

PEGASUS

MAYFAIR W1





## Redefining expectations

With its unique past and classical facade, Pegasus epitomises Mayfair's rich and storied heritage.

Yet, behind the beautifully restored exterior, this historic building is transforming into a cutting-edge, sustainable workspace.



The Building	01
The Workspace	02
The Balance	03
The Area	04
The Team	05



62,000 sq ft  
of prestigious  
workspace.

2,400 sq ft  
reception and  
breakout lounge.

2,100 sq ft  
secluded  
courtyard garden.

Surpassing  
expectations  
in sustainability.

A healthy  
environment  
promoting wellbeing.

Inspiring, eclectic  
well-connected  
neighbourhood.





06	Arrival
10	Workspace
12	Amenities
14	Heritage

# The Building





## Arrival

An elegant entrance on Sackville Street as well as a dedicated entrance for cyclists.



## Arrival

An elegant entrance  
on Sackville Street  
as well as a dedicated  
entrance for cyclists.





## Reception

Featuring terrazzo and marble flooring, a bespoke reception desk, and luxurious seating.





## Lounge

A welcoming space to unwind or collaborate, the refined lounge offers comfortable seating and kitchen facilities.







## Courtyard

A calming oasis, hidden from the bustling streets beyond, the courtyard is the ideal place to step away from the desk.



## Workspace

A column-free run of c.57 metres allows for flexible fit outs without a bad seat in the house.





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A column-free run of c.57 metres allows for flexible fit outs without a bad seat in the house.







## Terrace

Resplendent on the sixth floor, the west-facing terrace is a striking space for events with the city as a backdrop.





## End-of-trip

Reward active commutes and midday workouts with luxurious changing facilities on the lower ground floor.





# Heritage

Piccadilly is one of the oldest roads leading westward out of the capital and takes its name from the Piccadill collars worn by the area's residents in the late 16th century.

Designed by George John Skipper, a shining light in British Art Nouveau architecture, both Nuffield and Pegasus House were built as part of the interwar regeneration of Sackville Street by the Sutton Estate.

Originally conceived as a set, both share similar form and materials, including their Portlandstone-clad segmental stone features.

Paired with each other, the buildings opposite, and with the façades of two Grade II-listed end blocks, these local icons elevate the townscape of one of London's most refined neighbourhoods.



16	Accommodation schedule
17	Summary specification
18	Floor plans
26	Space plans

# The Workspace 02



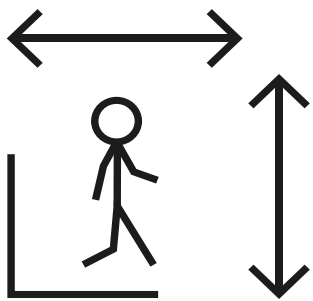


## Accommodation schedule

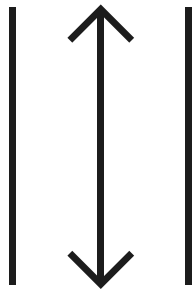
Floor	sq ft	sq m
06 — Terrace	635	59
06	7,492	696
05	10,075	936
04	10,753	999
03	10,893	1,012
02	10,861	1,009
01	9,569	889
G — Reception	2,433	226
G — Courtyard	2,099	195
Total	64,810	6,021



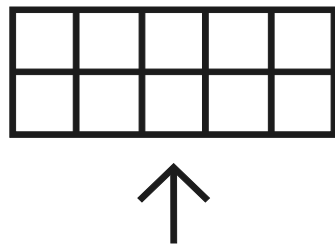
# Summary Specification



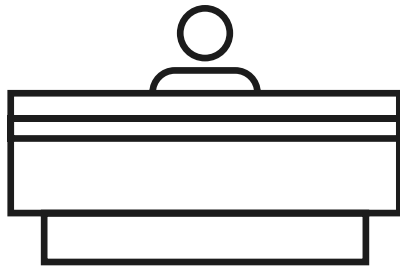
1:8 sq m  
occupational density.



