

GPE.
Greater together

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

This is 175 Picc adilly

A Fully Managed workspace
where your people are our priority.

gpe.co.uk/portfolio/175-Piccadilly

Contents

03 What's in your building

04 Why us

06 Availability schedule

07 Floorplan

11 Location

16 Get in touch







Your own kitchen



Your own desk space



Your own meeting room



What's in y our building

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.

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.

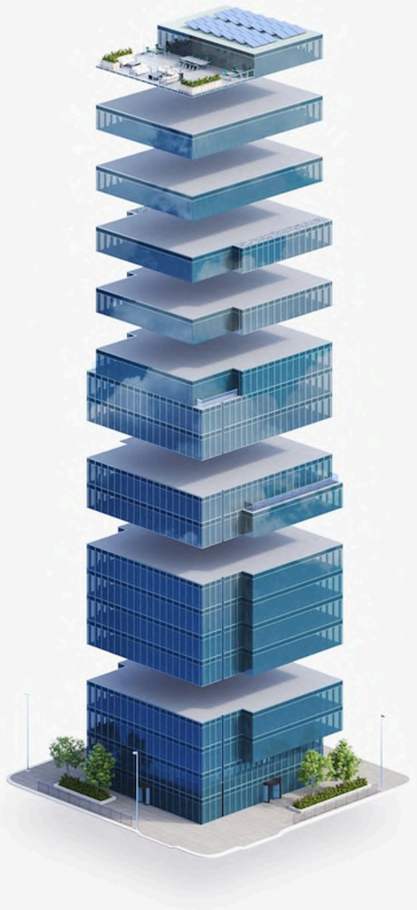
Ultra-fast Wi-Fi

Ready to use wifi 6 for ultra-fast connectivity.

Shower cubicles

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

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 –Fullymanaged andfullyyours

Sayhello 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 nohidden 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 insafe 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 inandgo - your tech'sallsorted

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 abetter world

Asan 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...

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	May 2024 Available
4th	Currently let	-	1,783		-	Curre ntly Let
3rd	Currently let	-	1,95 7		-	Curre ntly Let
2nd	16 desks + 3 meeting rooms + 1 private office	30	1,950		Juliet balconies overlooking Piccadilly Arcade	Rece ntly 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





