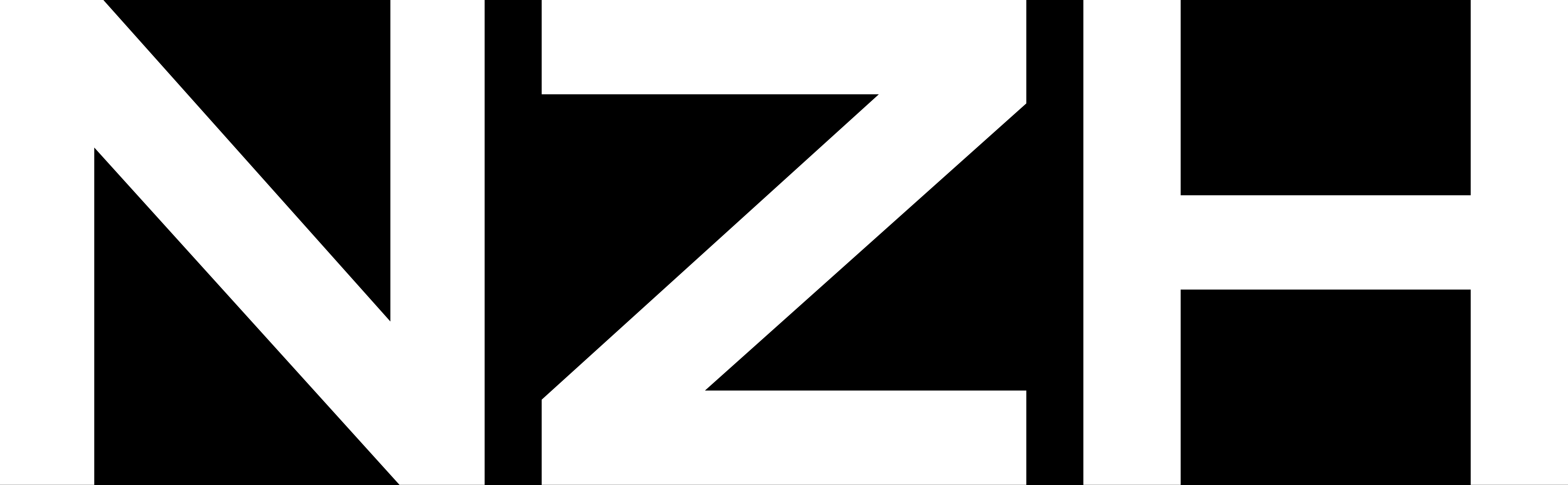




NEXT LEVEL WORKSPACE IN ST JAMES'S

NEW ZEALAND
HOUSE

ONE PALL MALL



EXPECT *a* WHOLE
NEW LEVEL
of UNEXPECTED



LIST *of* CONTENTS

the CROWN ESTATE'S PURPOSE IS TO CREATE LASTING *and* SHARED PROSPERITY FOR THE NATION.

PUTTING THE NATION FIRST

At The Crown Estate, we manage land, property and the seabed across England, Wales, and Northern Ireland — acting independently, commercially and for our nation's future. We return our profits to the UK government for public spending and invest to positively impact climate, nature, communities, and the UK's finances, today and for generations to come.

CREATING PLACES FIT FOR THE FUTURE

By 2050, 70% of the world's 10 billion people will live and work in cities, putting pressure on infrastructure, public spaces, and the climate. Our scale and remit give us an opportunity to tackle these challenges to help cities grow and adapt.

We're investing in places to make a lasting difference. Supporting national and local priorities, we're creating spaces where nature thrives, the climate is protected, and life feels inclusive, accessible, and healthy.



CREATING DESTINATIONS

WE WILL CURATE AN ACCESSIBLE, INCLUSIVE
AND SUSTAINABLE DESTINATION WITHIN OUR
PORTFOLIO, WHERE THE WHOLE WILL BE
GREATER THAN THE SUM OF THE PARTS.

Beyond our individual buildings, we are committed to curating a place in the heart of London that works for all the people that interact with it. With the world changing at pace, there is an opportunity to look at our places differently – we have a responsibility to give fresh thought to how we plan, design and manage our spaces, with engagement and collaboration central to the process. Aligned with our commitment to working with and listening to diverse voices and perspectives to create the most inclusive and welcoming places, we are adopting a listening-first approach, with regular dialogue with our customers, visitors and communities. Our focus is on creating a more welcoming, accessible and sustainable destination.

