



the space

117 PICCADILLY

London, W1J 7JU

OVERVIEW

The Space are launching this chic new office space at 117 Piccadilly.

We can't wait to show you around! The Grade II listed building in Mayfair's desirable conservation area is extensively refurbished to a premium standard perfect for your flexible-working needs.

117 Piccadilly lies to the south of Mayfair, London's most affluent district. It's ideal for businesses that want to work and connect with high-end clients in this easy-to-reach part of the West End. Traditionally, Mayfair is home to investment, tax, finance and property firms, but it is beginning to attract new sectors such as AI and other technology companies.

- Book a viewing to see what elevates this building above the ordinary
- Five stylish, self-contained private floors to choose from
- Full scope to customise your workspace to suit your business' needs

Get in touch to book your viewing with one of our dedicated team members.

We'll remove the stress of moving into a new office, so you're ready to make the most of this location from day one!



ABOUT THE SPACE

We provide you with the space to work and meet in the best possible surroundings. Let us take the effort out of the office management, from a simple but efficient move-in to ongoing concierge services that deliver outstanding customer service.

The Space focuses on helping you grow with premium, flexible workspace.

Know all clients
by name

2

bookable
meeting rooms

**Signature
family-feel**

Access to
our suite of

**Coworking
Spaces**

**Best-in-class
customer
experience**

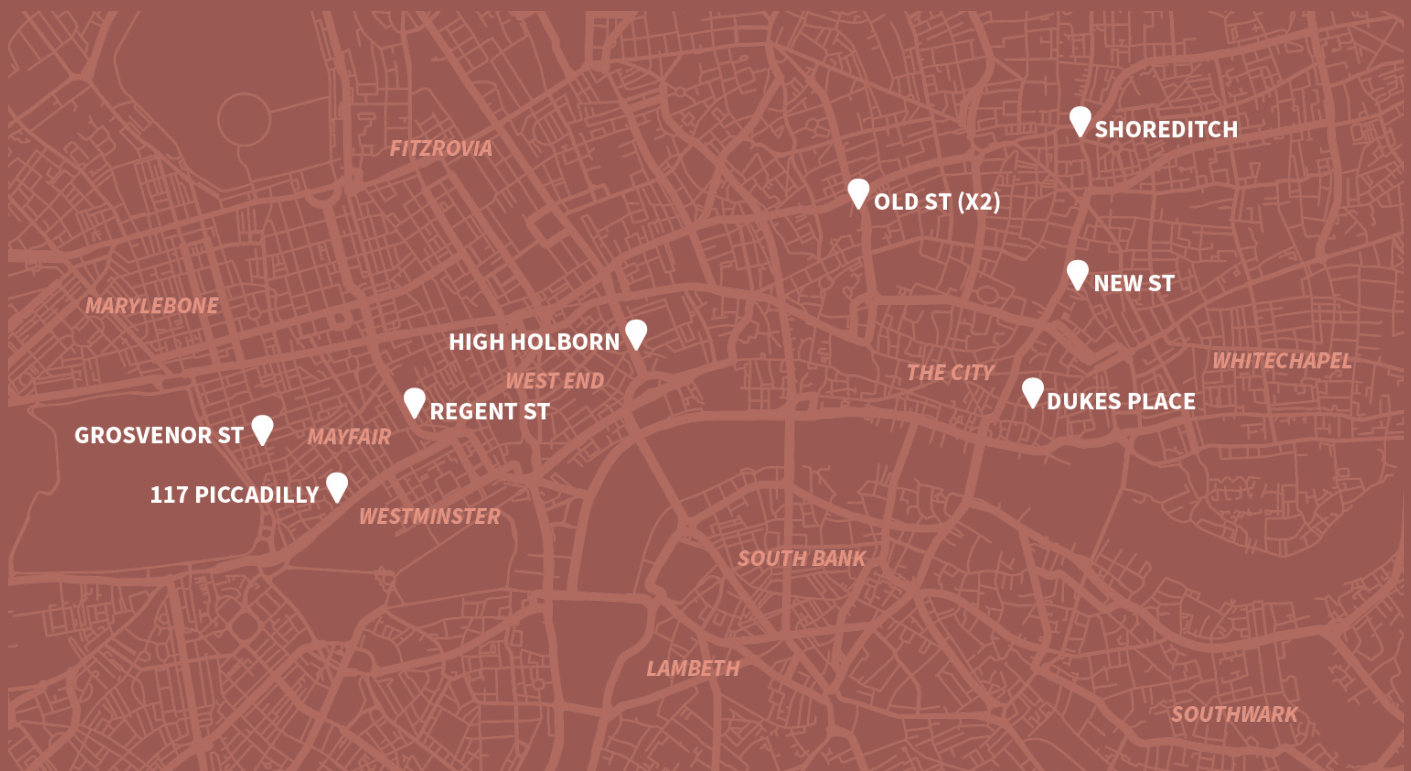
**Feature-
focused
design**

BE A PART OF THE COMMUNITY

Our community is what makes us special. We are committed to making you instantly feel at home and part of something unique. Be a part of something bigger and enjoy being looked after by our warm and experienced team.

Organising a business event? We can fully assist you with this. As well as meetings and catering, we can also offer our support in showcasing your brand to your guests. Eight out of nine of our buildings have event space to hire, which you and your colleagues are able to use freely, ontop of your office space here at 117 Piccadilly!