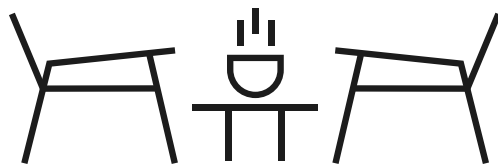
2.65-2.75m  
floor-to-ceiling heights.



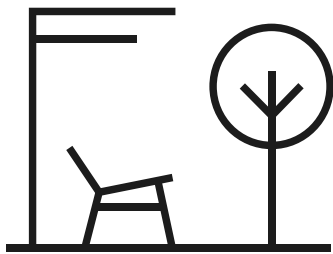
250 mm  
raised floors.



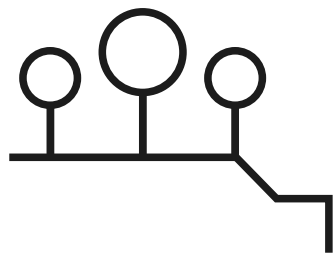
2,433 sq ft  
contemporary reception.



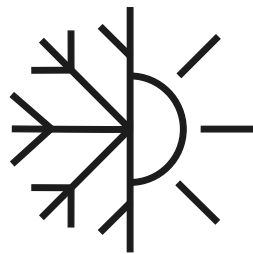
458 sq ft  
kitchen facilities.



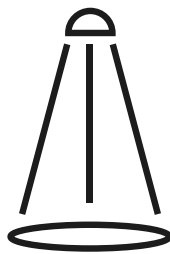
2,099 sq ft  
secluded courtyard.



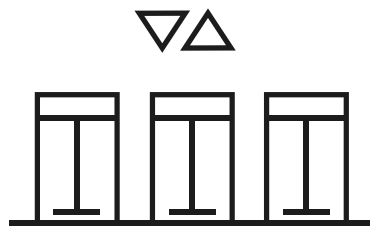
635 sq ft  
6th floor private terrace.



Heating  
and cooling via under  
floor servicing and vents.

