170 PICCADILLY, ST. JAMES'S W1J 9EJ



170piccadilly.co.uk

# 170 Piccadilly

WHERE PRESTIGE MEETS PRODUCTIVITY

GPE.
Fully Managed

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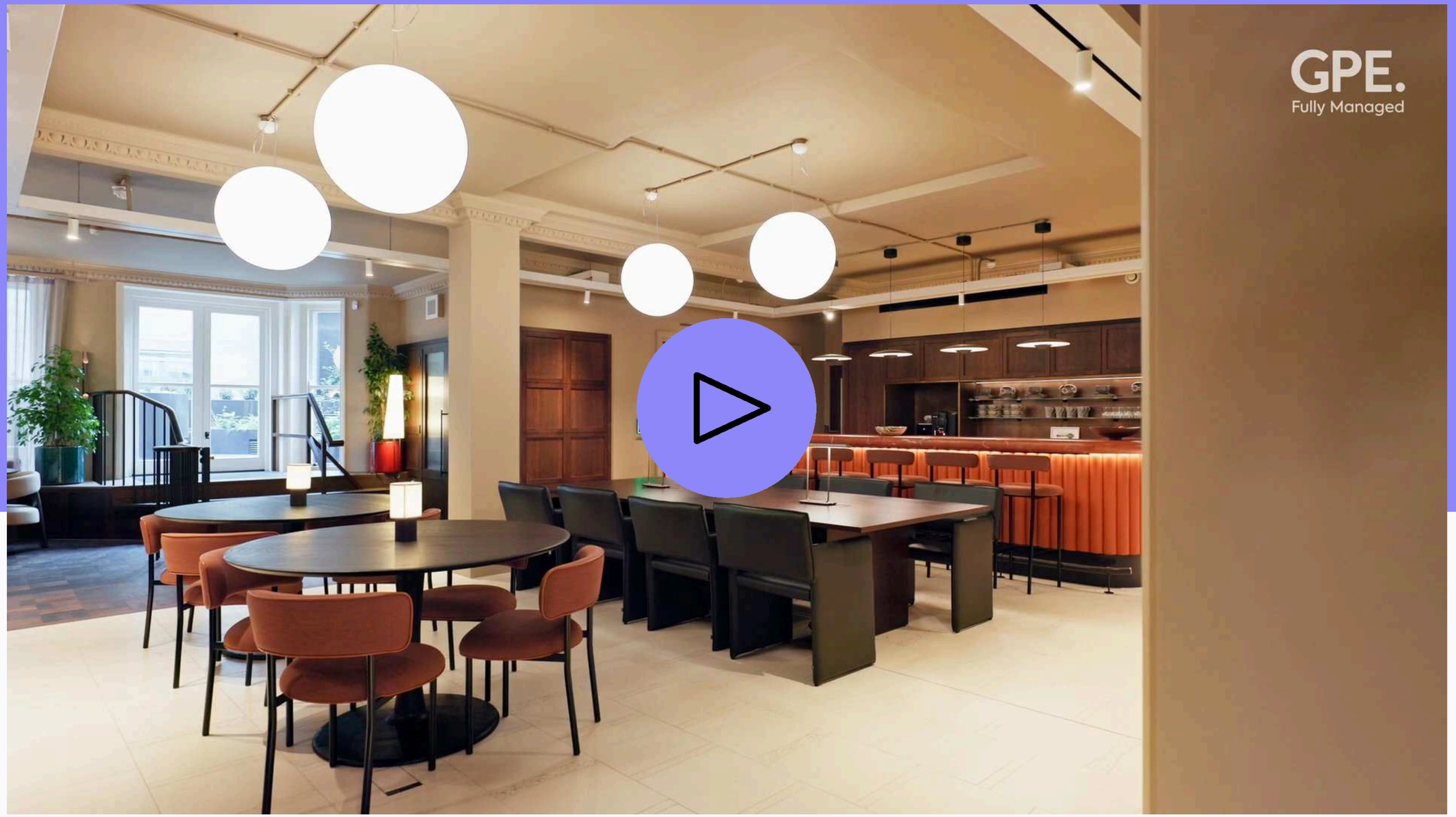
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# Take a tour





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



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 reimagined, 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.





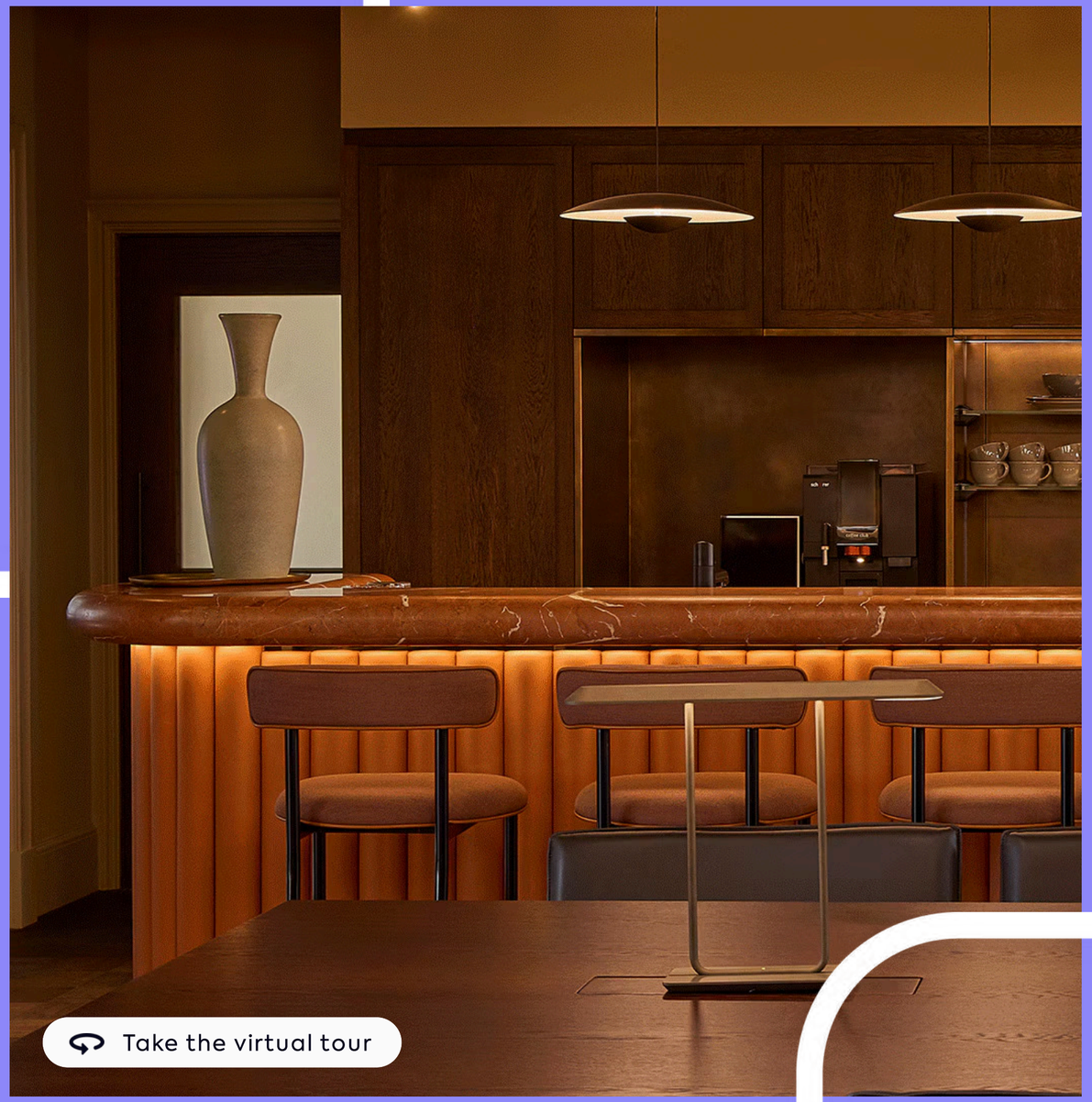
# *170 Piccadilly* at a glance

**27,684 sq ft.**

**7 floors.**

Workspaces ranging from **700 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.