Our two bookable meeting rooms at Basement level are available to both clients and the public.





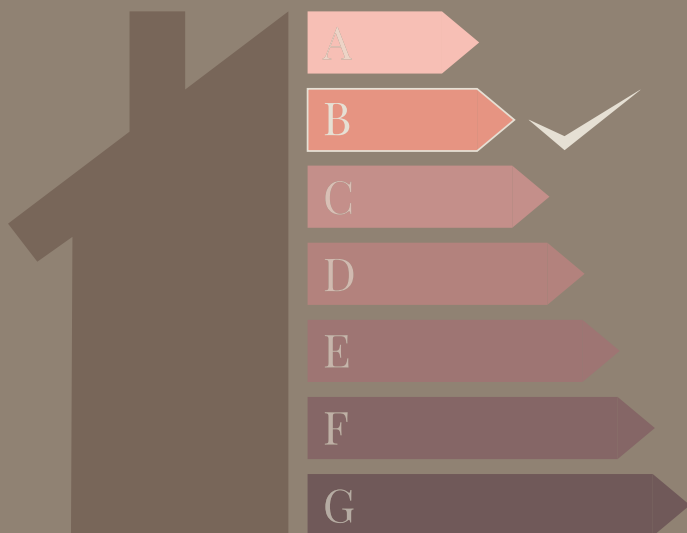


ABOUT THE WORKSPACE

An eye-catching contemporary makeover has turned the basement, ground floor and five floors of office space at 117 Piccadilly into an inspirational, textured workspace that encourages people to be productive, creative, and fosters genuine collaboration. We can design the workspace to fit your business preferences.

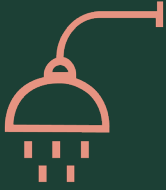
The generously sized workspace supports wellbeing and connects your workforce to nature. It has many sustainable features, including:

- Views over Green Park from south-facing offices for restful screen breaks
- A private terrace on the 1st and 5th floor facing the park (Exclusive only to occupiers of this floor)
- Double-aspect, floor-to-ceiling or arched windows that fill the space with natural light
- Secure bike storage, showers and changing facilities to encourage active staff



117 Piccadilly has a B rating, scoring 81-91 Standard Assessment Procedure points out of 100.

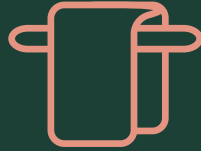
AMENITIES



Showers



Telephone booths



Complimentary
towel service



Virtual offices



CCTV



Dog friendly



Private terrace*



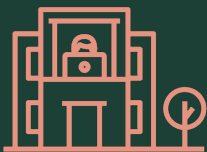
Coffee machine
on every floor



Bike storage



24 hour access



Fully serviced
private offices



Acoustic
dampeners in
ceilings & floors



Furnished /
unfurnished



Kitchen & dining
areas on each floor



Full IT & telephony
solutions

Our meeting rooms have lightning-fast WiFi and state-of-the-art AV to ensure distortion-free video calls. The collaborative space on each floor, bookable meeting rooms in the basement, and breakout space on the ground floor mean you will never be short of space to hold a formal or informal gathering.

The Space creates a hybrid working hub that effortlessly appeals to new staff, your current workforce, and your visitors.

