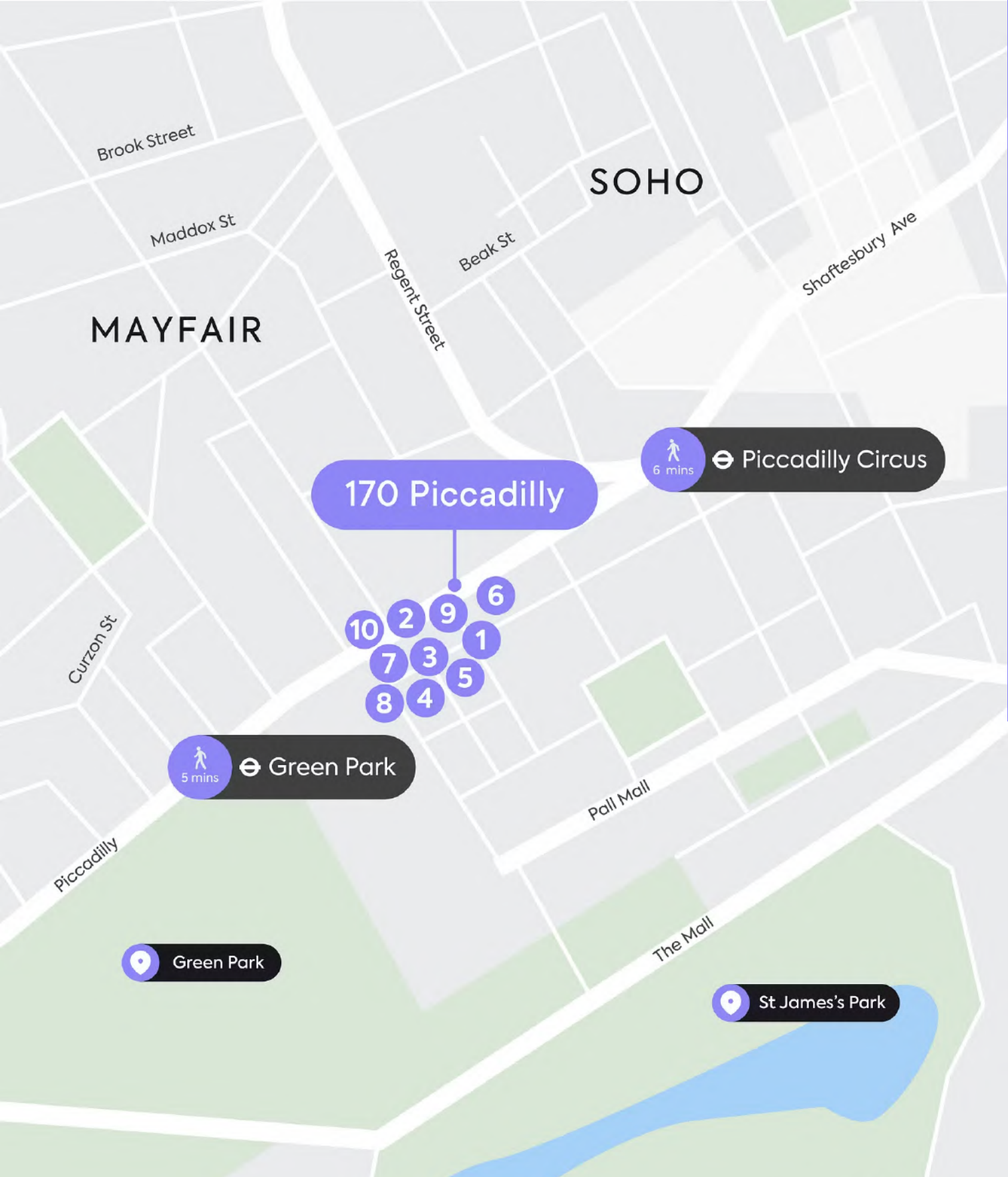


# On your doorstep

At the crossroads of Mayfair and St. James’s, 170 Piccadilly is surrounded by an exceptional array of dining destinations. Start your day with a perfectly brewed coffee from The Cut Coffee House or a pastry from Buns From Home.

For those craving Italian flavours, Cicchetti and Franco’s serve up everything from small plates to refined classics. Wiltons and 45 Jermyn Street offer timeless British elegance, while Quaglino’s brings a lively brasserie atmosphere.

Whether it’s a quick bite, a leisurely lunch, or an indulgent dinner, the vibrant food scene here caters to every taste.



## OUR PICK

**Cicchetti Piccadilly**  
Where exquisite Italian small plates meet a vibrant atmosphere, giving you a perfect blend of authentic flavours and sophisticated dining, right on the doorstep of 170 Piccadilly.