We are therefore looking beyond a 'building-by-building' approach and focusing on a holistic place-based experience, created through a deliberate and thoughtful use

of buildings and space. As such, we have partnered with Westminster City Council on an ambitious public realm project that is focused on revitalising and transforming the public spaces along Regent Street, Piccadilly Circus and Haymarket. The project plans to deliver an urban design transformation through a people and nature-focussed response to the public spaces and a greener and more welcoming route from St James's Park to Regent's Park. Our ambition is also to transform the Haymarket area from an environment that people simply traverse across, to a prosperous cultural destination that connects and supports the best of London's entertainment, culture and workplace.

We believe that creating a West End that is set up to meet London's future requirements in a changing world will provide a greater experience for those who live, visit and work in this iconic place.



EXPERIENCE EXTRAORDINARY

Get ready for a whole
new level of unexpected.

Impeccable spaces, purposeful design,
and breathtaking views are colliding to
create a one-of-a-kind alchemy at New
Zealand House.

This exceptional new venture continues.
The Crown Estate's inclusive
transformation of London's West End,
while setting an ambitious precedent
for future workspace.





RAISING *the* BAR

THE HIGHEST PERFORMING LISTED
BUILDING IN THE WEST END

Nestled within London's historic
core, with excellent connections



Stunning 360° views
across central London



Exceptional local amenities including the
newly transformed Royal Opera Arcade



Third floor amenity space for
meetings and events

Premium third floor restaurant, LV3



Interiors by Bluebottle sensitive
to the original Modernist style



Exemplary service and events
from The Crown Estate



Market-leading sustainability credentials
through smart retrofitting



Typewriter girls' working under the watchful eye of Lord Nelson.



Archive image of original features.

MADE

A modernist icon opened by Queen Elizabeth in 1963, the building stood tall as the official home of New Zealand in Britain. As Central London's first tower, New Zealand House won the inaugural 'Test of Time' Award in 1998, and has been making history ever since.

to MAKE

As part of the redevelopment project, we're committed to celebrating this Grade II listed building's iconic architecture and innovative status through a sensitive refurbishment.

Adhering to our enhanced Development Sustainability Principles, we're harnessing a vast array of the most innovative materials, processes and techniques to ensure the building is sustainable from top to bottom.

HISTORY

SECURING TOMORROW

RESPECTFUL TRANSFORMATION

90% of the original structure retained



1,600 sq m of heritage features preserved



Net Zero construction site powered by our solar farm in Norfolk

REDUCING IMPACT

7,000 items donated to charities for re-use



98% waste diverted from landfill



450,000 litres of rainwater harvested annually



72% carbon savings compared to a new build

ENRICHING ENVIRONMENT

40% biodiversity net gain



Carefully designed Grade A amenity space



Improvements to the public realm

TARGETED ACCREDITATIONS



ICONIC VIEWS

Unrivalled 360-degree views across London.