*Terraces on the 1st and 5th floor are for the private use of the respective floor occupiers.



Two bookable meeting rooms on site



Breakout space

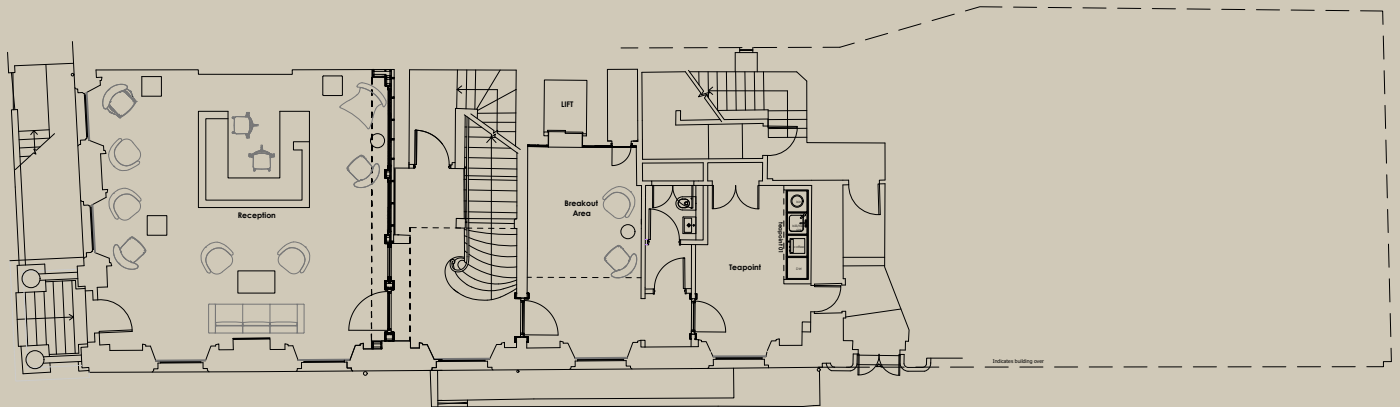


Reception

INDICATIVE WORKSPACES

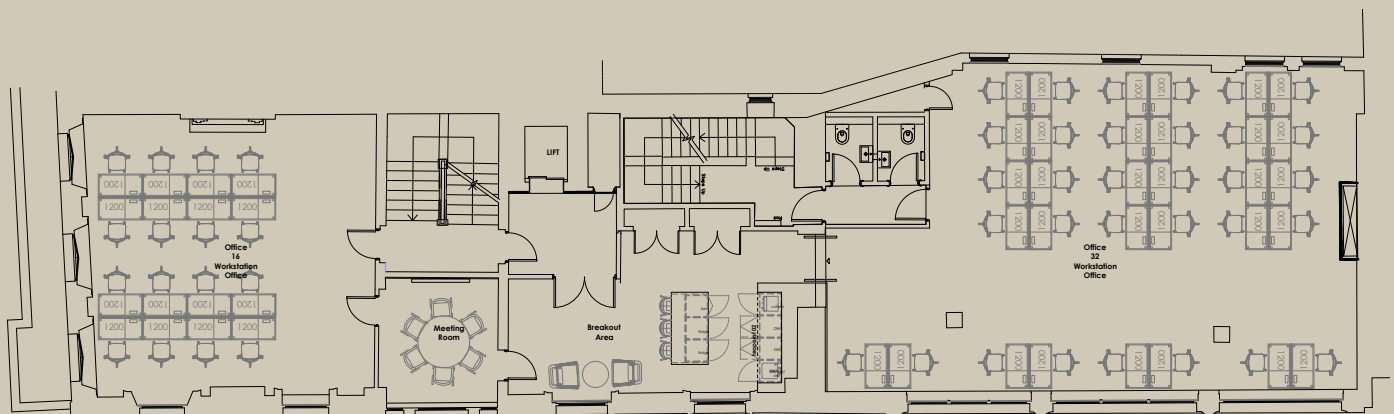
Ground floor

- Stunning reception to greet your guests
- Comfortable breakout area
- Kitchen/tea point with bean-to-cup coffee