## HIGHLIGHTS

- 1 45 Jermyn Street
- 2 The Wolseley
- 3 Wiltons
- 4 Quaglino’s
- 5 Ginza St. James’s
- 6 Cicchetti
- 7 Franco’s
- 8 Murano
- 9 The Cut Coffee House
- 10 Buns From Home



Good food



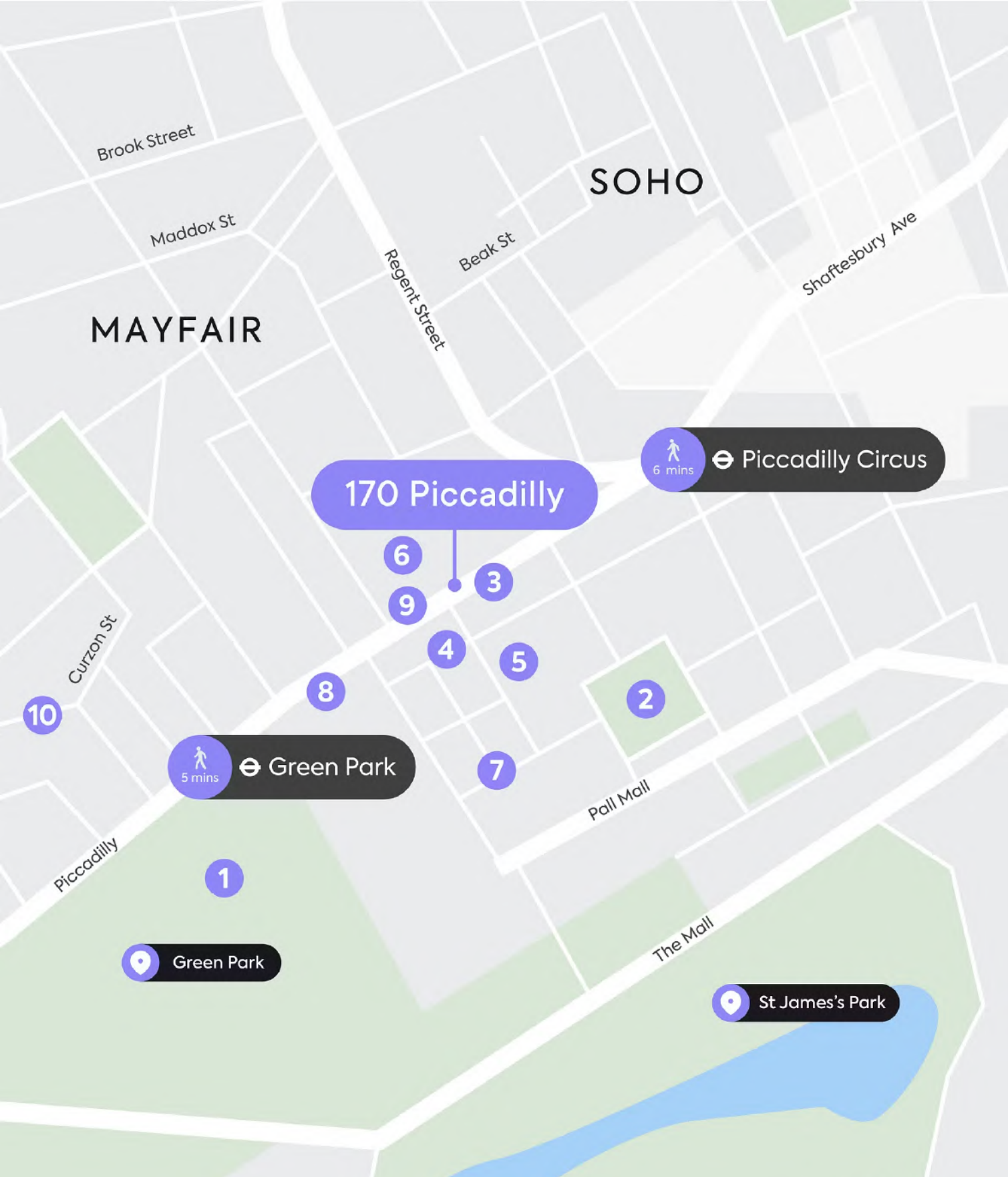


# Around the corner

This iconic location is a hub of culture, creativity, and wellbeing. Surrounded by lush green spaces, it invites you to escape into nature, with peaceful parks and tranquil settings just a stone’s throw away.

For those seeking inspiration, world-class arts and cultural venues provide endless opportunities to explore.

Whether you’re looking to recharge at state-of-the-art fitness studios or immerse yourself in London’s vibrant creative scene, this location offers a perfect balance of relaxation, culture, and wellness.



OUR PICK

**Royal Academy of Arts**  
A must-visit for art lovers. As an independent institution led by artists, it showcases everything from cutting-edge contemporary pieces to masterpieces by the greats.



