

pall <sup>EAST</sup> mall

KINNAIRD HOUSE

# STAND ALONE in style

SAY HELLO TO FOUR FLOORS OF STUNNING FITTED AND CAT A OFFICE SPACE. OFFERING FLEXIBILITY IN LEASE TERM AND PRICING, AVAILABILITY RANGES FROM 3,198 TO 27,812 SQ FT.

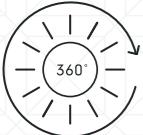


# IMPRESSIVE & INDIVIDUAL INSIDE & OUT

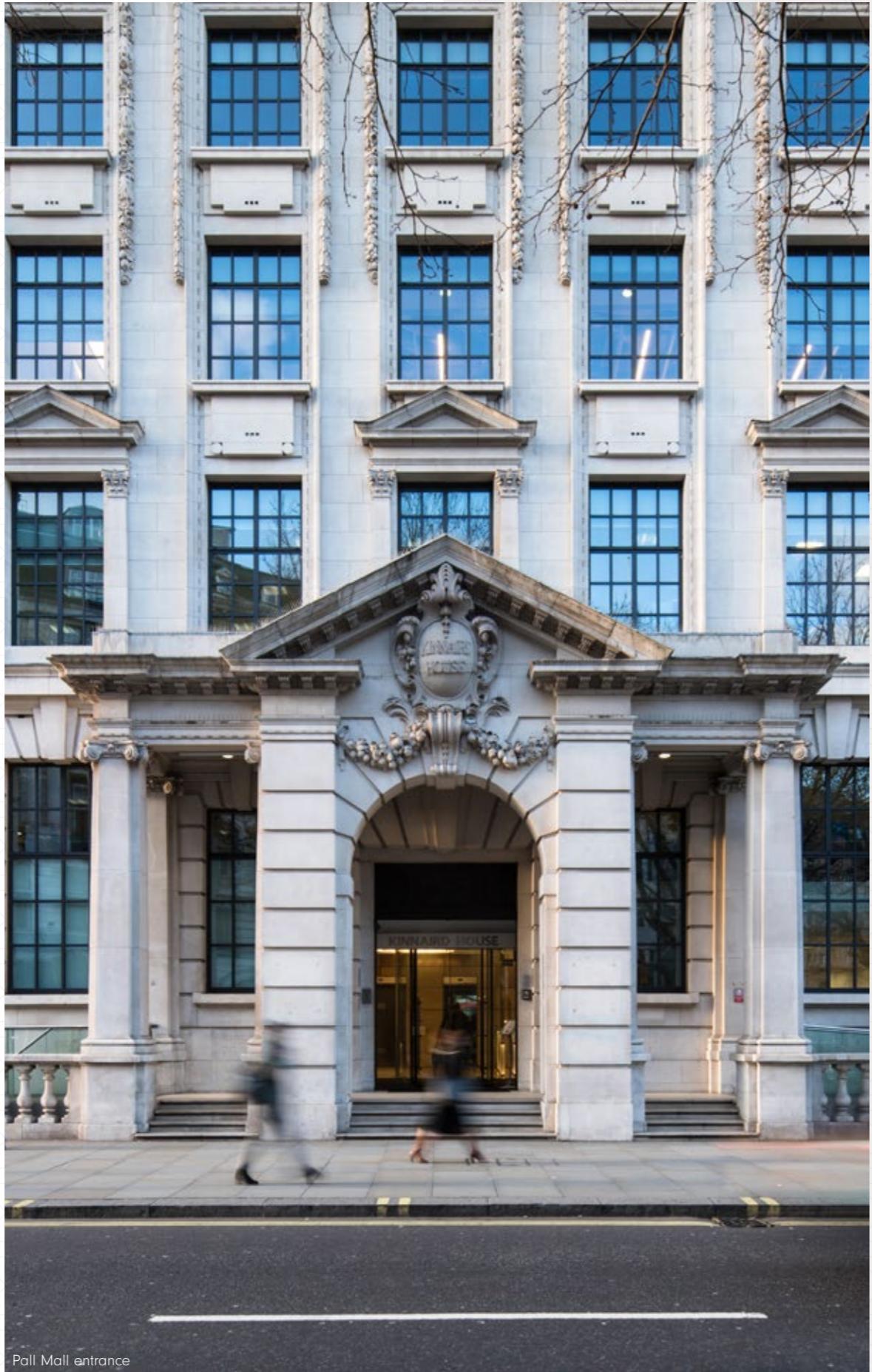
a one of a kind space, of that there is no doubt

Offering beautiful, modern office space, both ground floor units and the third floor are fully fitted to a superior and stylish standard for easy occupation. The first and sixth floors are available as newly refurbished CAT A for bespoke tenant fit outs.

Kinnaird House also offers excellent new end of trip facilities for simple commuting with secure cycle storage, showers and changing areas.



With sunlight on all four sides, each and every elevation benefits from natural light throughout the day.