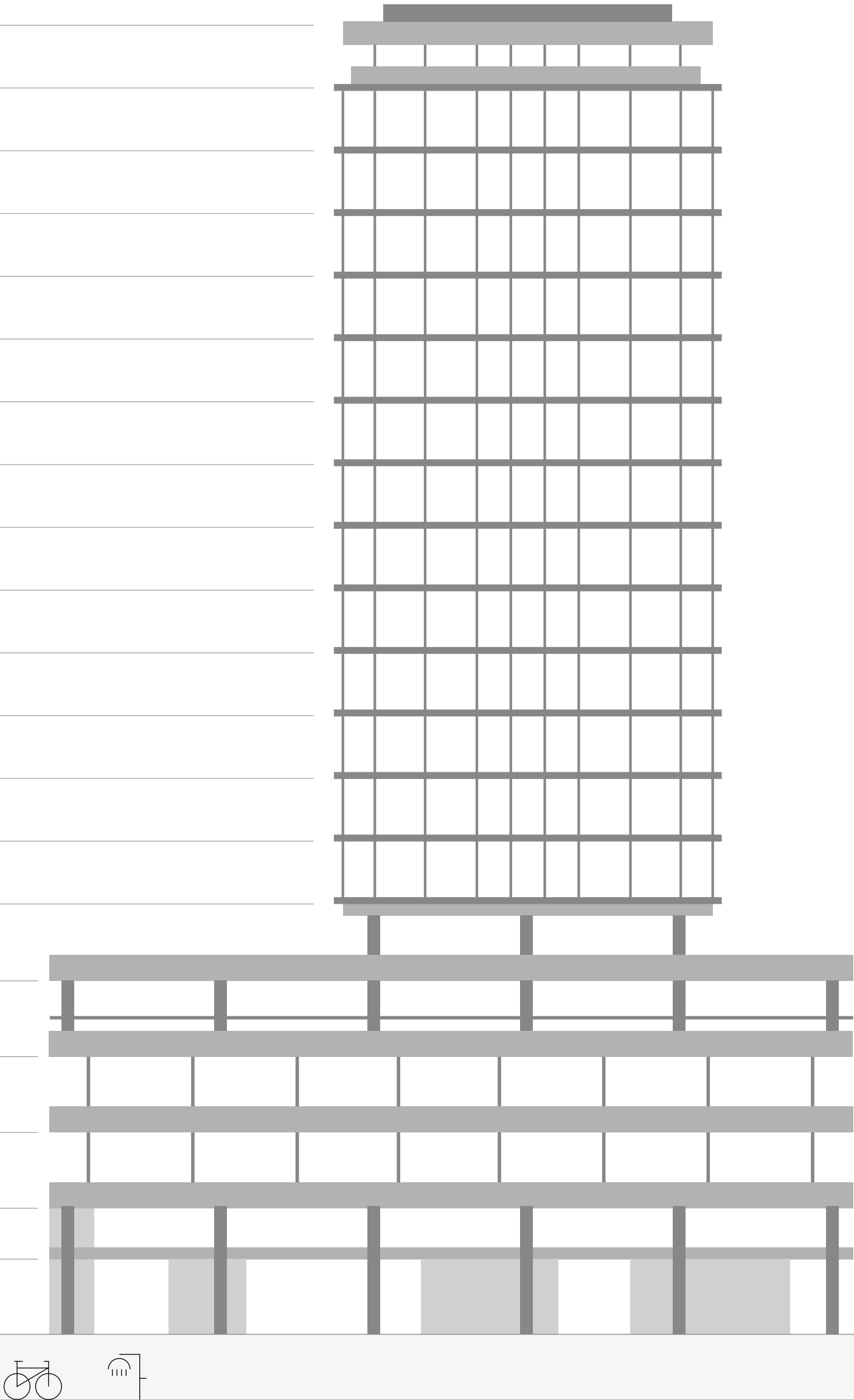


SCHEDULE OF AREAS

- Office
- Restaurant / Amenity
- New Zealand High Commission
- Reception
- End of Trip

Areas based on Area Measurement Report (May 2025)

LEVEL	SQ FT
18	LET
17	LET
16	4,069
15	4,069
14	4,069
13	4,058
12	4,058
11	4,058
10	4,047
09	4,047
08	4,047
07	4,047
06	4,047
05	4,047
04	
03	RESTAURANT / AMENITY
02	LET
01	LET
M	LET
G	RECEPTION
LG	END OF TRIP



GROUND FLOOR

reception

The New Zealand House reception is accessed directly via Pall Mall and features statement art pieces, touch-down areas and biophilic features.



GROUND floor



Reception

Plans subject to final measurement upon completion



HAYMARKET

PALL MALL

- Reception
- Restaurant
- Retail
- NZHC
- End of Trip

	18
	17
	16
	15
	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	M
	G
	LG

LOWER GROUND

end of trip facilities

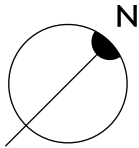
New Zealand House is equipped with a dedicated cycle lift, secure cycle storage facilities, showers and lockers for a seamless transition between home and office.