Cont ents

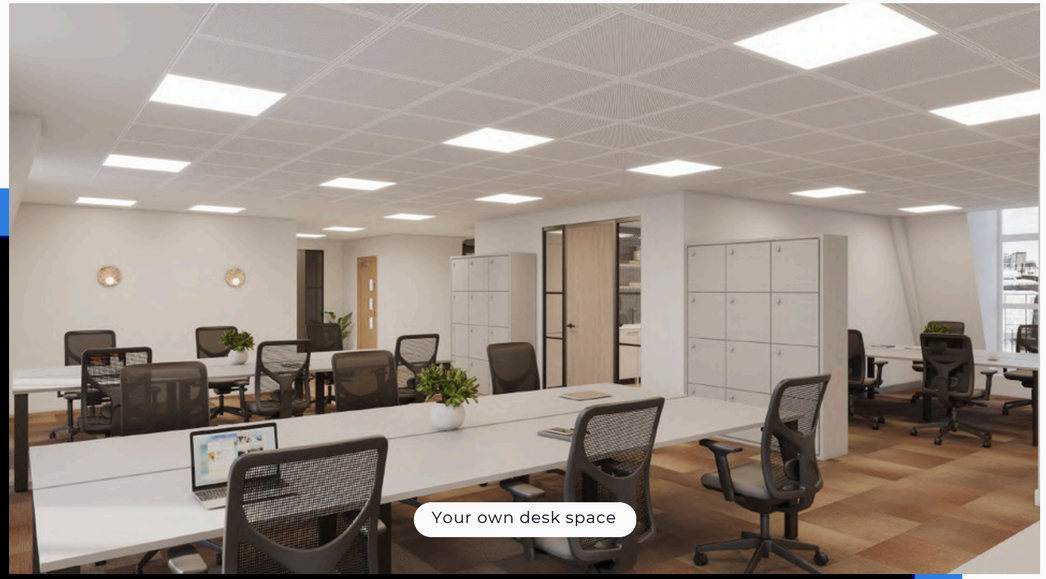
175 Piccadilly

View/download 2D floorplan

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

5th Floor





Your own desk space

Your own meeting room





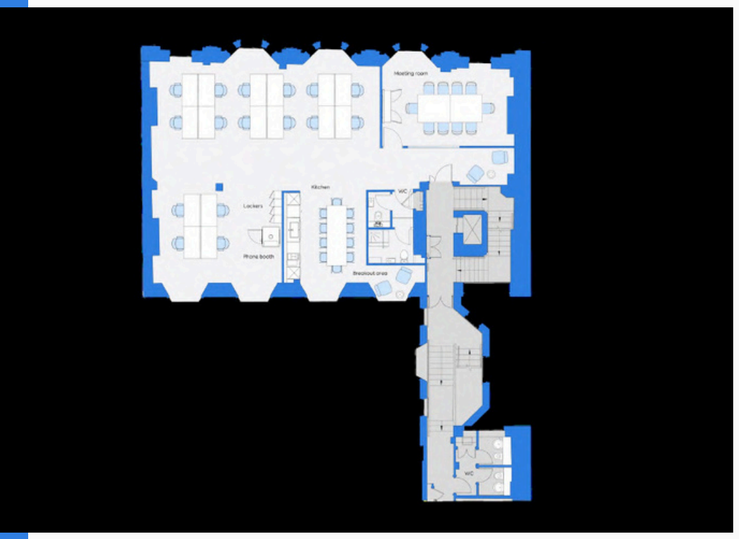
Your own kitchen

*Indicative CGIs of the space

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





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Cont ents

175 Piccadilly

View/download 2D floorplan

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1st Floor

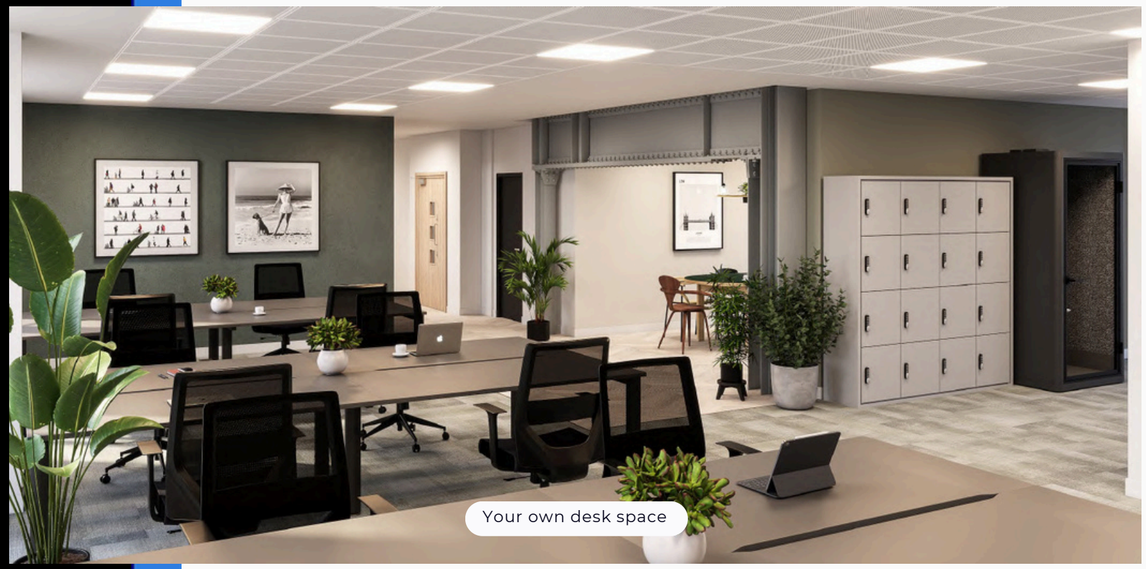




Your own kitchen



Your own meeting rooms



Your own desk space

*Indicative CGIs of the space

Connected Truly