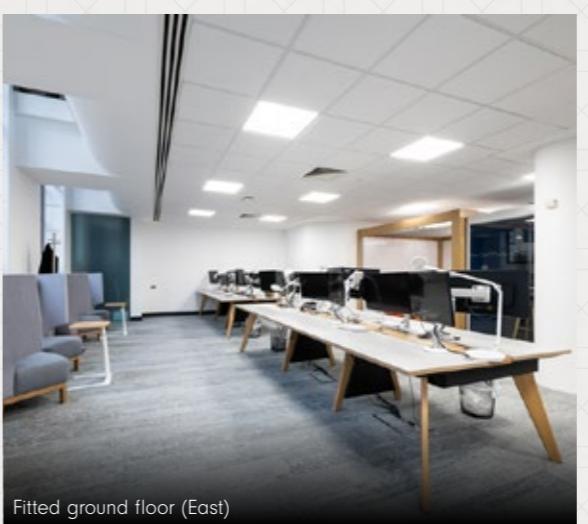
Pall Mall entrance



Typical Cat A floor



New reception area



Fitted ground floor (East)



Fitted third floor

A LOCATION LIKE NO  
OTHER, AN OPPORTUNITY  
NOT TO BE MISSED

a timeless classic with  
a contemporary twist

Kinnaird House's unique island site is surrounded by the West End's vibrant dining, entertainment and shopping scene — a bustling and animated area 24/7. With excellent connections a short walk away, this location offers the very best for work and play.





**SEIZE THE MOMENT.  
SEIZE THE MOJITO.  
wet your whistle  
in St James's,  
Piccadilly or Soho?**

**FOOD & DRINK**

- 01 Aquavit London
- 02 Scully St James's
- 03 Ham Yard Hotel
- 04 Duck & Waffle Local
- 05 Ole & Steen
- 06 The Balcon
- 07 Wild Honey
- 08 Bentley's Oyster Bar & Grill
- 09 Shoryu Ramen
- 10 Quaglino's
- 11 Hawksmoor Air Street
- 12 The Rooftop St James
- 13 The Admiralty
- 14 The Borough Barista
- 15 Haymarket Hotel
- 16 Estiatorio Milos

**LEISURE**

- 01 PureGym
- 02 Nordic Balance
- 03 Third Space

**SHOPPING**

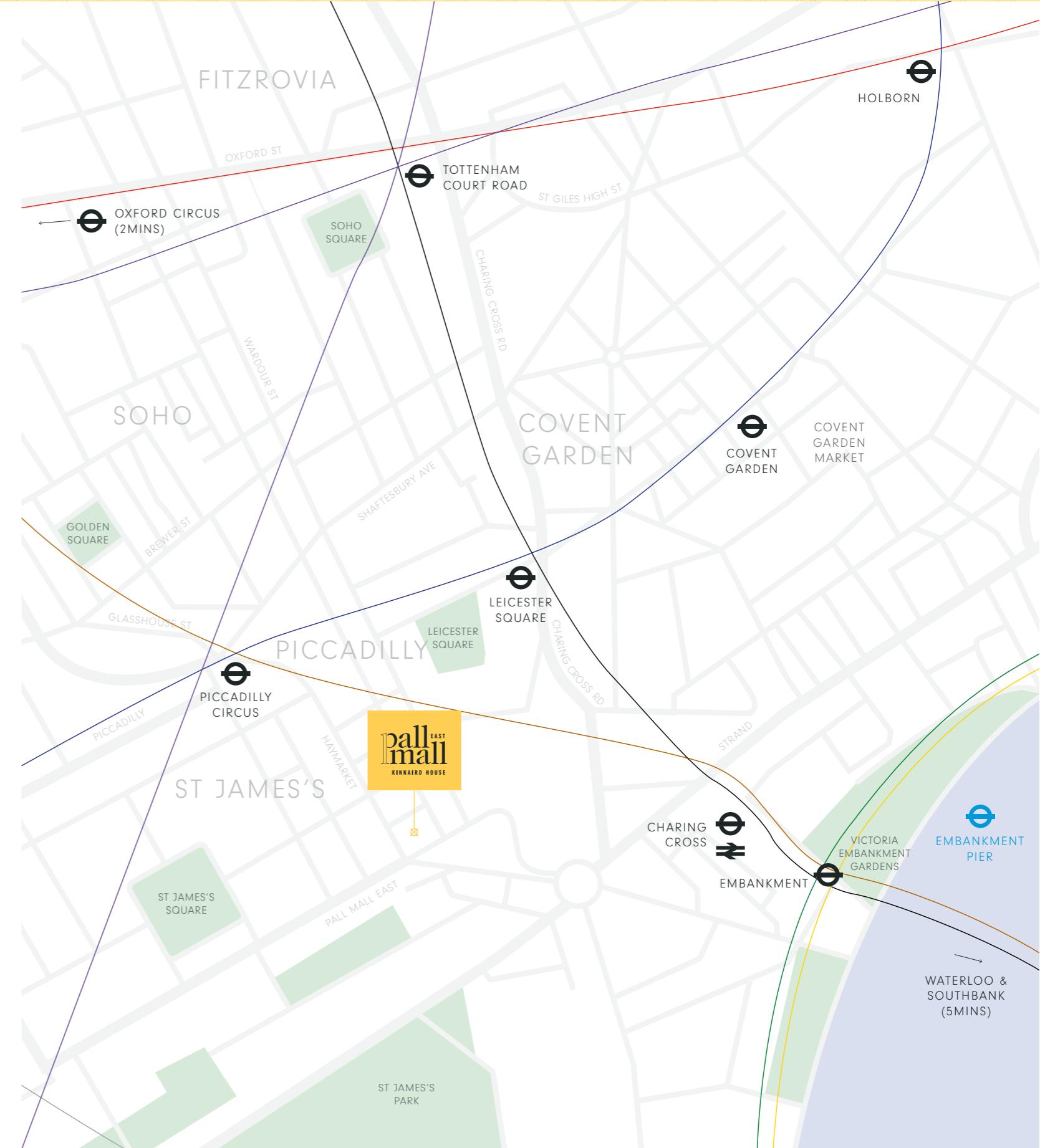
- 01 Dover Street Market
- 02 Harvie & Hudson
- 03 Aesop
- 04 Fortnum & Mason
- 05 Paxton & Whitfield
- 06 Prestat Chocolates
- 07 Pinarello
- 08 Aspinal of London