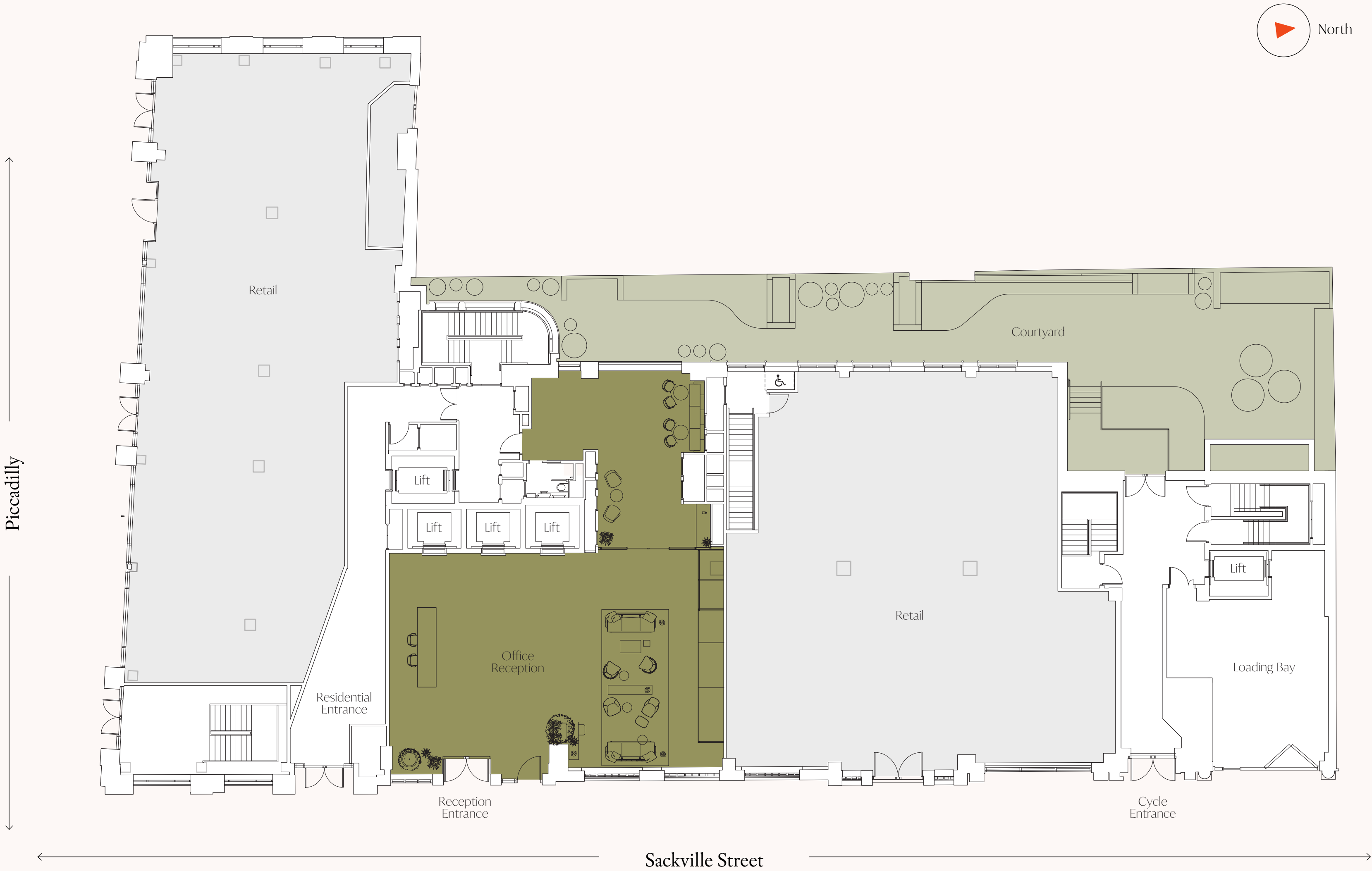


Lighting  
All electric building and  
LED lighting throughout.



3 x 13  
person passenger lifts.





Reception &  
break out lounge  
2,433 sq ft  
226 sq m

Courtyard  
2,099 sq ft

Floor plans	
▷	6th floor
▷	5th floor
▷	4th floor
▷	3rd floor
▷	2nd floor
▷	1st floor
▶	Ground floor
▷	Lower ground

Space plans	
▷	Corporate
▷	Open Plan

# Ground floor





Office  
9,569 sq ft  
889 sq m

Floor plans	
▷	6th floor
▷	5th floor
▷	4th floor
▷	3rd floor
▷	2nd floor
▶	1st floor
▷	Ground floor
▷	Lower ground
Space plans	
▷	Corporate
▷	Open Plan





Office  
10,861 sq ft  
1,009 sq m

Floor plans	
▷	6th floor
▷	5th floor
▷	4th floor
▷	3rd floor
▶	2nd floor
▷	1st floor
▷	Ground floor
▷	Lower ground
Space plans	
▷	Corporate
▷	Open Plan





Office  
10,893 sq ft  
1,012 sq m

Floor plans	
▷	6th floor
▷	5th floor
▷	4th floor
▶	3rd floor
▷	2nd floor
▷	1st floor
▷	Ground floor
▷	Lower ground