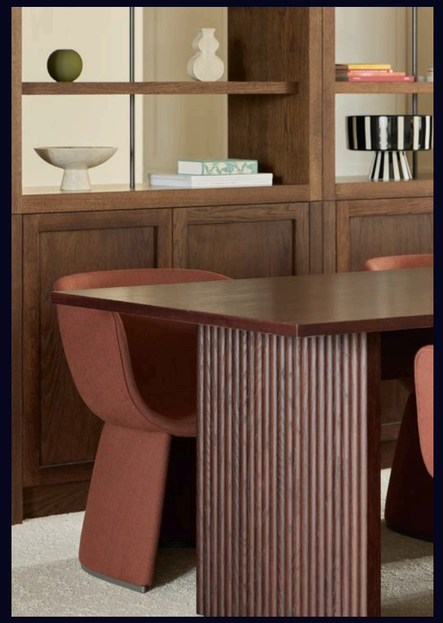



## KEY FEATURES

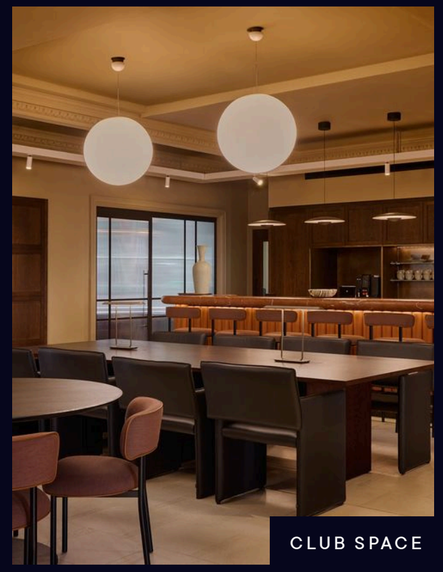
- Grade II listed building
- Club Space - flexible event & workspace
- Spacious communal lounge
- Private meeting rooms
- Boardroom
- Phone booths & focus booths
- Self-serve coffee bar
- Outdoor landscaped terrace
- Shared meeting room suites
- Customer Experience team
- Cycle storage & lockers
- Showers & vanity room



SHARED TERRACE







CLUB SPACE

# 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.

### 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.

### 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.

### 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.

### 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.

### 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.

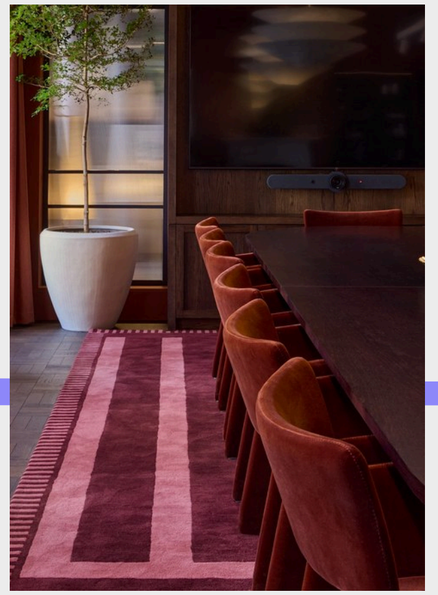
# *Timeless design,* thoughtfully restored

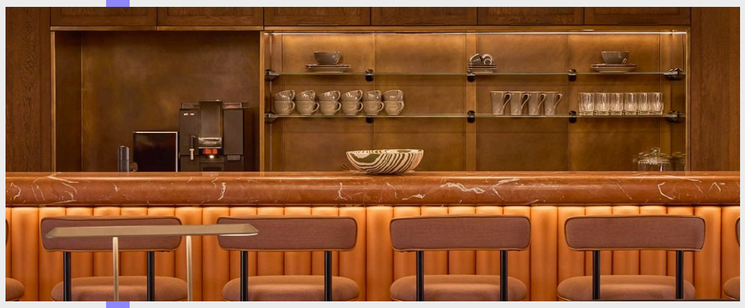
IT'S IN THE DETAILS

- **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.
- **Craftmanship in every detail**
  Featuring 13 distinct types of cornicing meticulously restored to celebrate the original craftsmanship and heritage.



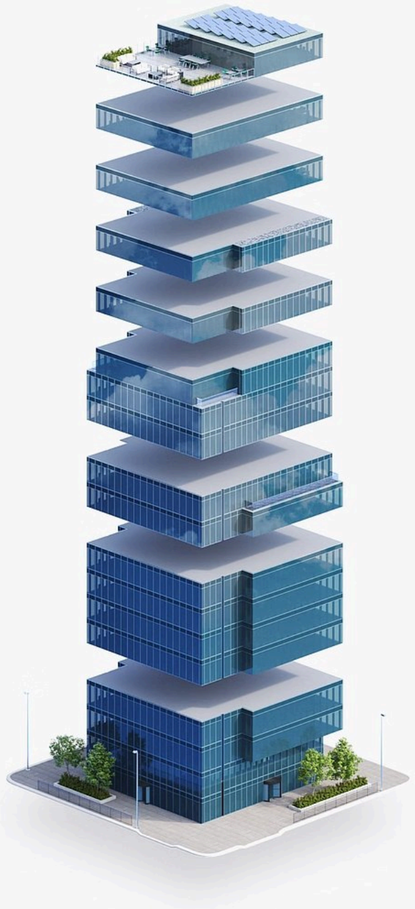






# It's all included in one bill, no hidden extras



- 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 fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your 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 charter - the values by which we operate - so we can deliver you a great experience.

Learn more about our services



CGI of Lower Ground Floor
Subject to change.

# Natural spaces to promote balance

# 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.

HIDDEN disabilities

SEND COFFEE

Purple Changing the disability conversation

punchy

LUMINARY BAKERY

# Our events and wellness programme

Our workplaces are more than just offices—they're vibrant communities that foster genuine connections.

Your Customer Experience Manager will help keep your team happy and engaged with a thoughtfully curated programme of wellbeing initiatives and events throughout the year.

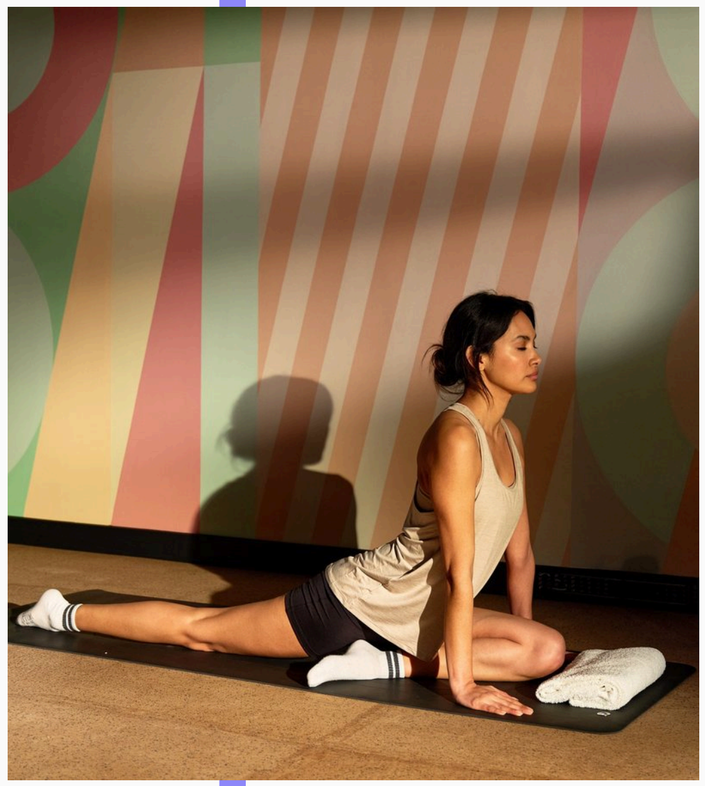
From wellness sessions to networking opportunities, seasonal celebrations, charitable fundraisers and educational workshops, we create experiences that bring people together and make the workplace an inspiring and happy place to be.