**PLACES OF INTEREST**

- 01 St James's Square
- 02 Regent Street
- 03 Shaftesbury Avenue
- 04 St James's Park
- 05 Trafalgar Square
- 06 Piccadilly Circus
- 07 Leicester Square

**HIT THE ROAD,  
HIT THE RIVER,  
FIND YOUR OWN FLOW  
with five tube lines  
on your doorstep,  
you're good to go!**

CHARING CROSS	● ● ⚡	3 Minutes
PICCADILLY CIRCUS	● ●	5 Minutes
LEICESTER SQUARE	● ●	6 Minutes
EMBANKMENT	● ● ○ ●	8 Minutes
GREEN PARK	● ● ●	13 Minutes
WATERLOO	● ● ● ⚡	14 Minutes
OXFORD CIRCUS	● ● ○ ⚡	14 Minutes
TOTTENHAM COURT ROAD	● ● ○ ●	15 Minutes



**NEVER EVER SETTLE  
NEVER EVER STAND STILL**

**find the space that  
fits you, and the bill**

FLOOR/UNIT	SQ FT	SPECIFICATION	AVAILABILITY
Sixth	7,435	<b>Cat A</b>	Coming Soon
Third	9,736	<b>Fully Fitted</b>	Available Now
Part First	4,131	<b>Cat A</b>	Available Now
Ground Floor East	3,198	<b>Fully Fitted</b>	<b>Under Offer</b>
Ground Floor West	3,312	<b>Fully Fitted</b>	Available Now
<b>TOTAL</b>	<b>27,812</b>		

#### SUMMARY SPECIFICATION

##### Building specification:

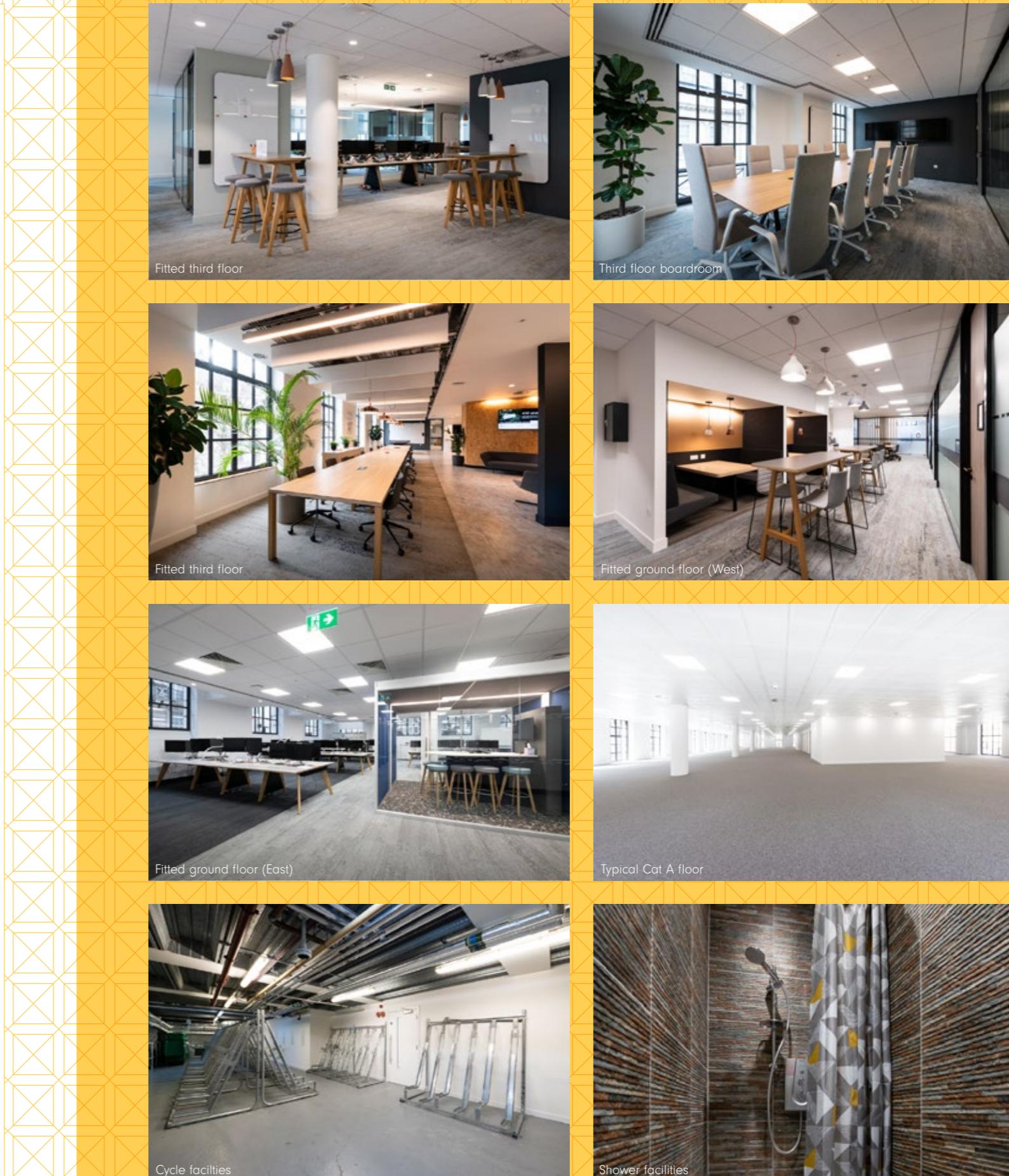
- Island site
- Three lifts
- Double height reception
- 5 showers
- Secure cycle storage
- 50 lockers