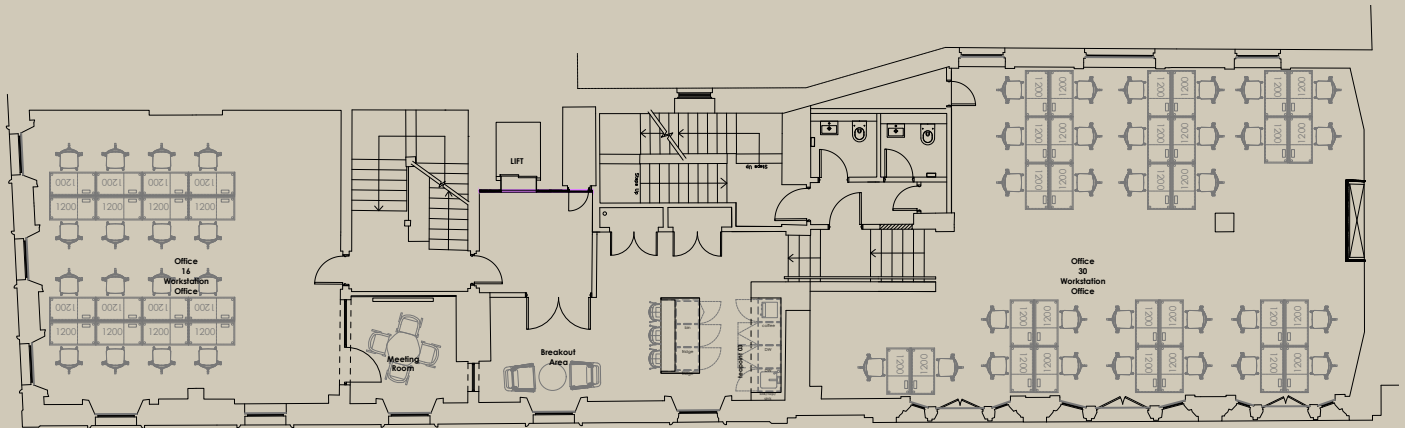
First floor*

- Offices seating up to 48 people
- Large meeting room seating up to 6
- South-facing terrace with views of Green Park, open-plan kitchen with collaborative seating



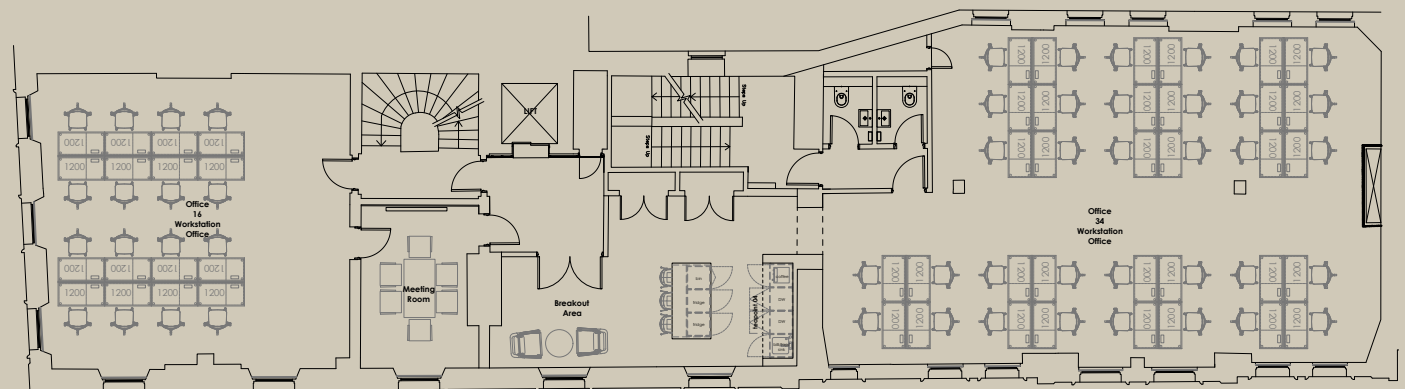
Second floor*

- Light and airy with double-height ceilings, seating up to 46 people
- Meeting room comfortable for 4 people
- Open-plan kitchen with collaborative seating



Third floor*

- Offices seating up to 50 people
- Meeting room seating up to 6 comfortably
- Open-plan kitchen with collaborative seating