- Networking events
- Fitness classes, yoga & pilates
- Creative workshops
- Seasonal pop-ups
- Screening of sporting events
- Charitable fundraisers









*Event programme is subject to change and will vary by building.



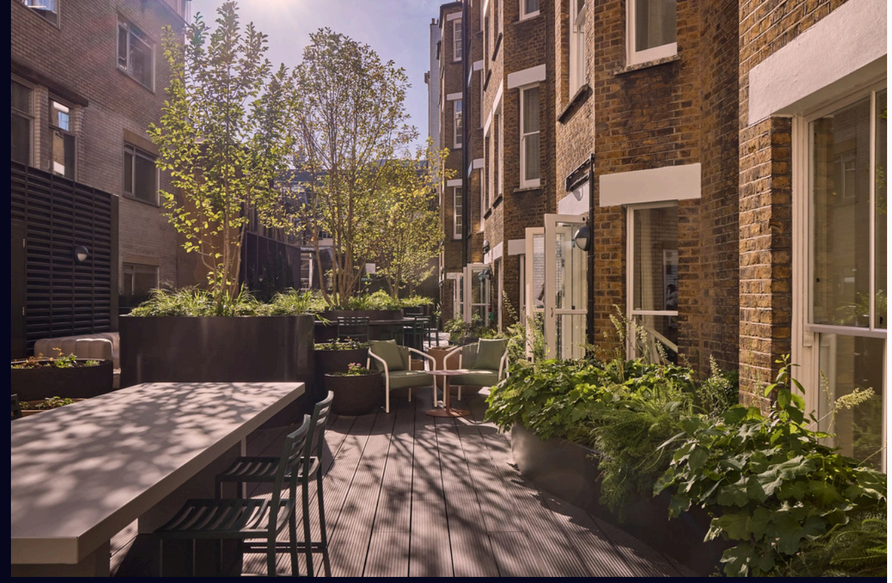

# A Grade II masterpiece, reimagined for today

170 PICCADILLY



# 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.

### 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.

### 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.

### 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.



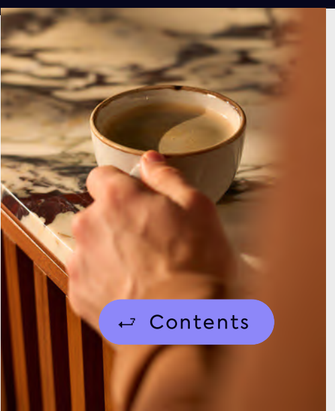
# Exceptional workspaces – sophisticated and refined

# *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.

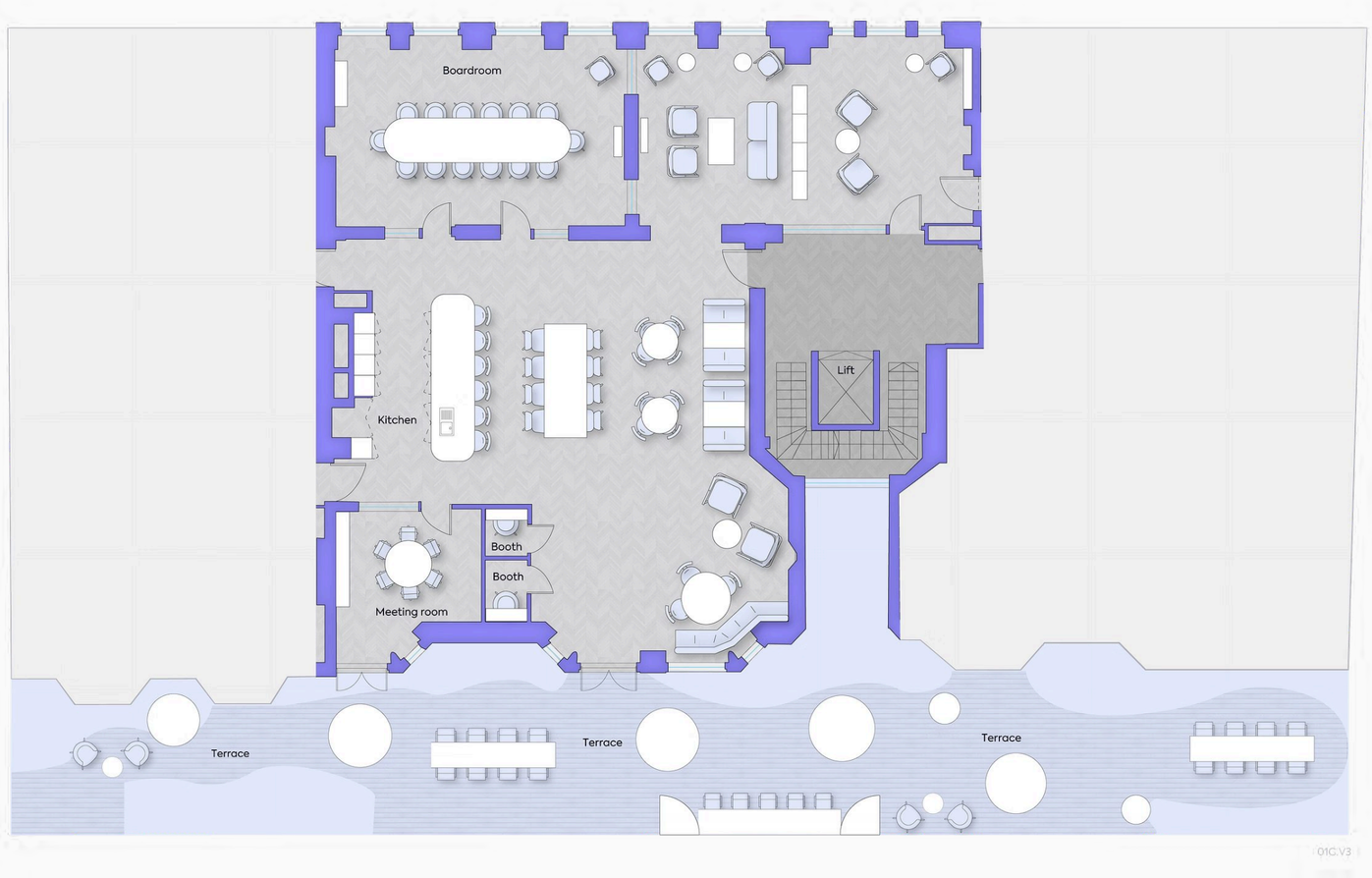


Contents

## 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.






- 2,099 sq ft
- Shared terrace
- Boardroom
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- 2 booths



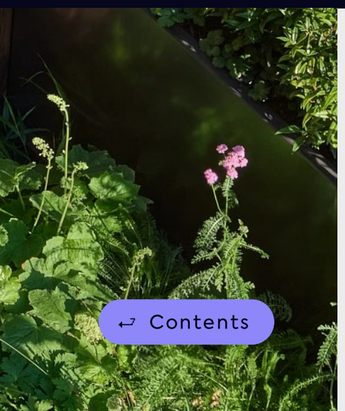
# Heritage meets modern luxury

# 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



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## YOUR URBAN OASIS AWAITS

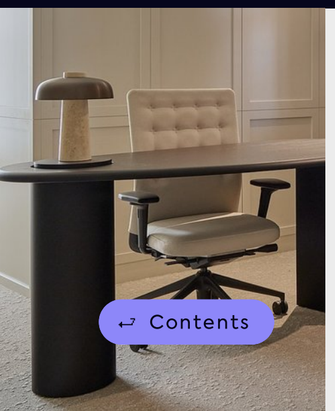
The perfect place to unwind in a serene oasis or shift your scenery for focused time.