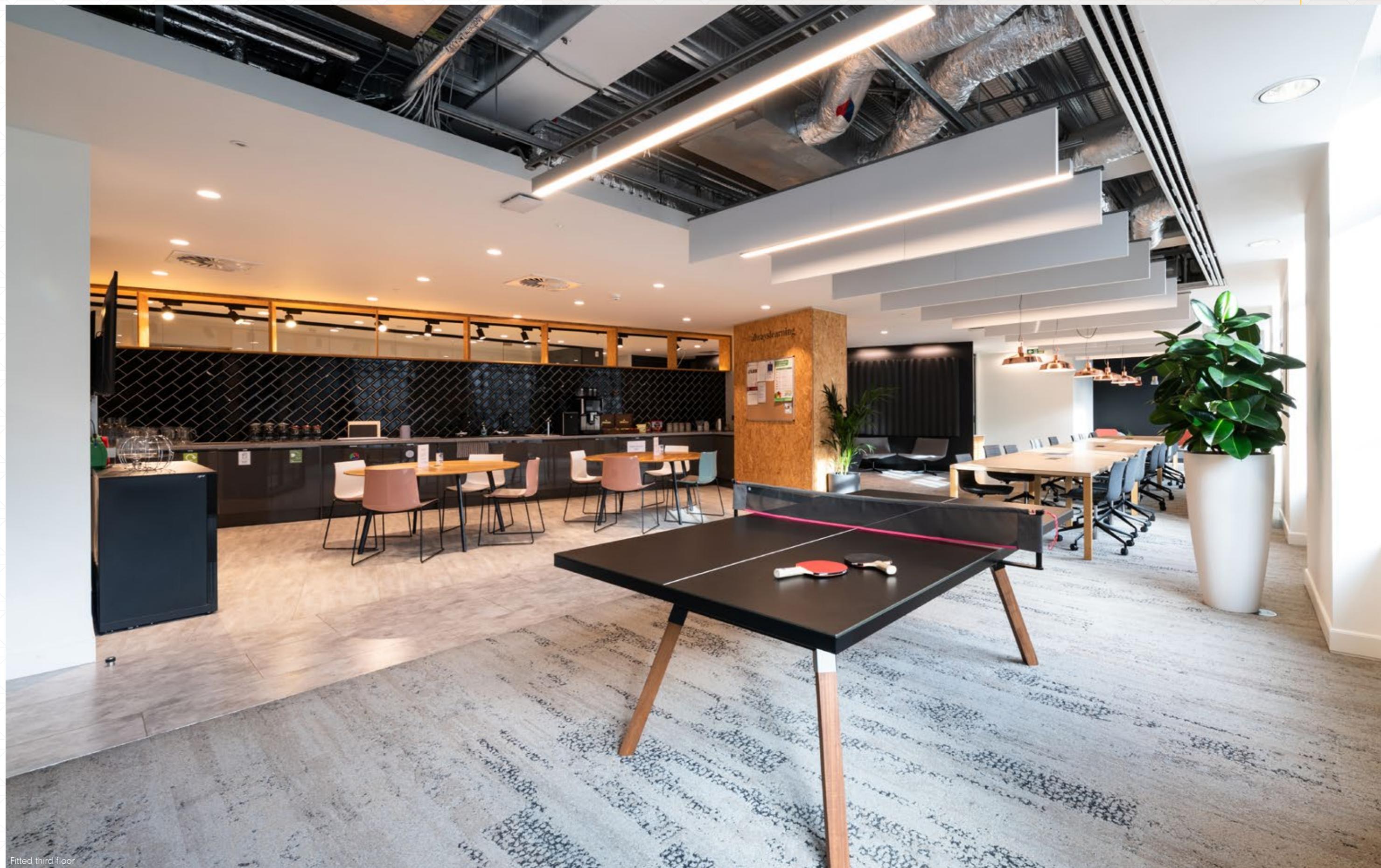
##### CAT A refurbished floors include:

- Excellent natural light throughout
- Four pipe fan coil air conditioning
- Full access raised floor
- Refurbished WCs