Space plans	
▷	Corporate
▷	Open Plan

# 3rd floor





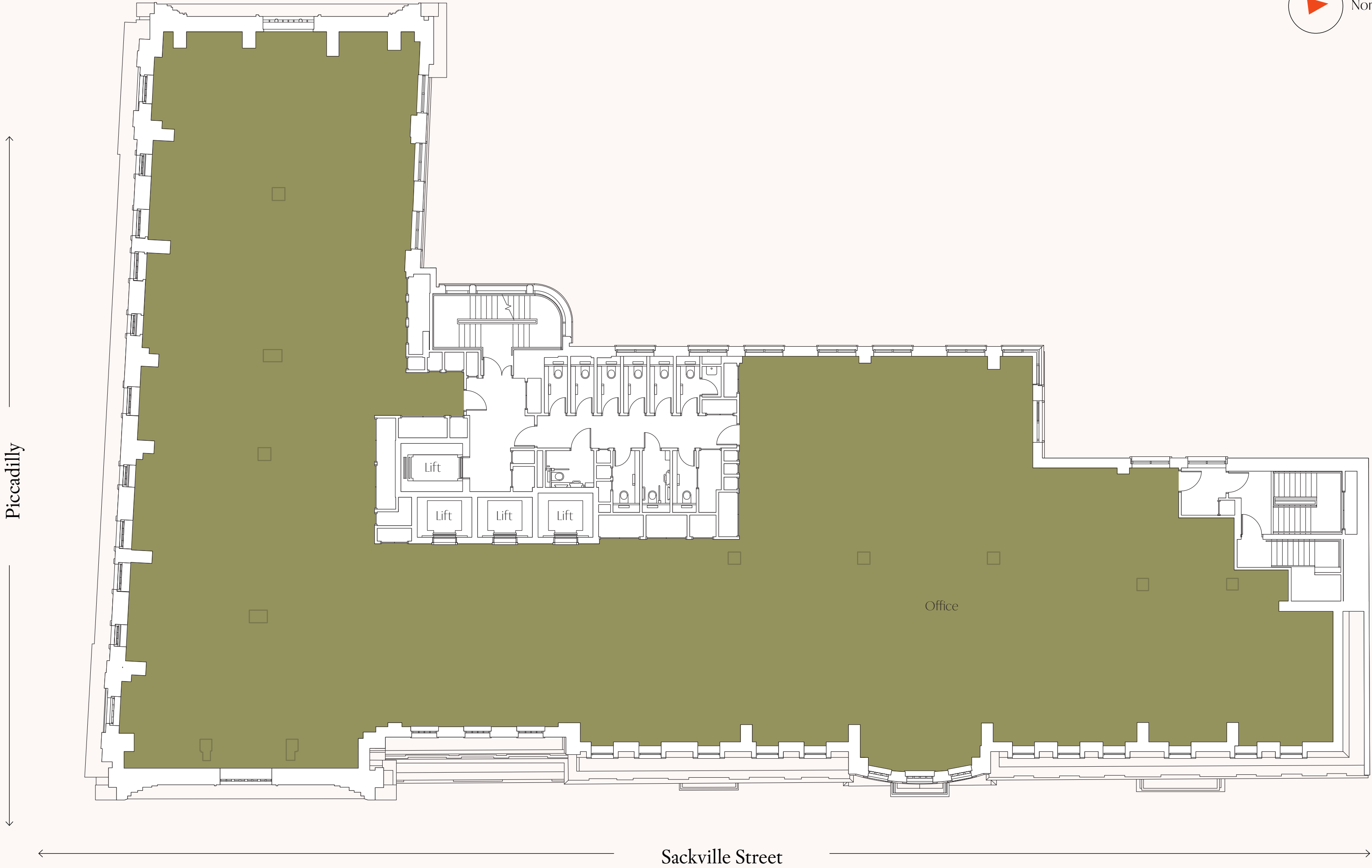
Office  
10,753 sq ft  
999 sq m

Floor plans	
▷	6th floor
▷	5th floor
▶	4th floor
▷	3rd floor
▷	2nd floor
▷	1st floor
▷	Ground floor
▷	Lower ground