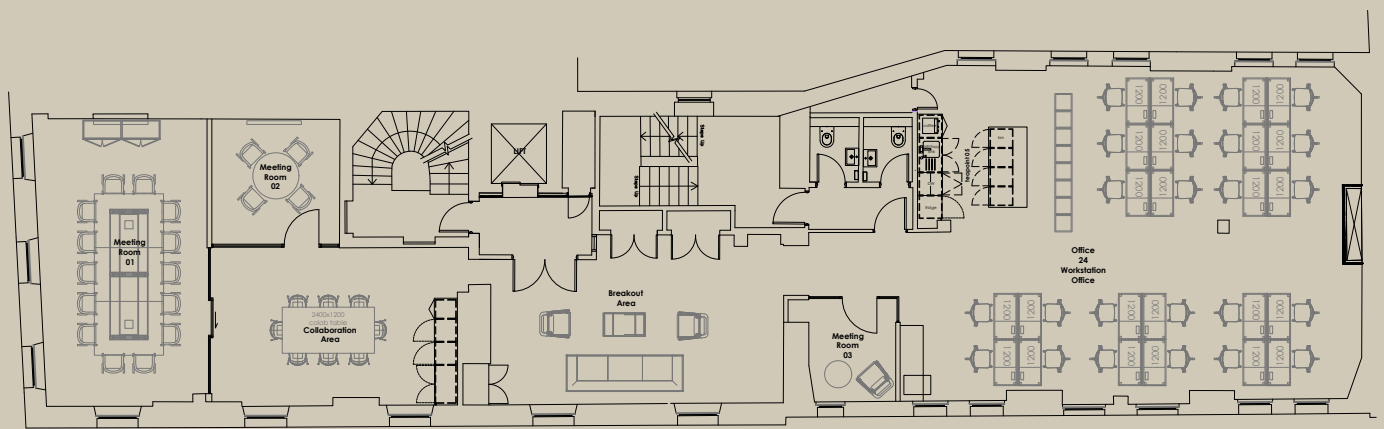


*Open to splitting this floor into two offices, enquire for more information

INDICATIVE WORKSPACES

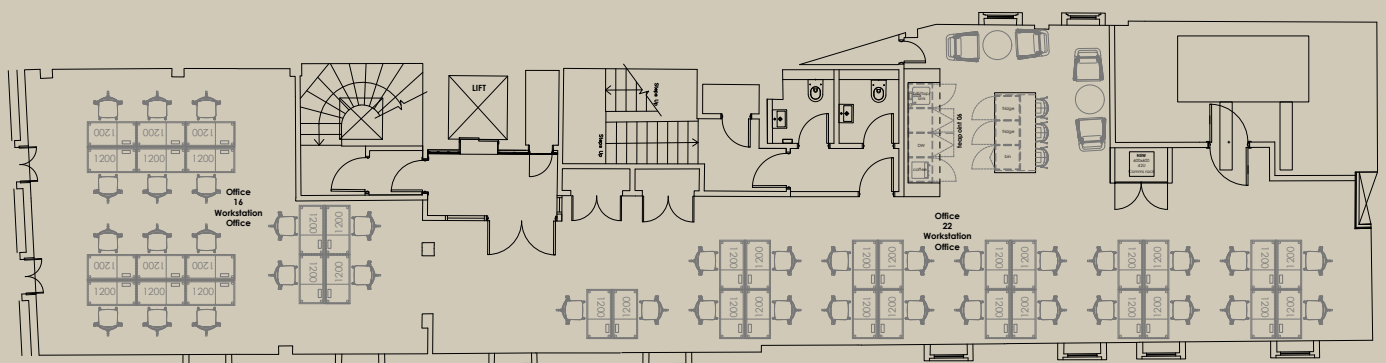
Fourth floor

- Offices seating up to 24 people
- 3 meeting rooms, including a boardroom
- Kitchen with collaborative space