##### Fully fitted suites include:

- Open plan desk area
- Meeting rooms and boardrooms
- Fitted kitchenettes (Ground West & 3rd)
- Breakout areas
- Hot desking areas

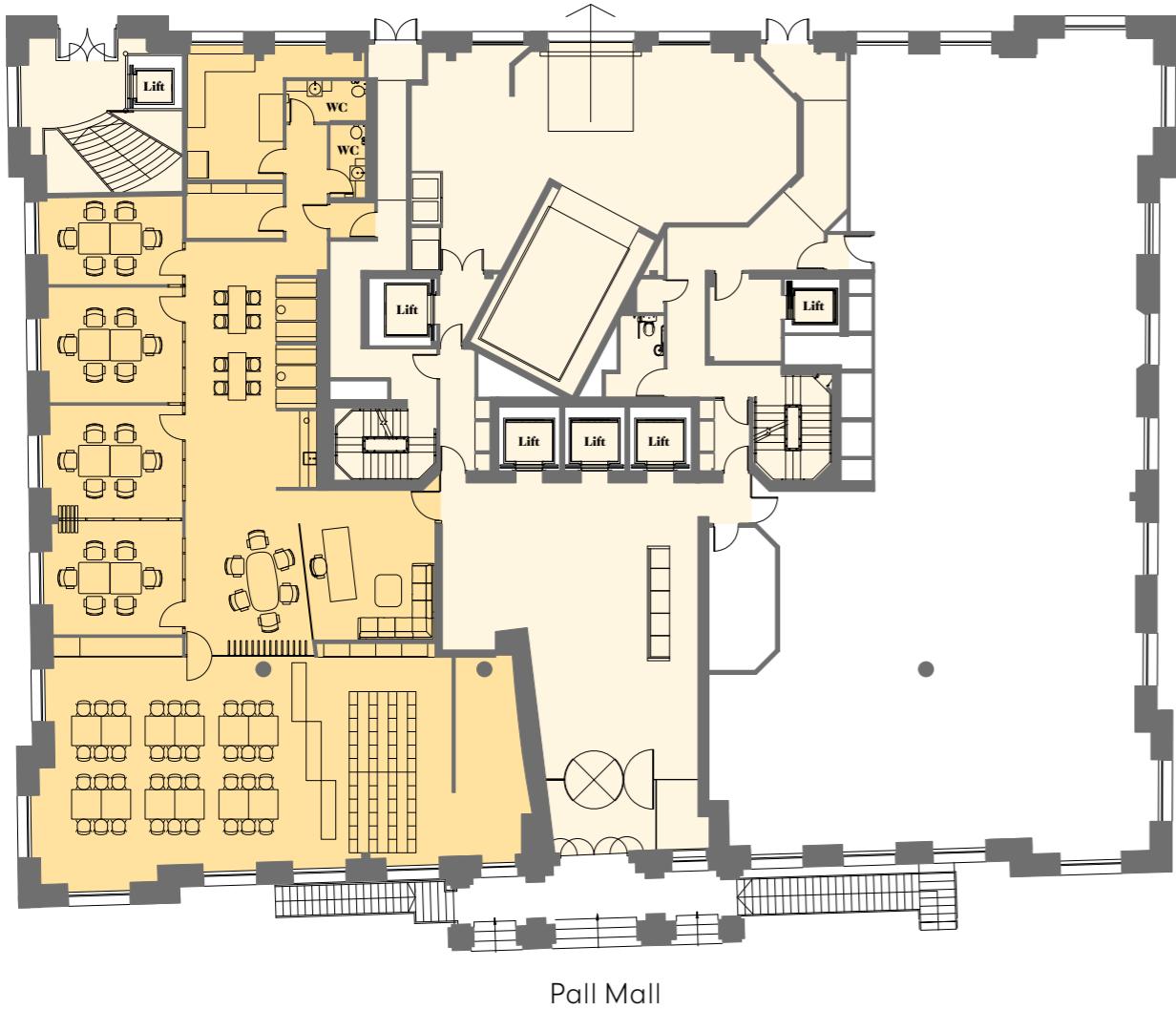




Fitted third floor

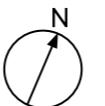
## GROUND FLOOR WEST

3,312 SQ FT | 308 SQ M



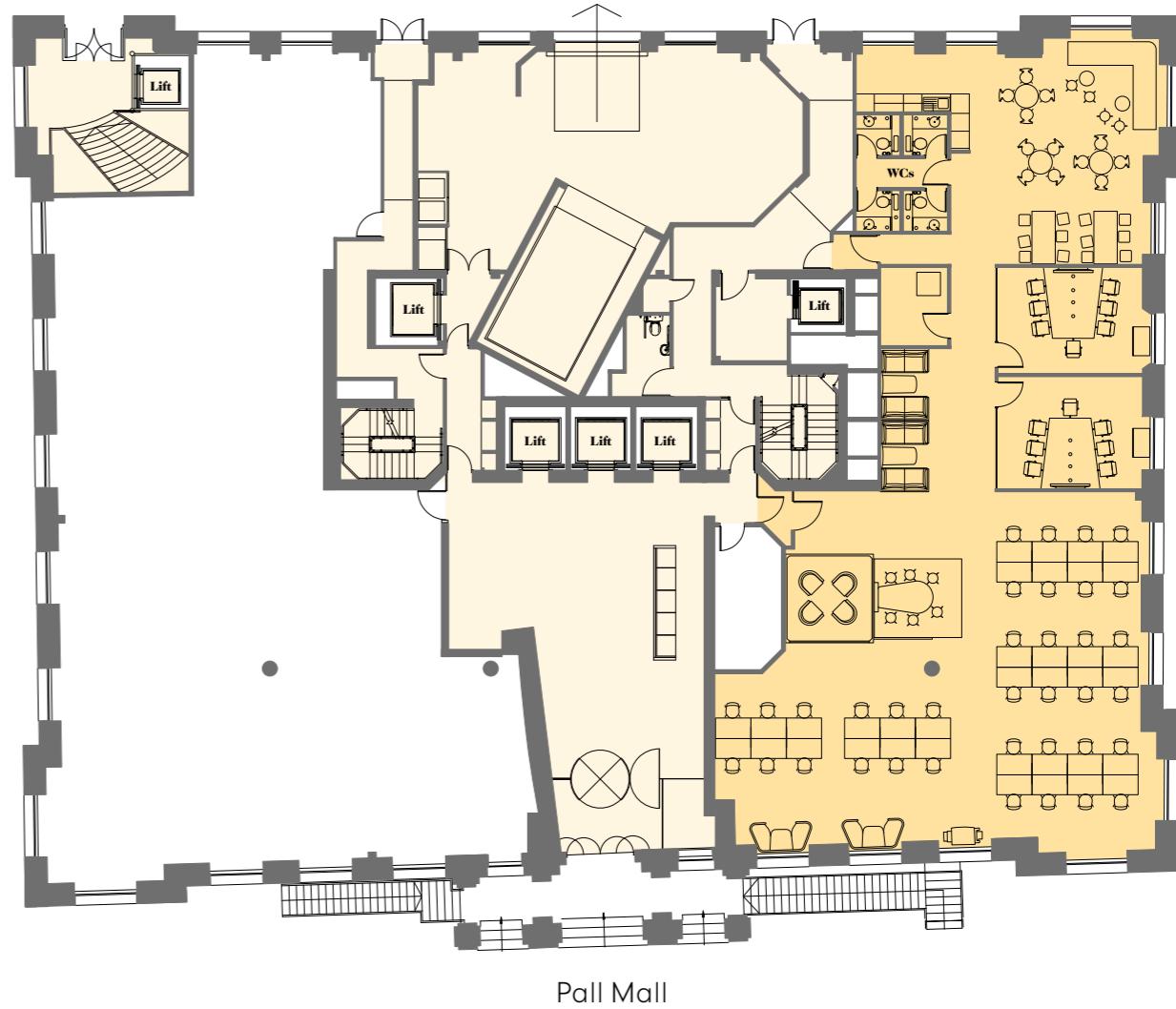