Space plans	
▷	Corporate
▷	Open Plan

# 4th floor





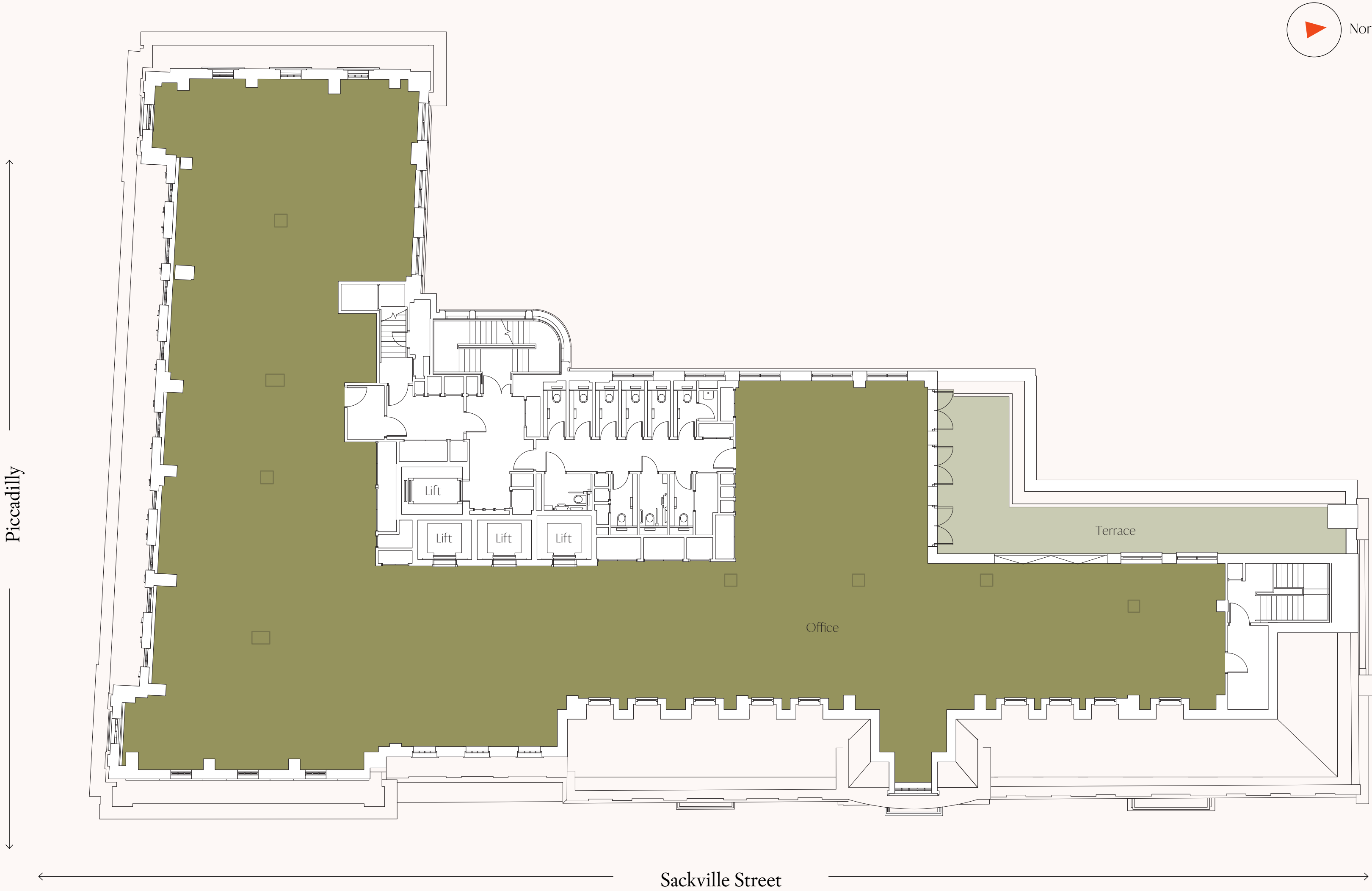
Office  
10,075 sq ft  
936 sq m

Floor plans	
▷	6th floor
▶	5th floor
▷	4th floor
▷	3rd floor
▷	2nd floor
▷	1st floor
▷	Ground floor
▷	Lower ground