# 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



Contents

## HIGH QUALITY FLOORS AND BEAUTIFUL INTERIORS

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

170 Piccadilly


Ultimate inspiration in a world-famous location

# Schedule of areas




PICCADILLY ARCADE

| FLOOR | SQFT | DESKS | KEY FEATURES |
|---|---|---|---|
| 7 - Office | 715 | 8 | Kitchen, demised WC |
| 6 - Office (east) | 1,644 | 12 | Meeting room, focus booth, breakout areas, demised WC's |
| 6 - Office (west) | 2,458 | 18 | Meeting room, 2 phone booths, breakout areas |
| 5 - Office | 4,545 | 34 | 2 meeting rooms, 2 private offices, reception, 4 booths, demised WC's |
| 4 - Office | 4,585 | 37 | 2 meeting rooms, reception, private office, 2 phone booths |
| 3 - Office (east) | 1,864 | 13 | Meeting room, breakout areas, focus booth, private office, demised WC's |
| 3 - Office (west) | 2,720 | 22 | Meeting room, 2 private offices, 2 focus booths |
| 2 - Office (east) | 1,887 | 16 | Meeting room, focus booth, breakout areas, demised WC's |
| 2 - Office (west) | 2,821 | 30 | Meeting room, reception area, 2 phone booths |
| 1 - Office (east) | 1,525 | 12 | Meeting room, focus booth, breakout areas and direct access to terrace |
| 1 - Office (terrace) | 422 | 4 | Shared kitchen and direct access to terrace |
| 1 - Office (west) | 375 | 4 | Next door to the Club Space with shared kitchen space and coffee bar |
| 1 - Club Space | 2,099 | - | Boardroom, lounge, coffee bar, meeting rooms, shared terrace |
| **TOTAL** | **27,265** | **214** | |

# Space to work, space to breathe



# West

- 375 sq ft
- 4 desks
- 5 max capacity
- Shared kitchen

# Terrace

- 422 sq ft
- 4 desks
- 6 max capacity
- Direct terrace access
- Shared kitchen

## 1ST FLOOR




Download floorplan

View East video

View East images

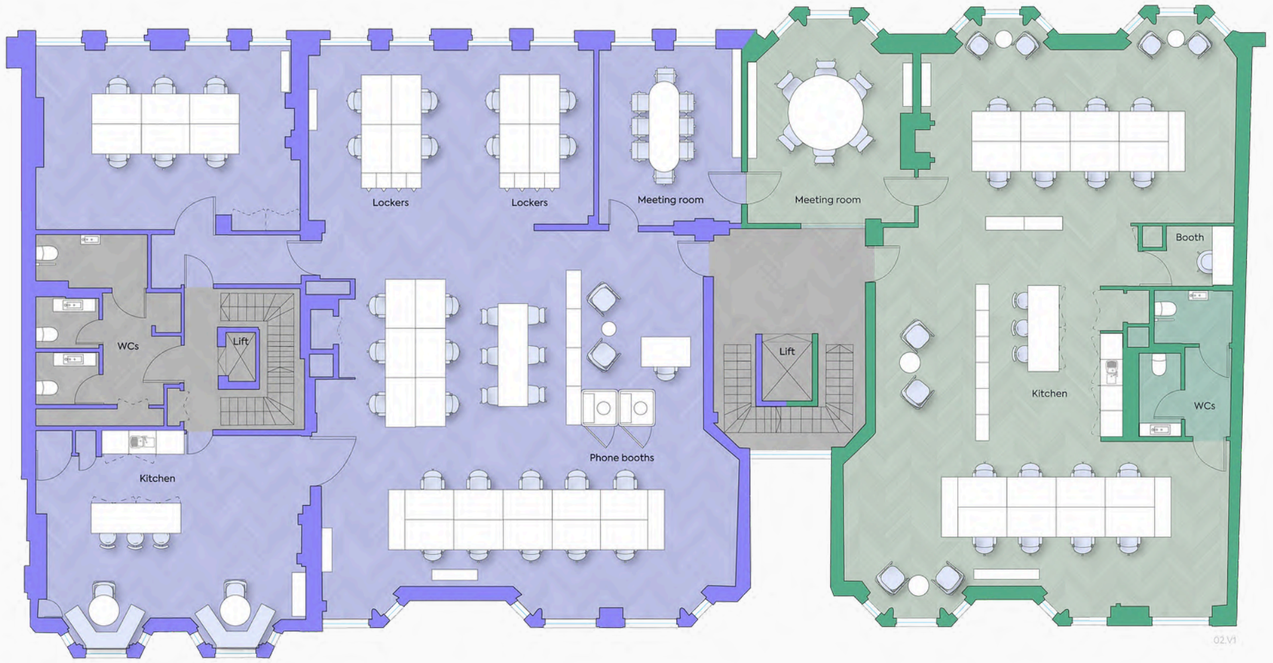
# East

- 1,525 sq ft
- 12 desks
- 16 max capacity
- Direct terrace access
- Meeting room
- Breakout area
- Kitchen
- Focus booth
- Demised WC's
- Phone booth

# West

- 2,793 sq ft
- 30 desks
- 39 max capacity
- Meeting room
- Reception
- Breakout areas
- Kitchen
- Coffee machine
- 2 phone booths

## 2ND FLOOR




View West video

View East video

View West images

Download floorplan

View East images

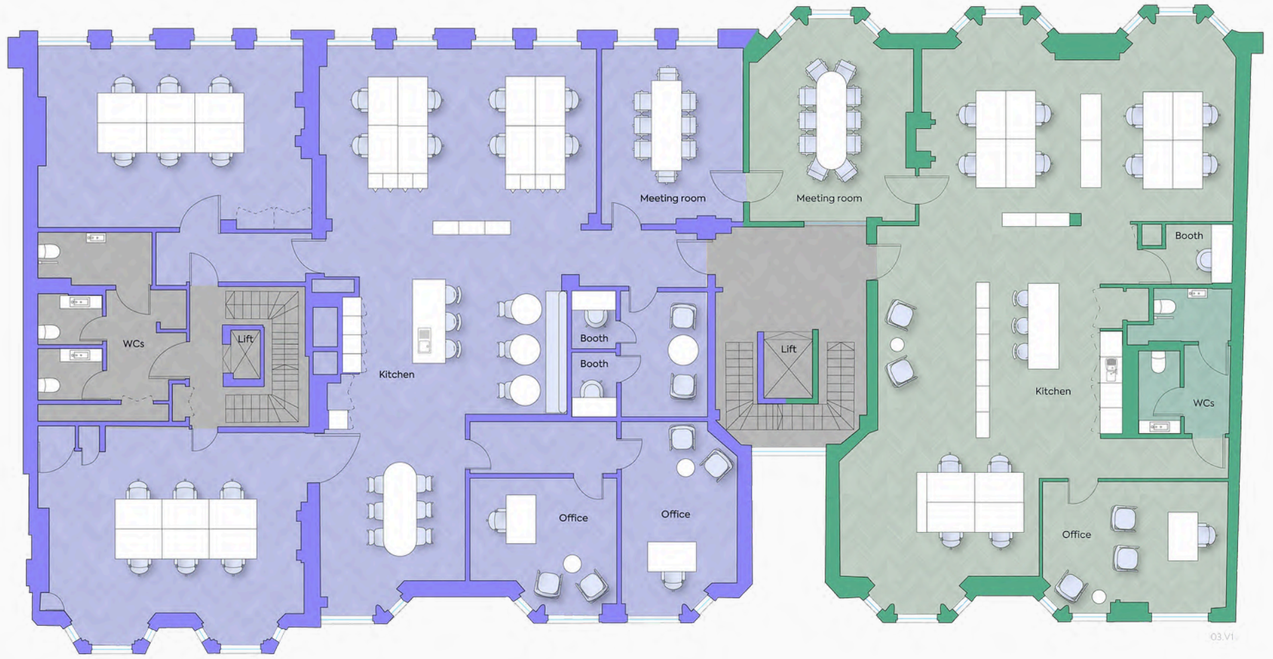
# East

- 1,901 sq ft
- 16 desks
- 26 max capacity
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- Focus booth
- Demised WC's