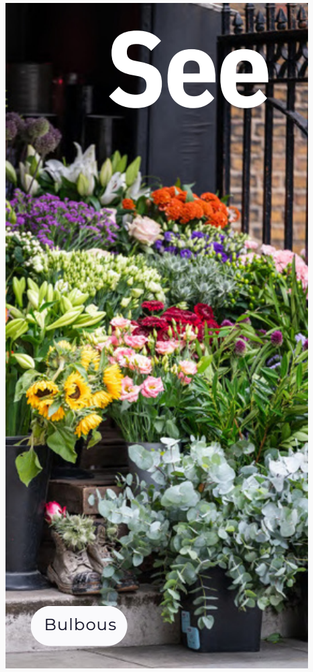
This is a workspace that's as accessible as it is icon ic. With Piccadilly Circus and Green Park underground stations just a stone's throw away, the Piccadilly, Jubilee, Victoria and Bakerloo lines are on your doorstep.



Walking Distance

Green Park	Piccadilly Circus	Leicester Square	Embankment	Covent Garden	Hyde Park Corner	Knightsbridge	Waterloo
5 mins	6 mins	11 mins	12 mins	15 mins	17 mins	29 mins	29 mins


Scenic
St James's


See
Bulbous


FORTNUM & MASON
Fortnum & Mason


Green Park
Relax


PERKS&WHITE
Perks & White
Taste


WIGGINS
Bury Street


St James's Square

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





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.