### FITTED SPACE PLAN

- 1X RECEPTION/WELCOME AREA
- 4X 6 PERSON MEETING ROOMS
- 1X LARGE PROJECT ROOM/  
AUDITORIUM SPACE



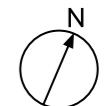
## GROUND FLOOR EAST

3,198 SQ FT | 297 SQ M



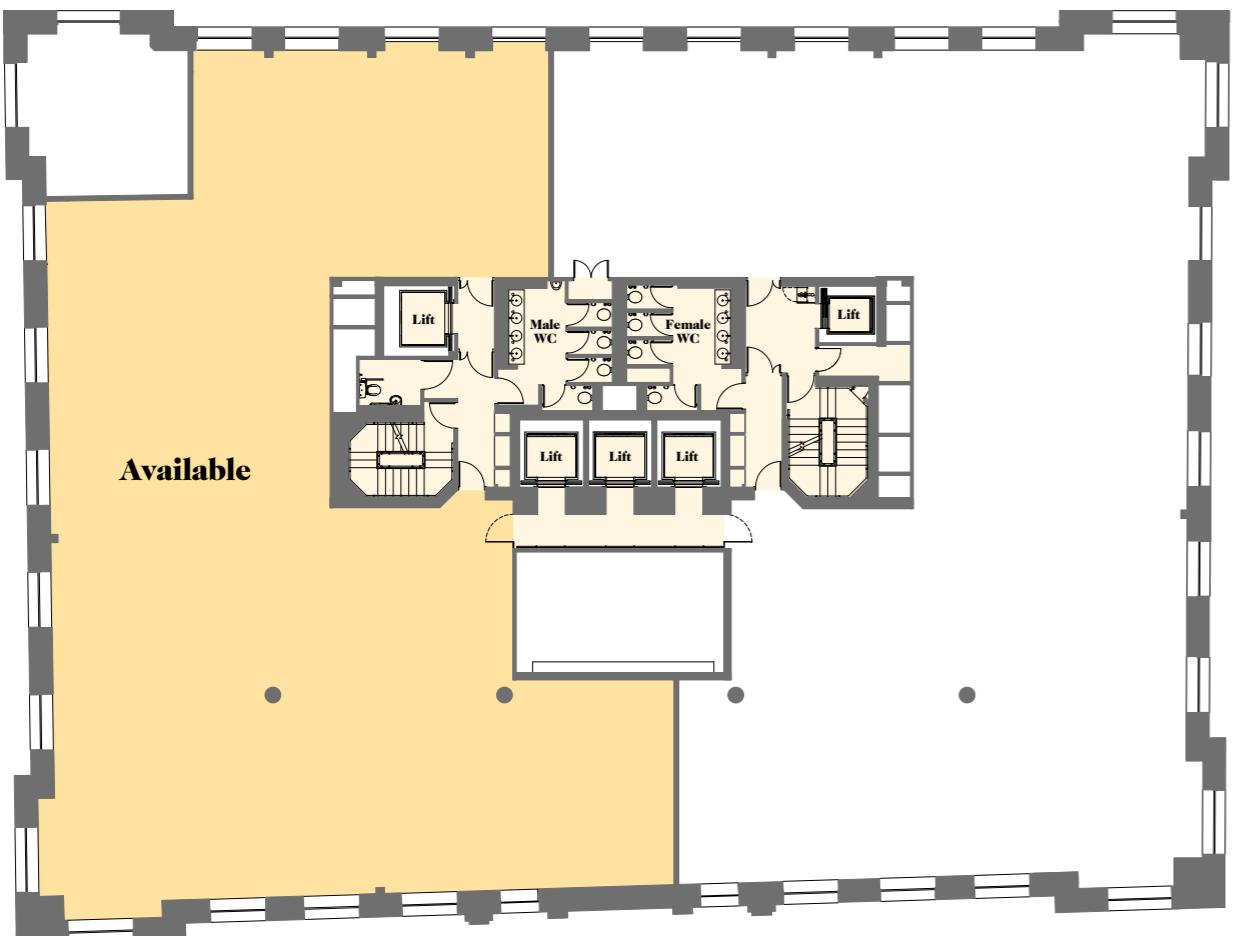
### FITTED SPACE PLAN

- 2X 7 PERSON MEETING ROOMS
- 2X COLLABORATIVE AREAS