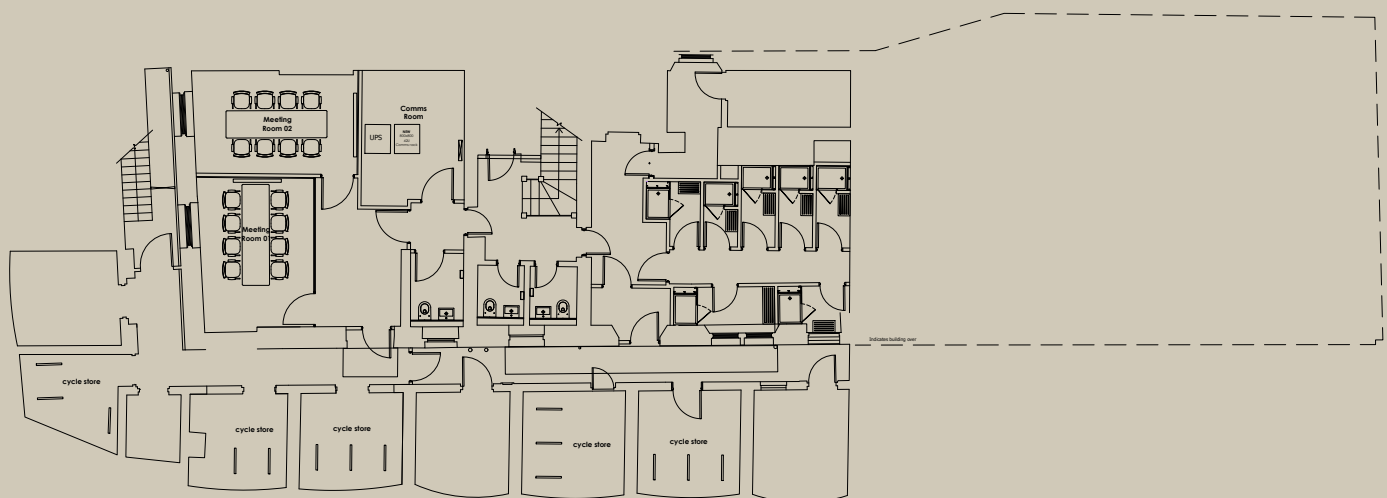
Fifth floor

- Offices seating up to 38 people
- Kitchen with collaborative space
- South-facing terrace overlooking Green Park



Basement

- Two large meeting rooms, each for 8 people
- Showers and bike storage facilities



ABOUT 117 PICCADILLY

Businesses moving into 117 Piccadilly will work in a building of historical significance, elegance, charm and modernity.

This Grade II listed building sits over the disused Down Street underground station, home to a covert committee during World War II that organised the running of the railways and sheltered Prime Minister Winston Churchill during the Blitz.

The prominent building is on the corner of Down Street and the north side of Piccadilly, adjacent to the Athenaeum Hotel. It overlooks Green Park, a haven of trees and meadow-like grounds created in 1668. It's a peaceful place for your team to take a breather from work or the city's hurly-burly and return refreshed.





The convenience of working in Mayfair means it's a short walk to the bustle of Bond Street, Oxford Street and Piccadilly Circus, with its theatres and cinemas, making the location attractive to your existing team and new talent.

- 📍 117 Piccadilly
- 2 Coya 1 min walk
- 3 Green Park 3 min walk
- 4 Nobu 4 min walk
- 5 The Dorchester 4 min walk
- 6 Hyde Park Corner Station 5 min walk
- 7 Green Park Station 5 min walk
- 8 The Ritz 6 min walk
- 9 Hyde Park 6 min walk
- 10 Burlington Arcade 9 min walk
- 11 Buckingham Palace 9 min walk
- 12 Berkeley Square 10 min walk
- 13 The Connaught 11 min walk





3

Green Park

4 minute walk

117 Piccadilly is park-side to the world renowned Green Park, which flanks Buckingham Palace. One of eight Royal Parks, it covers more than 40 acres of land and about one million daffodils spring up each year.



10

Burlington Arcade

9 minute walk

Representing +200 years of history, Burlington Arcade is a luxurious covered shopping passage, where The Beadles famously guard and monitor the arcade. There you can find the most celebrated brands and makers of fine products.



11

Buckingham Palace

9 minute walk

Having your office next to the royal London residence means Buckingham Palace adds an air of prestige like no other. This is the administrative headquarters for the monarchy, which is the centre of state occasions and royal hospitality.



12

Berkeley Square

10 minute walk

Surrounded by grand townhouses, this Grade II listed park is well known for housing famous residents. As one of the most sought after postcodes in the world, Berkeley Square is a public garden featured in a myriad of films and TV shows.

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Unique workspaces offering style,
simplicity & flexibility in the heart of London

Find out more about the workspace

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