# Things to do

HIGHLIGHTS

- 1 Green Park
- 2 St James’s Square
- 3 Fortnum & Mason
- 4 Piccadilly Arcade
- 5 White Cube
- 6 Royal Academy of Arts
- 7 Christie’s
- 8 The Ritz
- 9 Burlington Arcade
- 10 Shepherd’s Market



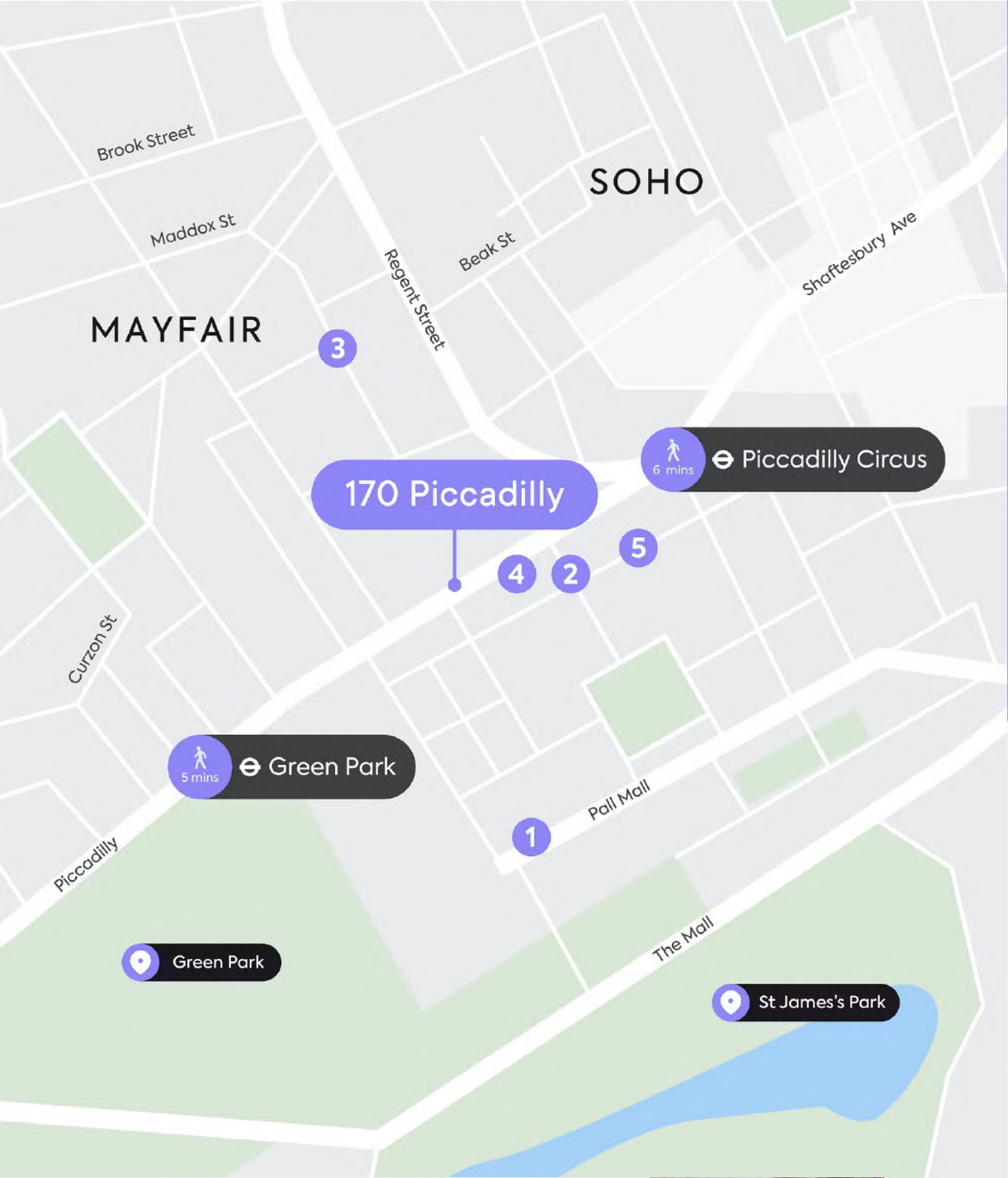


# Just steps away

Tucked away just around the corner from 170 Piccadilly, you'll find a selection of hidden gems that add a touch of exclusivity to the area.

Maison Assouline offers an unparalleled selection of curated books and lifestyle pieces, while Berry Bros & Rudd invites connoisseurs to explore its collection of fine wines and spirits.

Savile Row's world-renowned tailoring boutiques provide the perfect spot for those seeking bespoke craftsmanship. These hidden treasures offer an exceptional experience for the discerning visitor.



# Hidden gems

HIGHLIGHTS

- 1 Berry Bros & Rudd Ltd
- 2 Bulbous
- 3 Savile Row
- 4 Maison Assouline
- 5 Jermyn Street

OUR PICK



**Maison Assouline**  
Whether browsing the beautifully designed displays or enjoying a coffee in the elegant café, Maison Assouline offers a unique experience that celebrates culture, creativity, and the art of fine living.





# 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 find out more.

**GPE.**  
Fully Managed



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