# West

- 2,730 sq ft
- 22 desks
- 36 max capacity
- 2 private offices
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- 2 focus booths

## 3RD FLOOR




View West video

Download floorplan

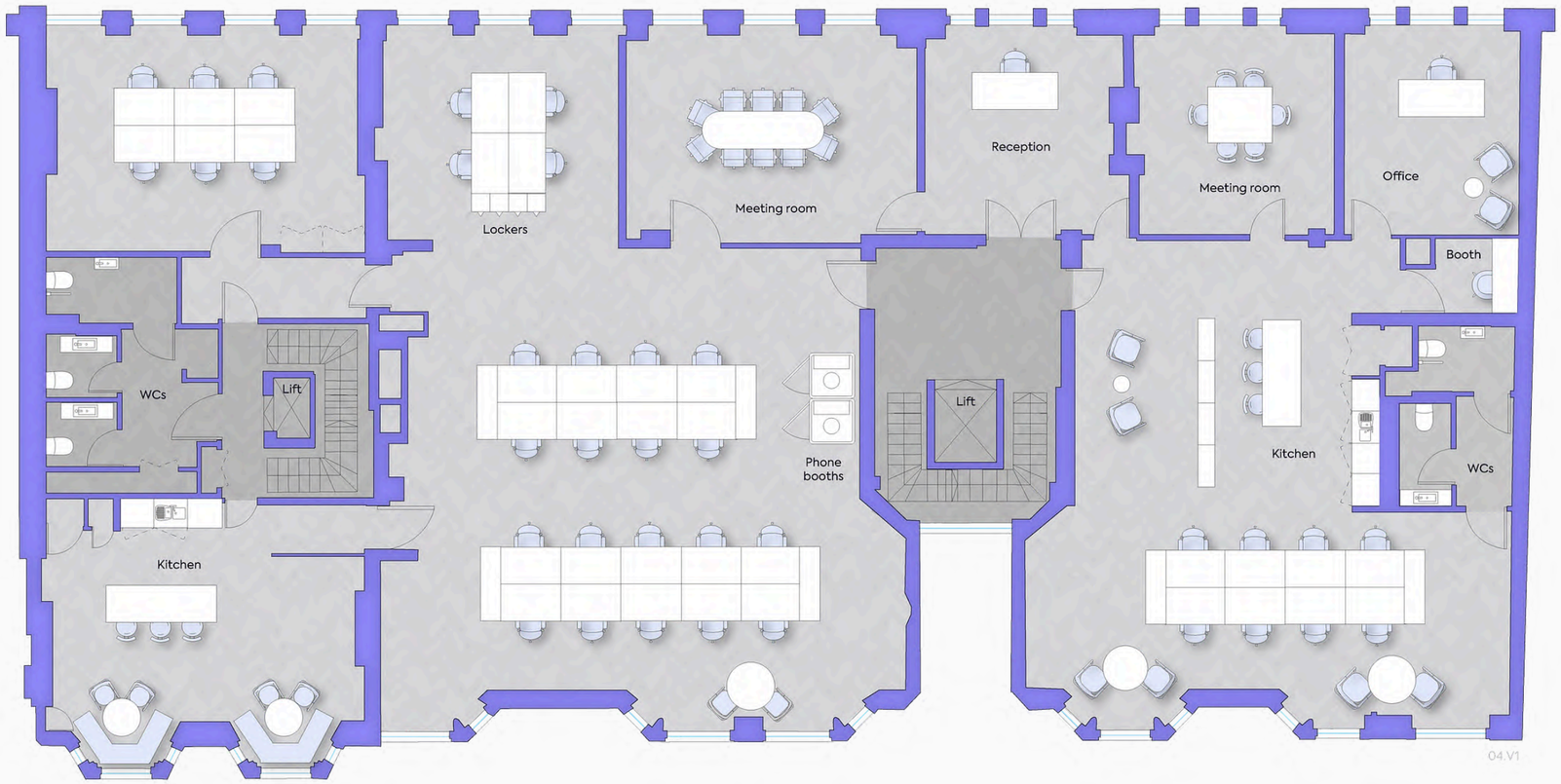
View East video

# East

- 1,883 sq ft
- 13 desks
- 26 max capacity
- Private office
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- Focus booth
- Demised WC's

# 4TH FLOOR

- 4,574 sq ft
- 37 desks
- 63 max capacity
- Private office
- 2 meeting rooms
- Reception
- Kitchen
- Coffee machine
- 2 phone booths
- Focus booth
- Demised WC's