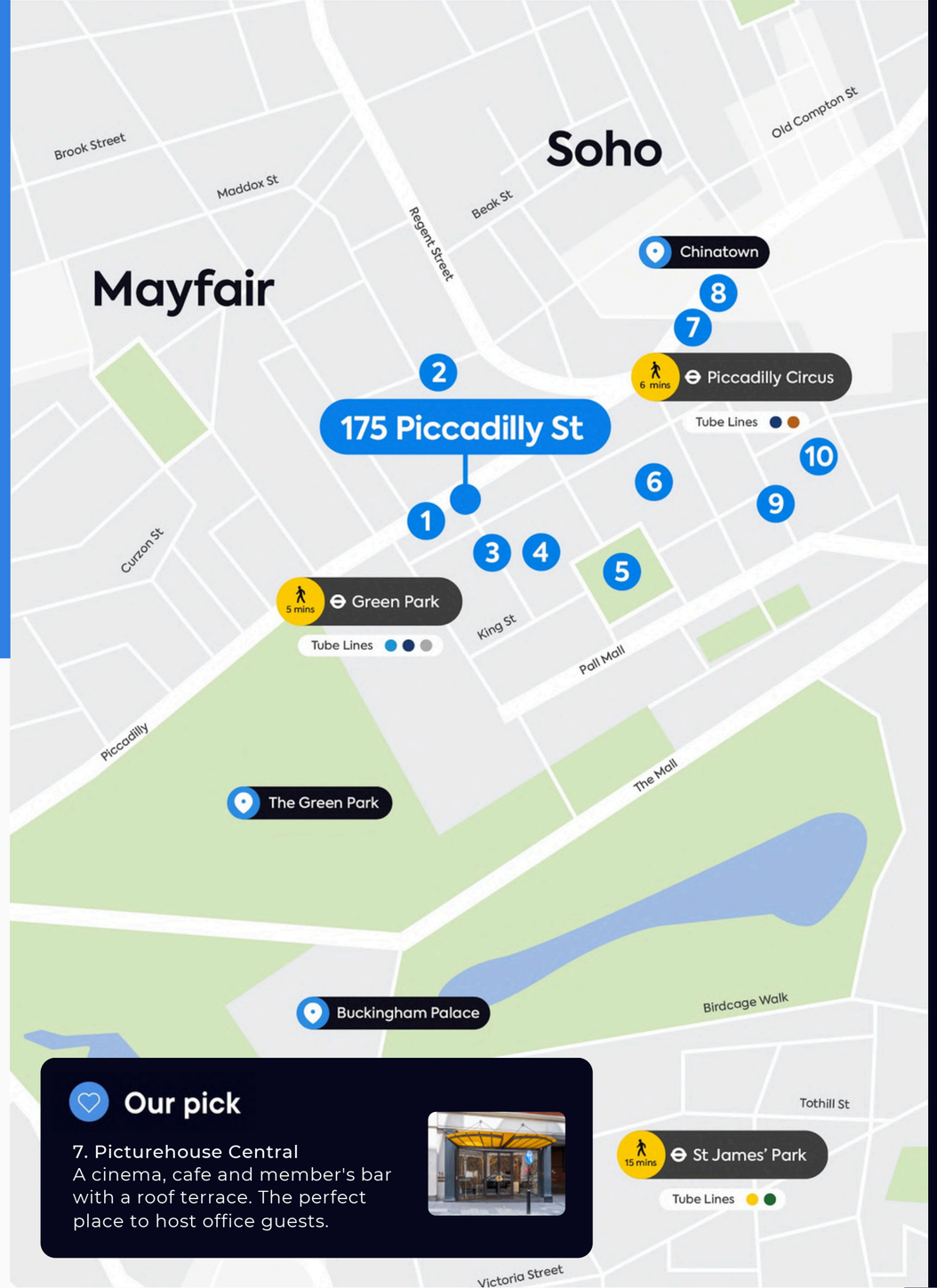
Spoilt for choice

Within

10 minutes

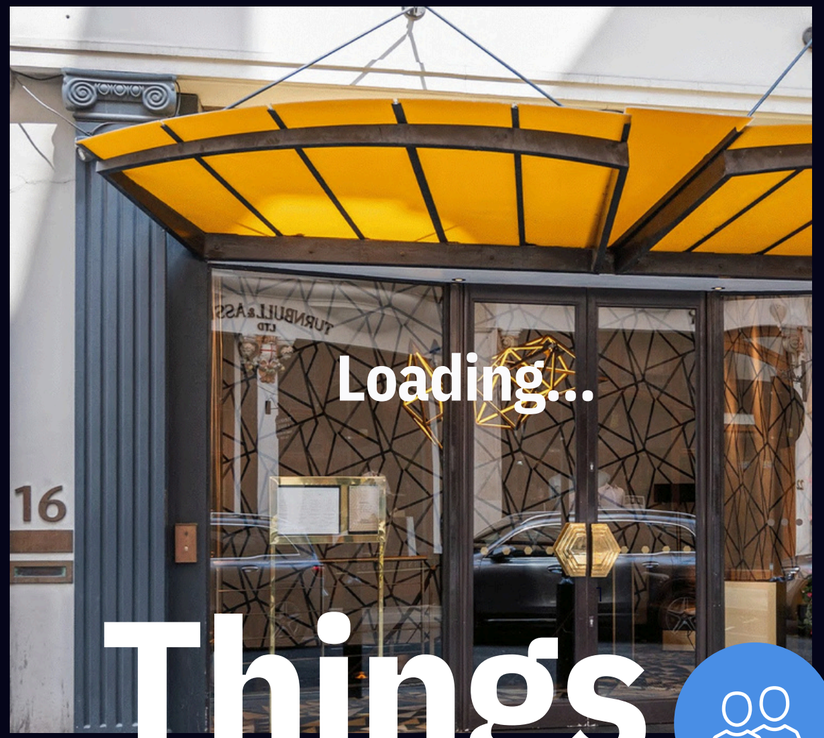
Highlights

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 offersanarrayofattractionsto suitall personalities.Fromtakingadeep breath of freshGreenParkair,orthosethat fancy a strollaroundtheRoyalAcademyof Arts. For thecompetitiveminds,whynot take each otheronatTheCrystalMaze 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 ca fes 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 stunningMaisonAssoulineormaybe take sometimetowatchtheworldgobyat the St JamesMarketPavillion.