LOWER *ground*



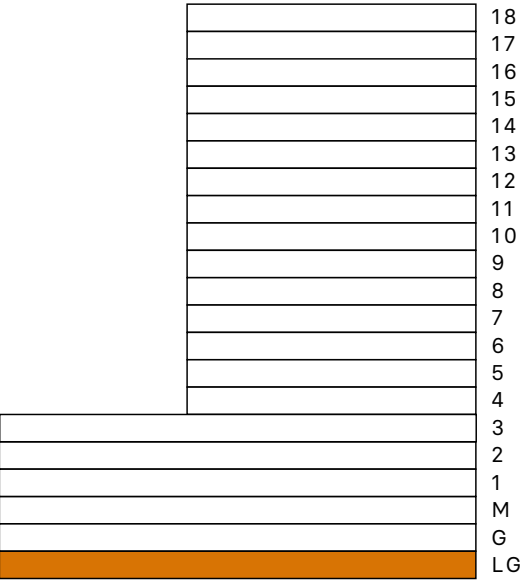
Female Changing Room



HAYMARKET

- Male Change
- Female Change
- Lift Lobby
- Cycle Store
- NZHC

- 105 cycle spaces
- 96 lockers
- 11 showers

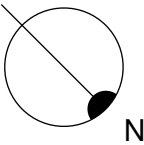


PALL MALL

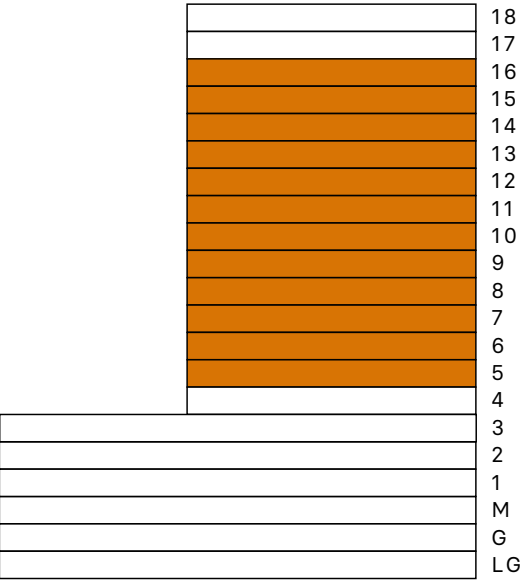
TYPICAL *floor*



View West



- Office
- Core
- Lift Lobby



OPEN PLAN *layout*



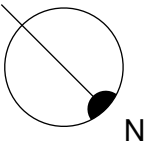
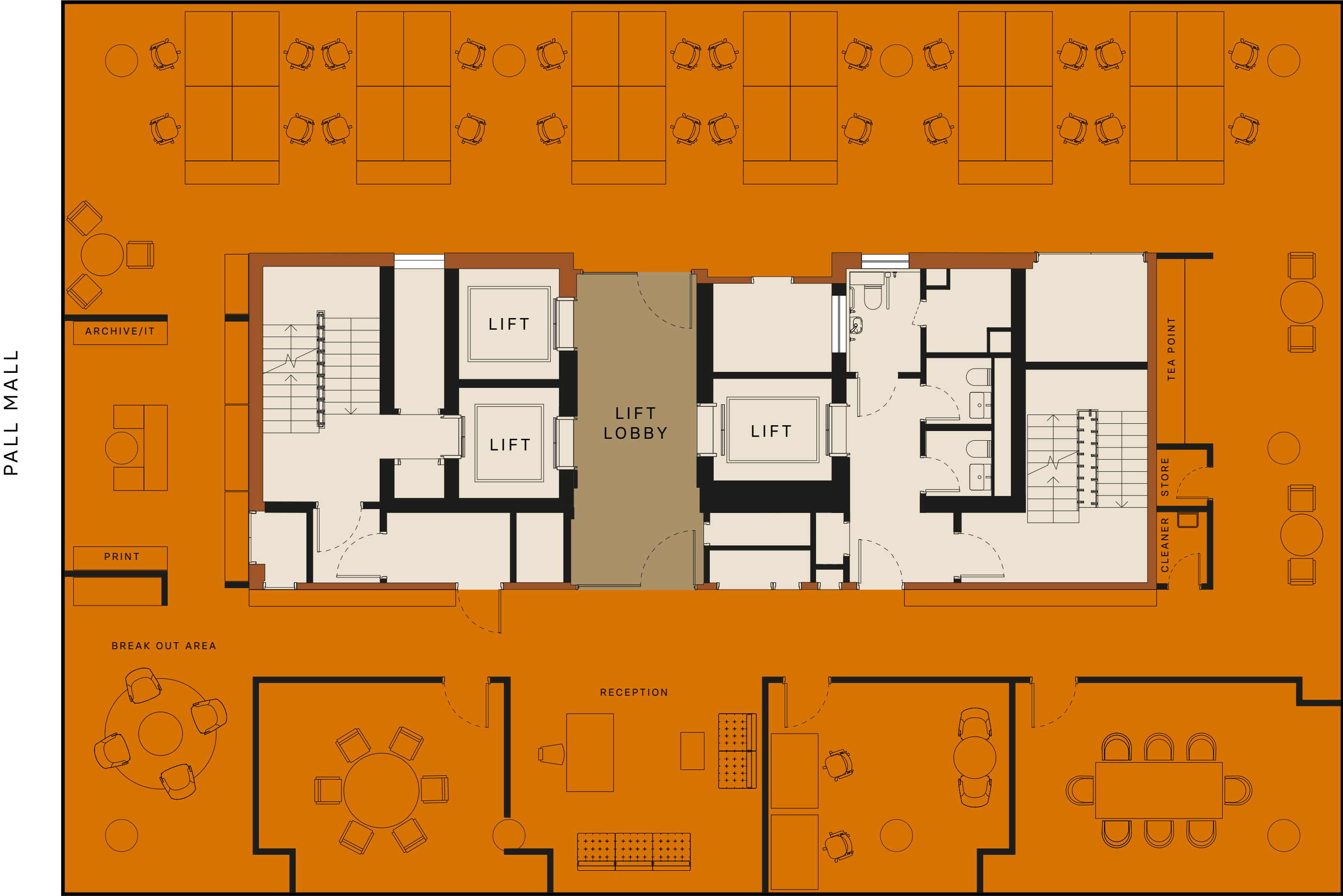
View South