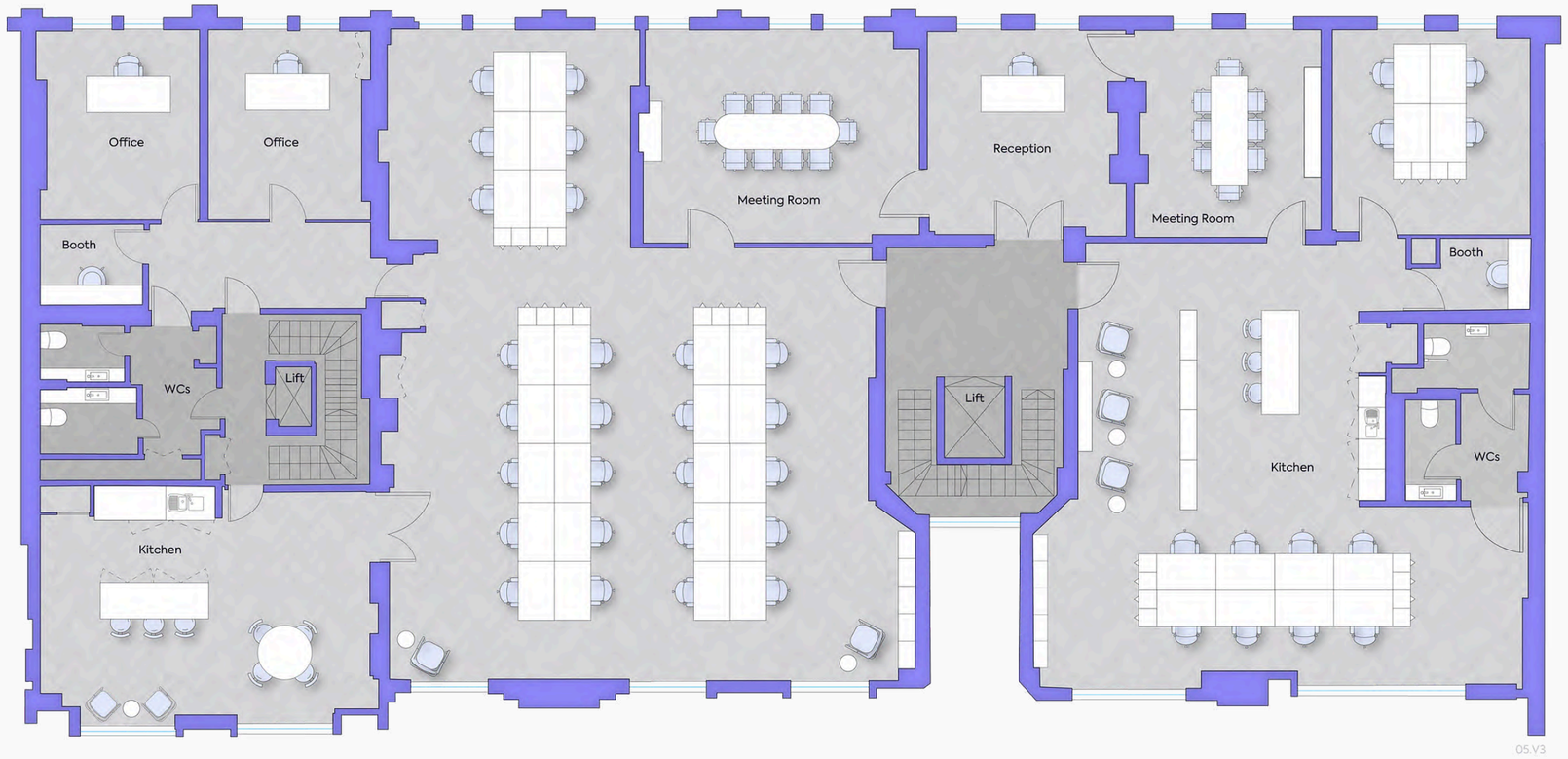



View video

Download floorplan

# 5TH FLOOR

- 4,545 sq ft
- 40 desks
- 61 max capacity
- 2 private offices
- 2 meeting rooms
- Reception
- Kitchen
- Coffee machine
- 2 focus booths
- Demised WC's



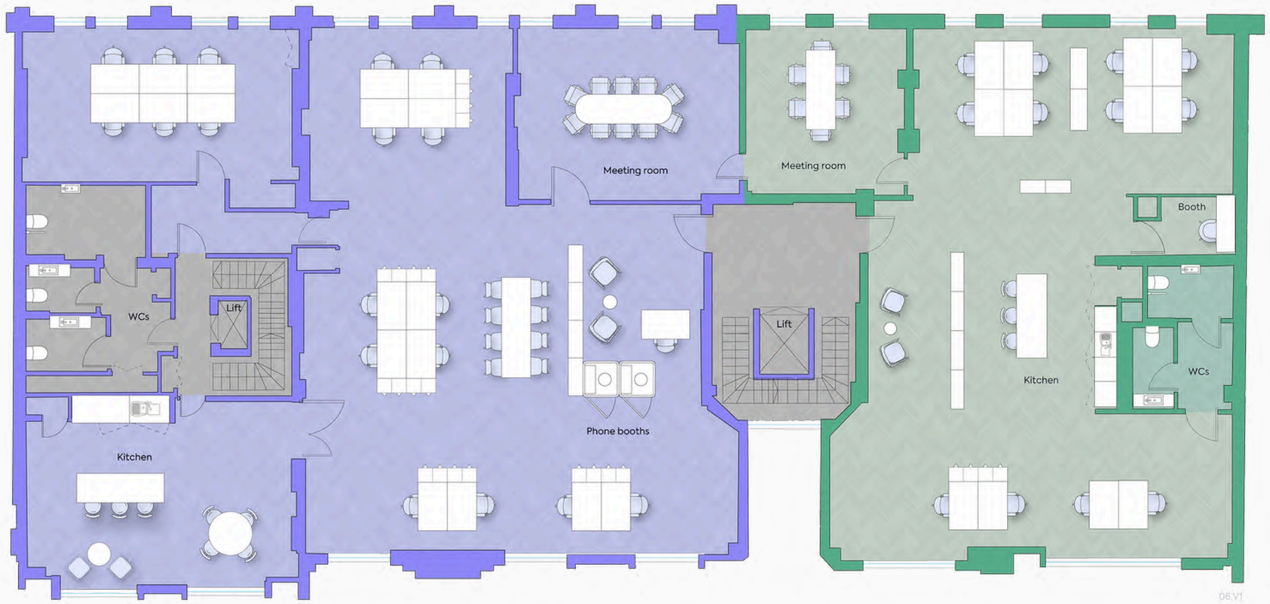

View video

Download floorplan

# West

- 2,460 sq ft
- 18 desks
- 33 max capacity
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- 2 phone booths

## 6TH FLOOR




View video

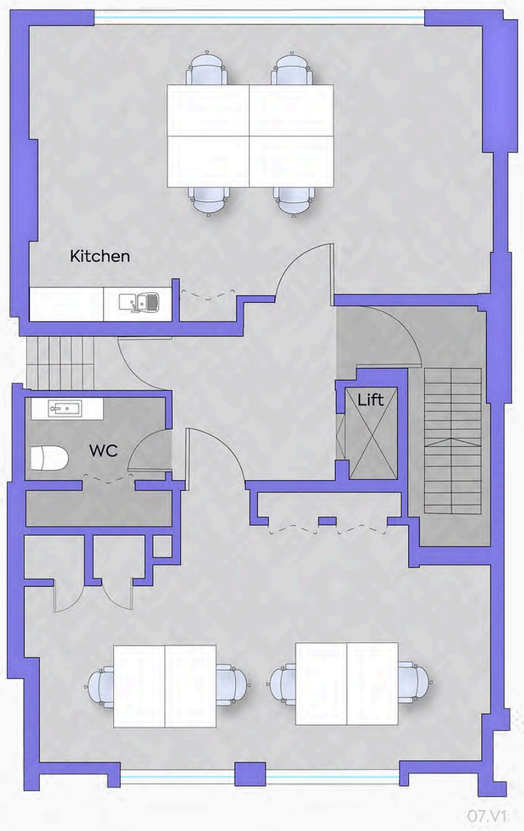
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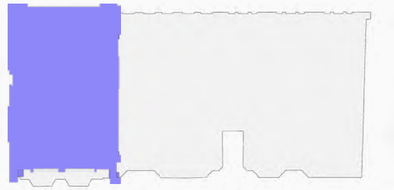
# East

- 1,644 sq ft
- 12 desks
- 23 max capacity
- Meeting room
- Breakout areas
- Kitchen
- Coffee machine
- Focus booth
- Demised WC's