- 1X LARGE KITCHEN & BREAKOUT AREA
- 36 DESKS



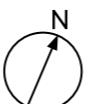
## PART FIRST FLOOR

4,131 SQ FT | 384 SQ M



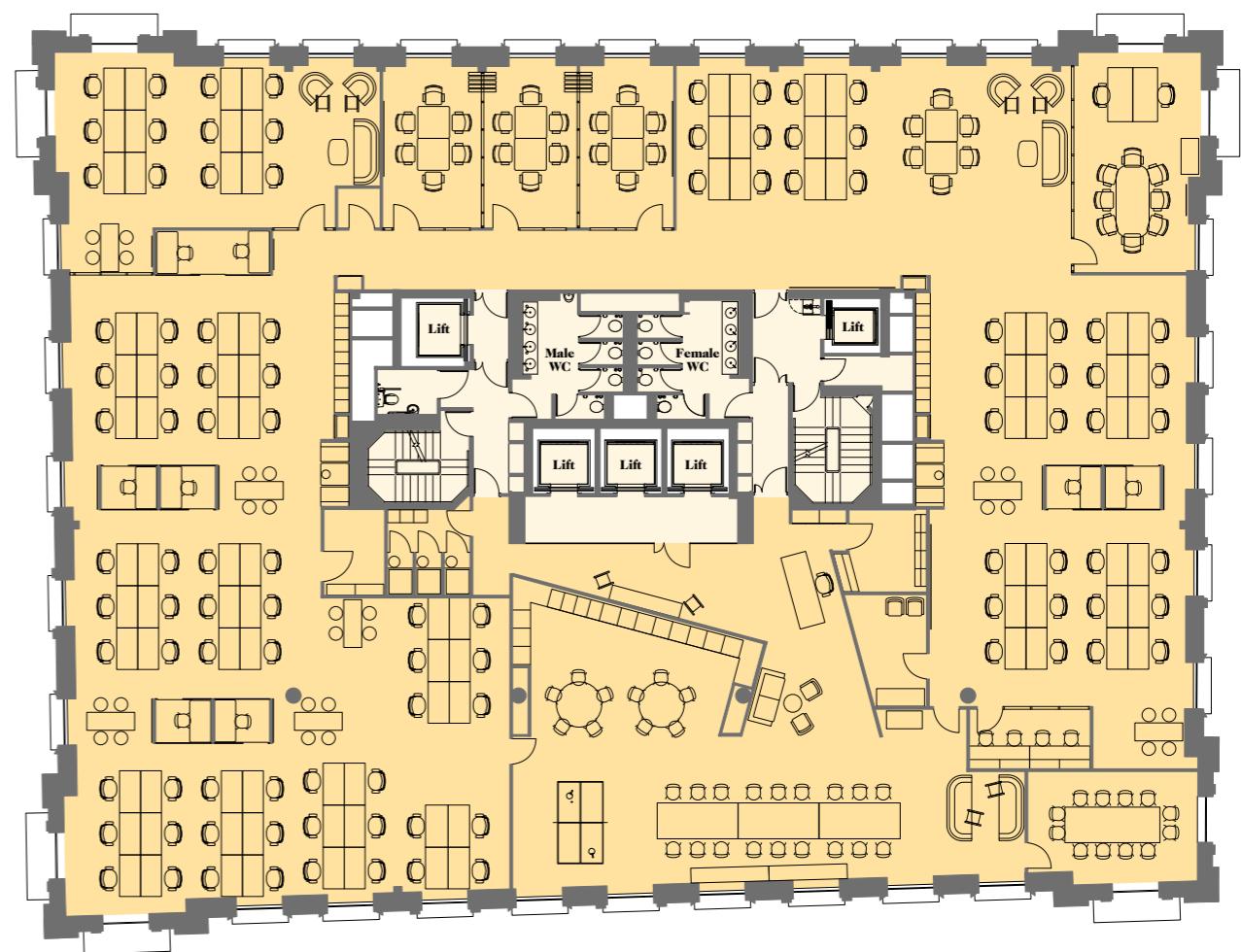
Pall Mall

## CAT A FLOOR PLAN



## THIRD FLOOR

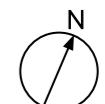
9,736 SQ FT | 905 SQ M



Pall Mall

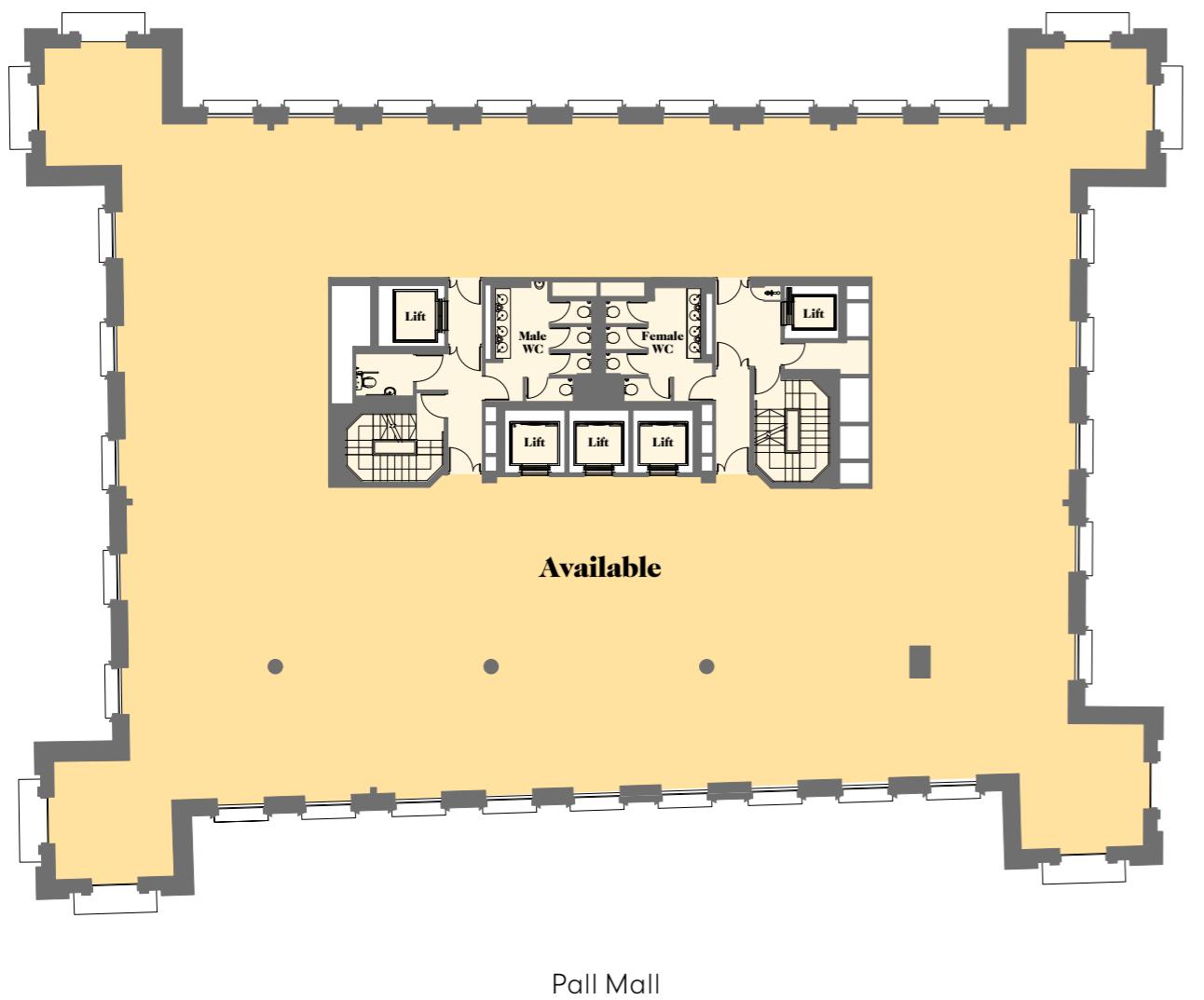
## FITTED SPACE PLAN

- 1X HOT DESKING AREA
- 1X LARGE KITCHEN/BREAKOUT AREA
- 3X 6 PERSON MEETING ROOMS
- 1X 12 PERSON BOARDROOM
- 1X CHAIRMANS SUITE
- 100 DESKS

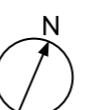


## SIXTH FLOOR

7,435 SQ FT | 691 SQ M



## CAT A FLOOR PLAN



# pall mall

EAST  
KINNAIRD HOUSE



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