OPEN PLAN LAYOUT	
Work stations	33
Occupancy density	1 person per 11 sq m

HYBRID *layout*



View East



HYBRID LAYOUT

Work stations 26

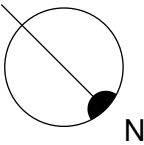
Occupancy density 1 person per 14 sq m

CELLULAR *layout*



View North

PALL MALL



CELLULAR LAYOUT

Work stations 12

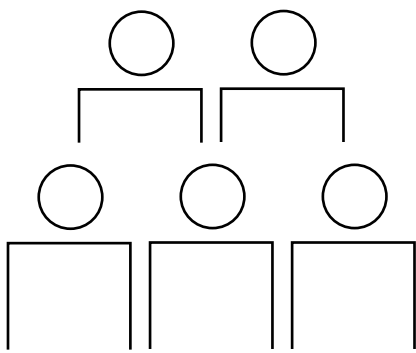
Occupancy density 1 person per 27 sq m

HAYMARKET

A NEW LEVEL *of* WORKSPACE

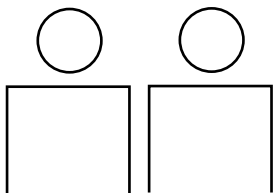
DEDICATED AMENITY FLOOR

- Featuring hot-desking, meeting rooms, event spaces, tea point and phone booths
- [Link to new restaurant at L3](#)



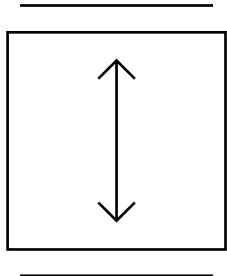
OCCUPANCY DENSITY

- 1 person per 10 sq m



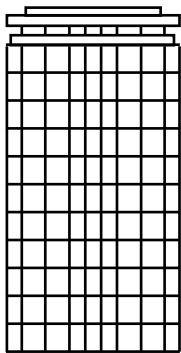
FLOOR TO CEILING HEIGHT

- Typical floor to ceiling height is 2.7m (max) to the underside of services and 3.1m (max) to the soffit



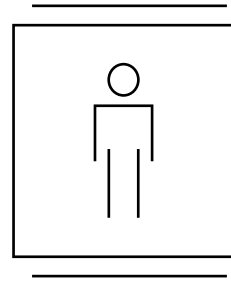
FACADE

- A complete facade replacement retaining overall external appearance
- Innovative smart façade technology provides passive shading reducing energy demand for cooling by 17%*



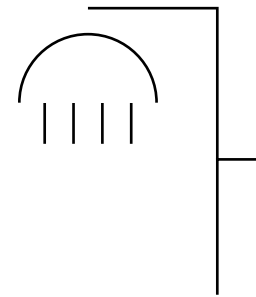
LIFTS

- 1 x 15 person passenger lift
- 2 x 17 person passenger lift



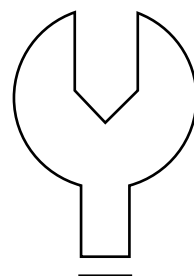
END OF TRIP

- 105 cycle spaces: accessed via Haymarket loading bay entrance
- Changing facilities: 96 lockers and 11 showers



M&E

- New M&E services
- Air source heat pumps
- All electric building powered by renewable source
- Low energy fan coil air conditioning distributing 14ls per person



*When compared to traditional glazed façade systems.