# 7TH FLOOR

- 715 sq ft
- 8 desks
- 8 max capacity
- Kitchen
- Demised WC



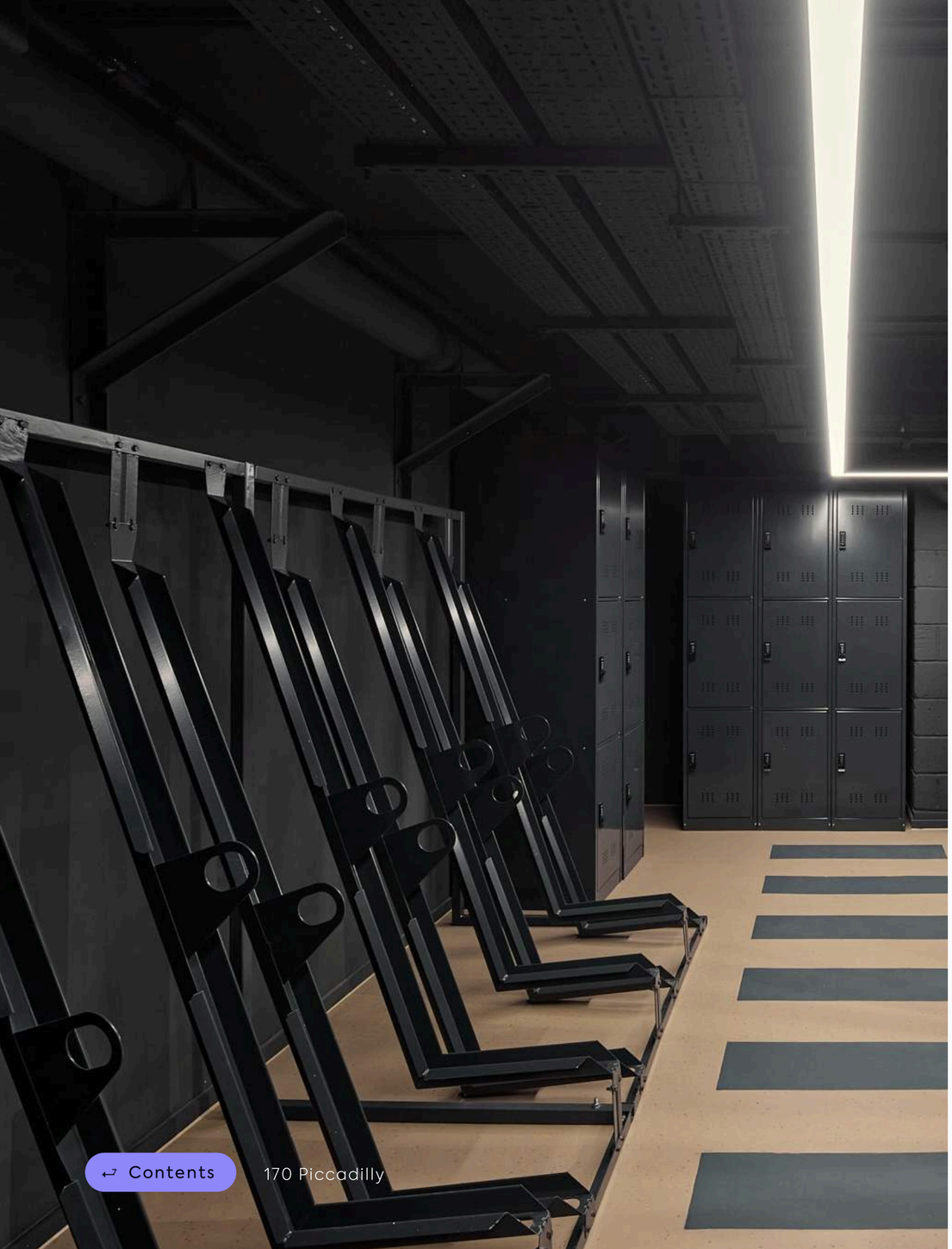



Level 7
floorplate

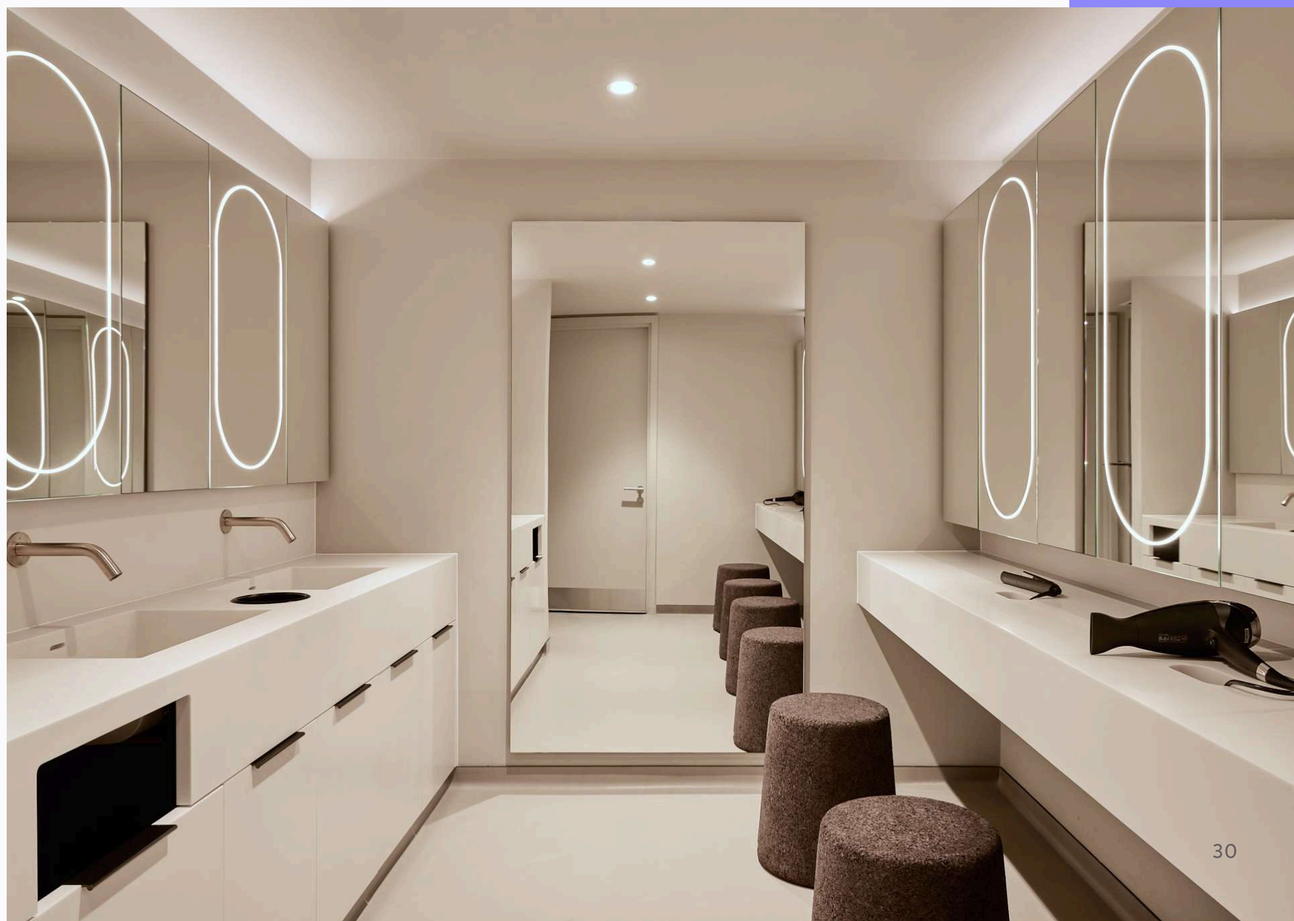
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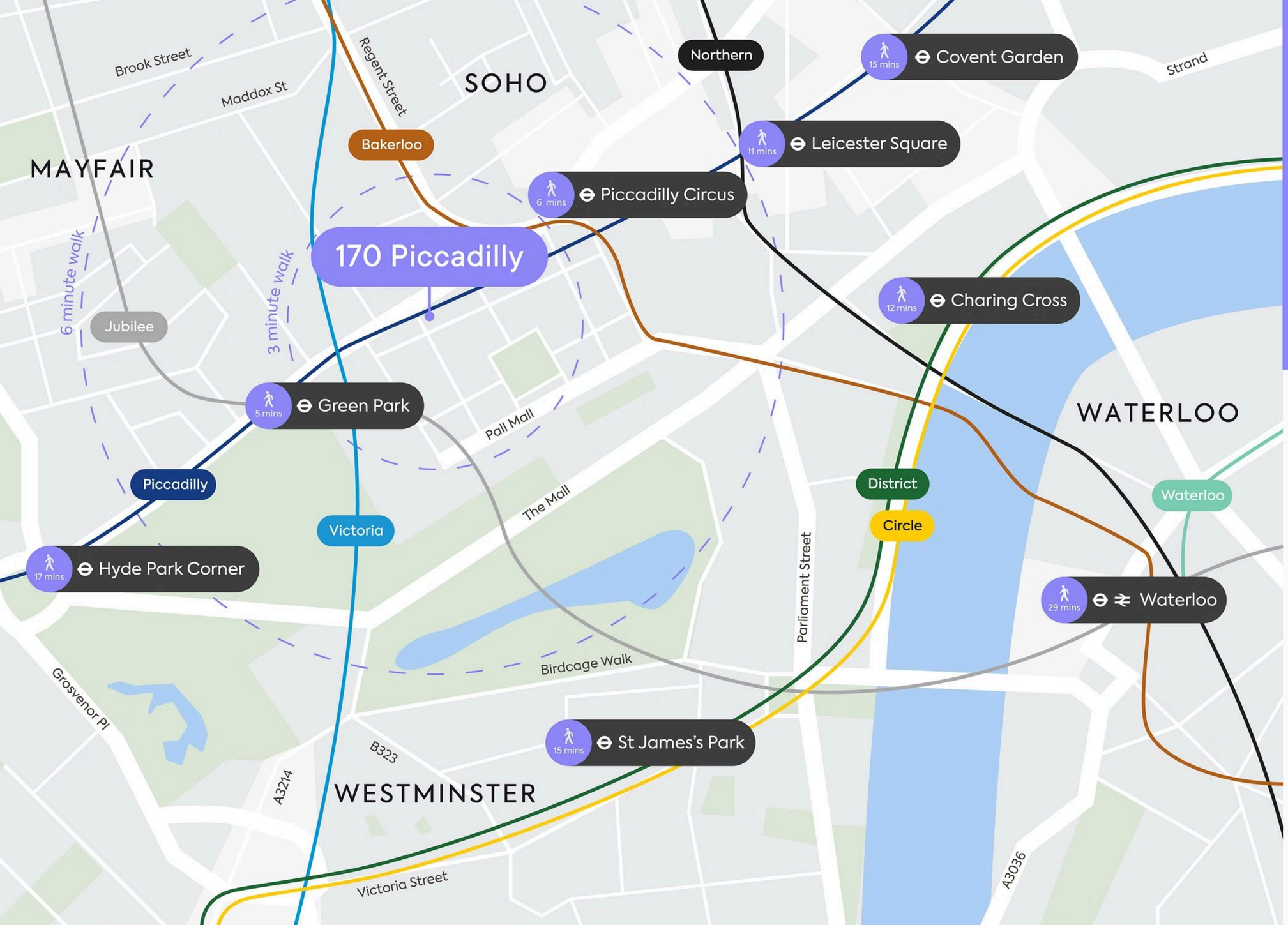
View video