BUSINESS



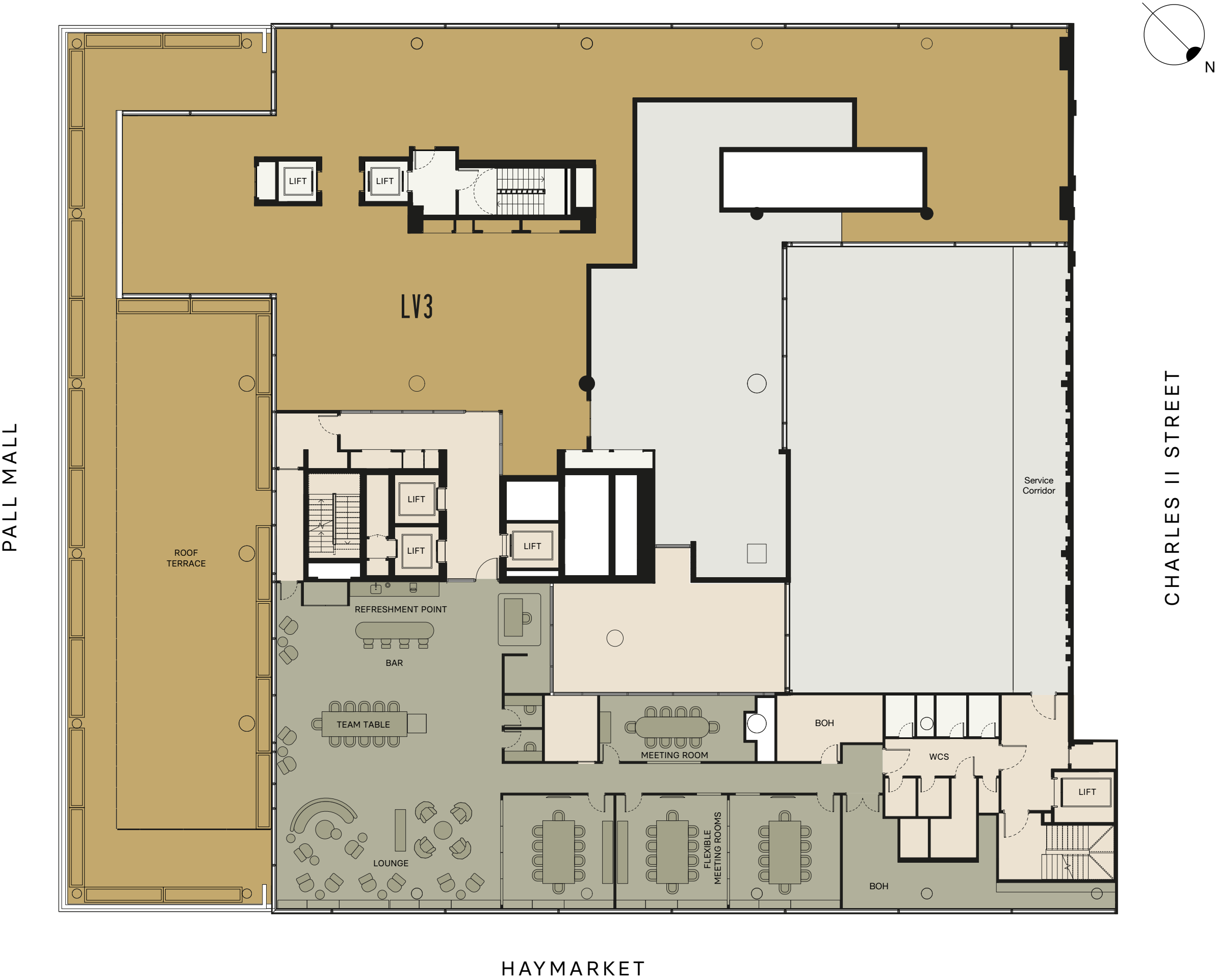
Award-winning design studio Bluebottle have carefully curated this stunning workspace to create seamless areas for meetings and fine dining.