Download floorplan



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






N

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

# Discover your *local area*

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.

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

ST JAMES'S



## FOOD & BEVERAGE

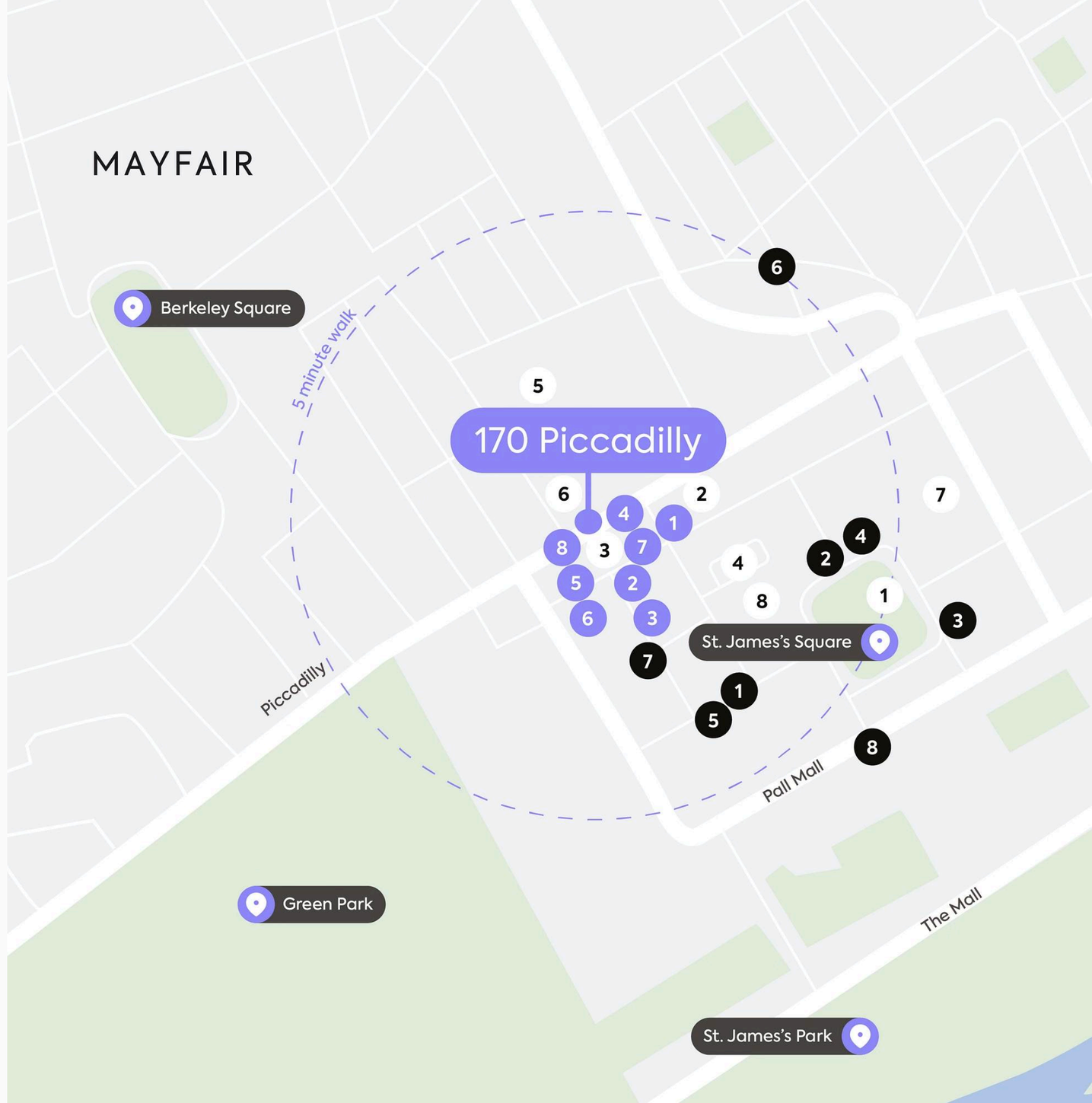
1. 45 Jermyn Street
2. Quaglino's
3. Ginza St. James
4. Cichetti
5. Franco's
6. Cafe Murano
7. The Service
8. Buns from Home

## THINGS TO DO

1. St. James's Square
2. Fortnum & Mason
3. Piccadilly Arcade
4. White Cube
5. Royal Academy of Arts
6. Burlington Arcade
7. Nordic Balance
8. Ten Health & Fitness

## LOCAL OCCUPIERS

1. Russell Reynolds
2. Point 72
3. Heidrick & Struggles
4. Rio Tinto
5. Temasek
6. Paul Weiss
7. Artisan Partners
8. Silchester International Investors



# 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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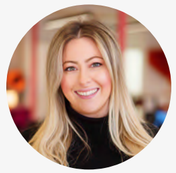


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