UNUSUAL

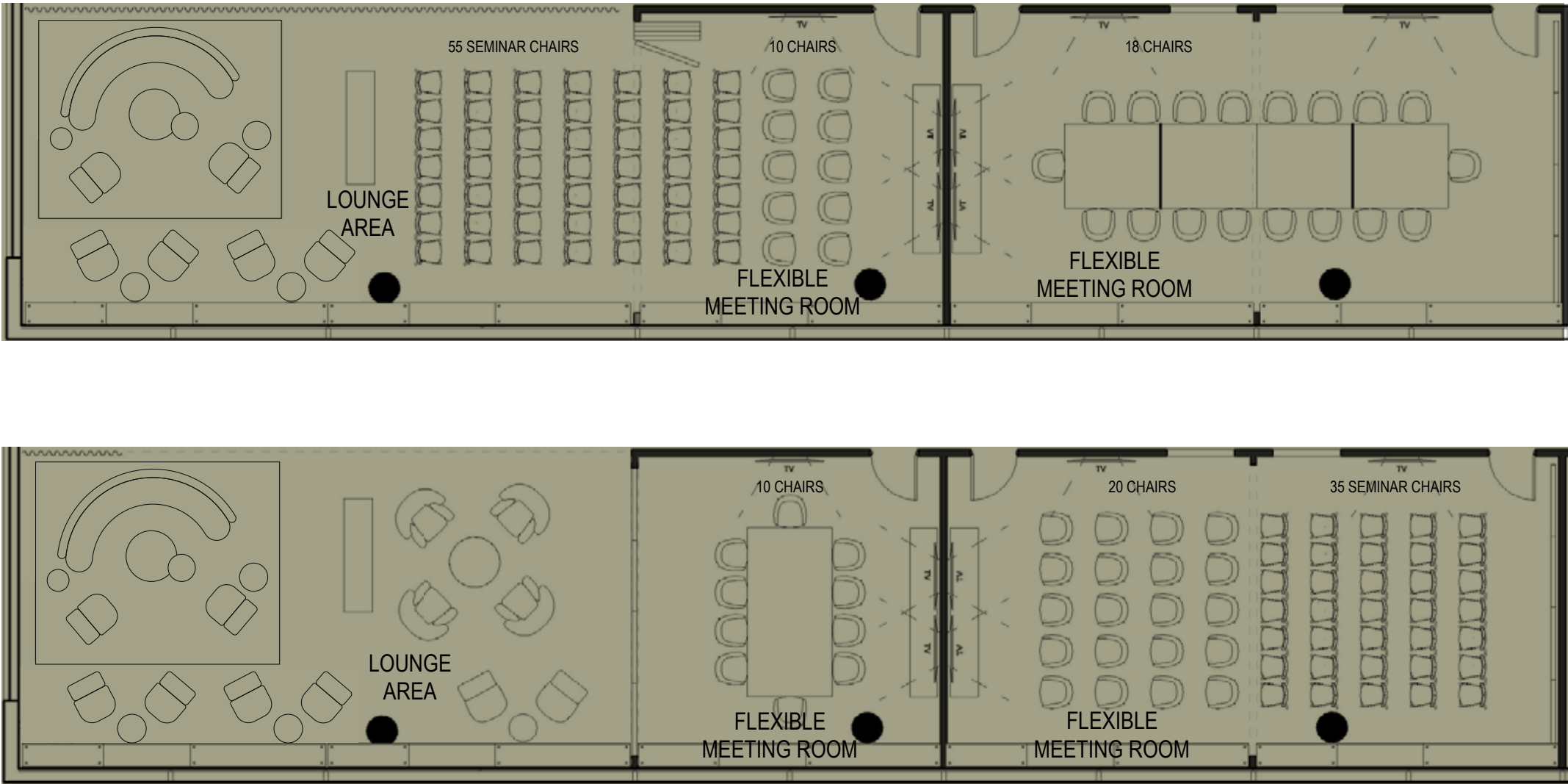


THIRD *floor*

Flexible amenity space on the third floor features meeting rooms, co-working spots and events space, alongside self-contained new landmark restaurant; LV3.



Test fit layout examples of flexible amenity



Flexible Amenity Restaurant Core

HEIGHTEN *your* SENSES



Adjacent to New Zealand House is London's oldest arcade, the Royal Opera Arcade. Once complete, this reimagined retail destination will provide a treasure trove of culinary experiences.



CLOSE CONNECTIVITY

AN HISTORIC AREA WITH
A THOROUGHLY MODERN
INFRASTRUCTURE.

EIGHT STATIONS WITHIN
A 15 MINUTE WALK.

SO YOU CAN GO FAR

WALKING TIMES

NEW
ZEALAND
HOUSE

ONE PALL MALL

PICCADILLY
CIRCUS

4 MINS

Blue Brown

CHARING
CROSS

7 MINS

White

LEICESTER
SQUARE

9 MINS

Blue Red

EMBANKMENT

10 MINS

Brown Yellow Green



COVENT
GARDEN

8 MINS

Blue

GREEN
PARK

8 MINS

Light Blue Blue Grey

TOTTENHAM
COURT ROAD

15 MINS

White Red

OXFORD
CIRCUS

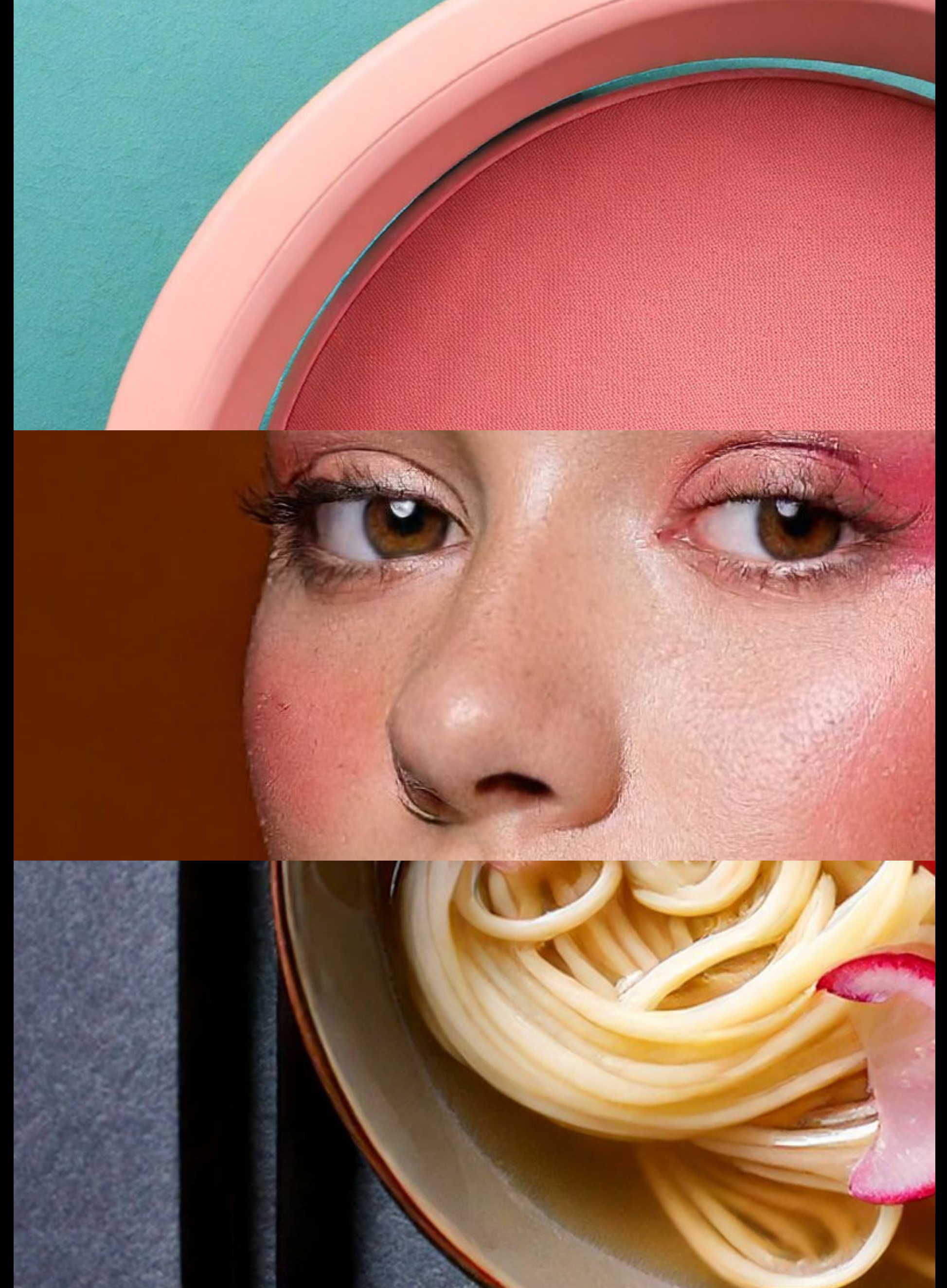
16 MINS

Brown Light Blue Red



LAYERS *of* FLAVOUR

St James's is home to some classic institutions that survived the war; as well as a myriad of Michelin stars; slices of luxury; and – on your doorstep – some of the most lavish dining experiences to be found in London.





THE RITZ

**OVER 150 CULTURAL
HOTSPOTS**



THE NATIONAL GALLERY

OVER 40 MICHELIN GUIDE
restaurants within a 10 minute walk



FALLOW RESTAURANT



OUTDOOR SCREENING AT ST JAMES'S MARKET

OVER 400 ACRES
of green space within
a 5 minute walk



ST JAMES'S SQUARE

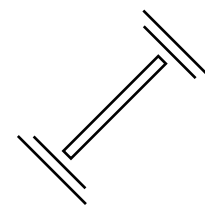


We believe in championing and opening doors for others, which is why we're proud that many of our long-term customers are leaders in their respective industries.

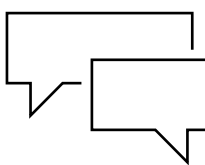
WORKPLACES+

by THE CROWN ESTATE

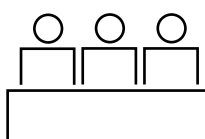
Workplaces+ gives you the flexibility to work your way in a vibrant community of like-minded professionals. With its range of exclusive perks, this is an office experience unlike any other.



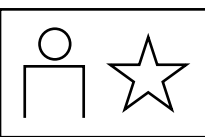
Access to fitness and wellbeing classes



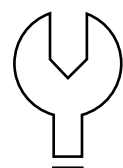
Access to talks and networking events



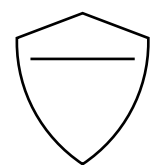
Exclusive discounts for bookable meeting rooms



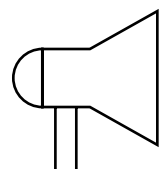
Free membership to 6 Babmaes



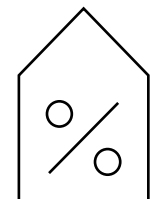
24/7 Maintenance support



24/7 Security



Exclusive discounts for internal and external event spaces



Bespoke perks and discounts around the portfolio



NEW ZEALAND HOUSE

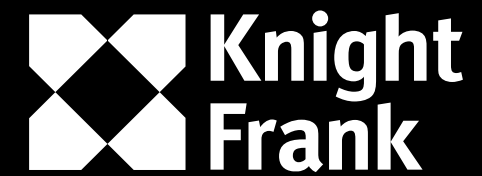
ONE PALL MALL



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