Space plans	
▷	Corporate
▷	Open Plan

# 5th floor



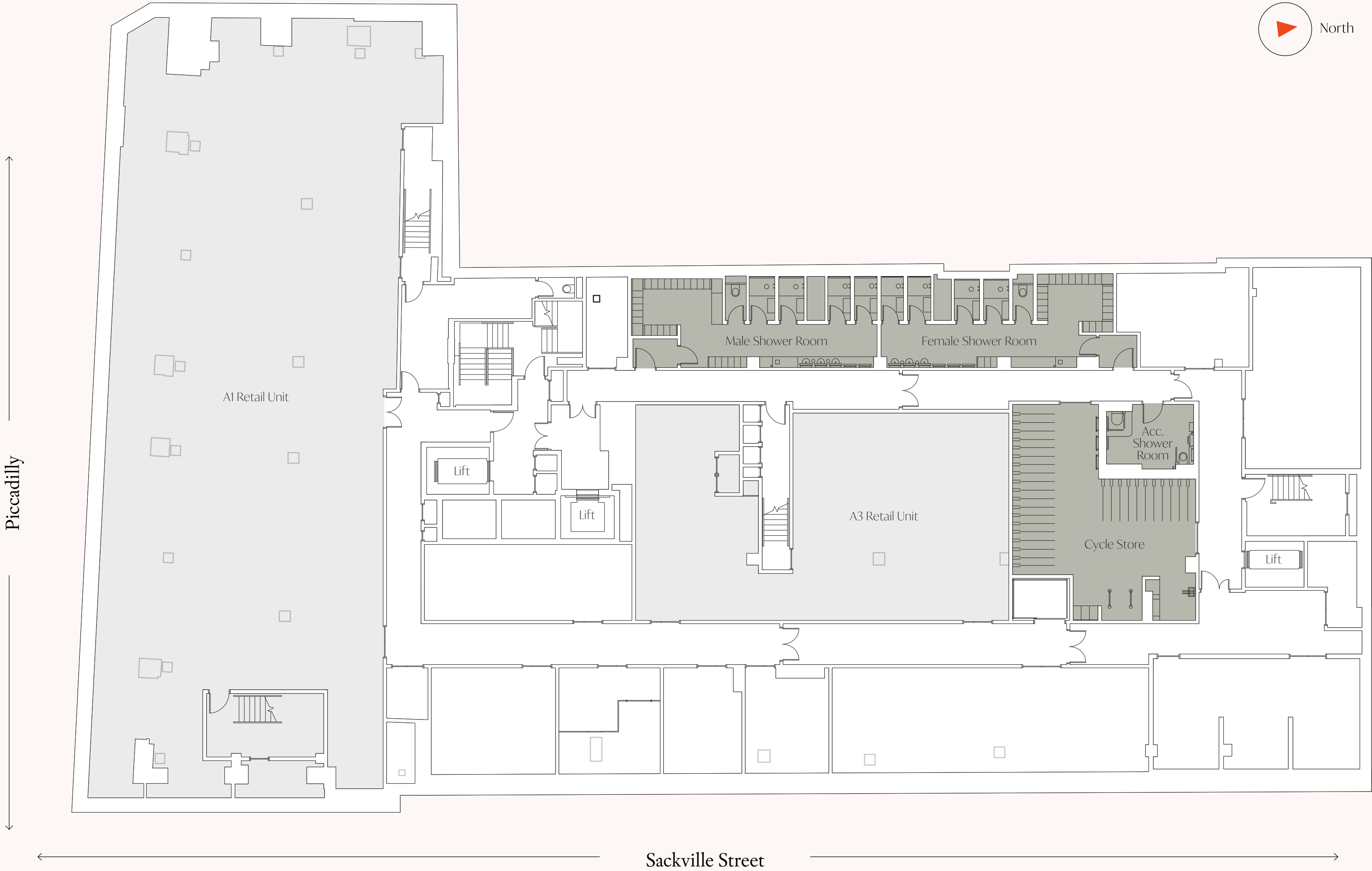


Office  
7,492 sq ft  
696 sq m

Terrace  
635 sq ft  
59 sq m

Floor plans	
▶	6th floor
▷	5th floor
▷	4th floor
▷	3rd floor
▷	2nd floor
▷	1st floor
▷	Ground floor
▷	Lower ground
Space plans	
▷	Corporate
▷	Open Plan





- 60

Cycle spaces
- 2

Sheffield stands
- 9

Foldable cycle lockers
- 78

Lockers
- 8

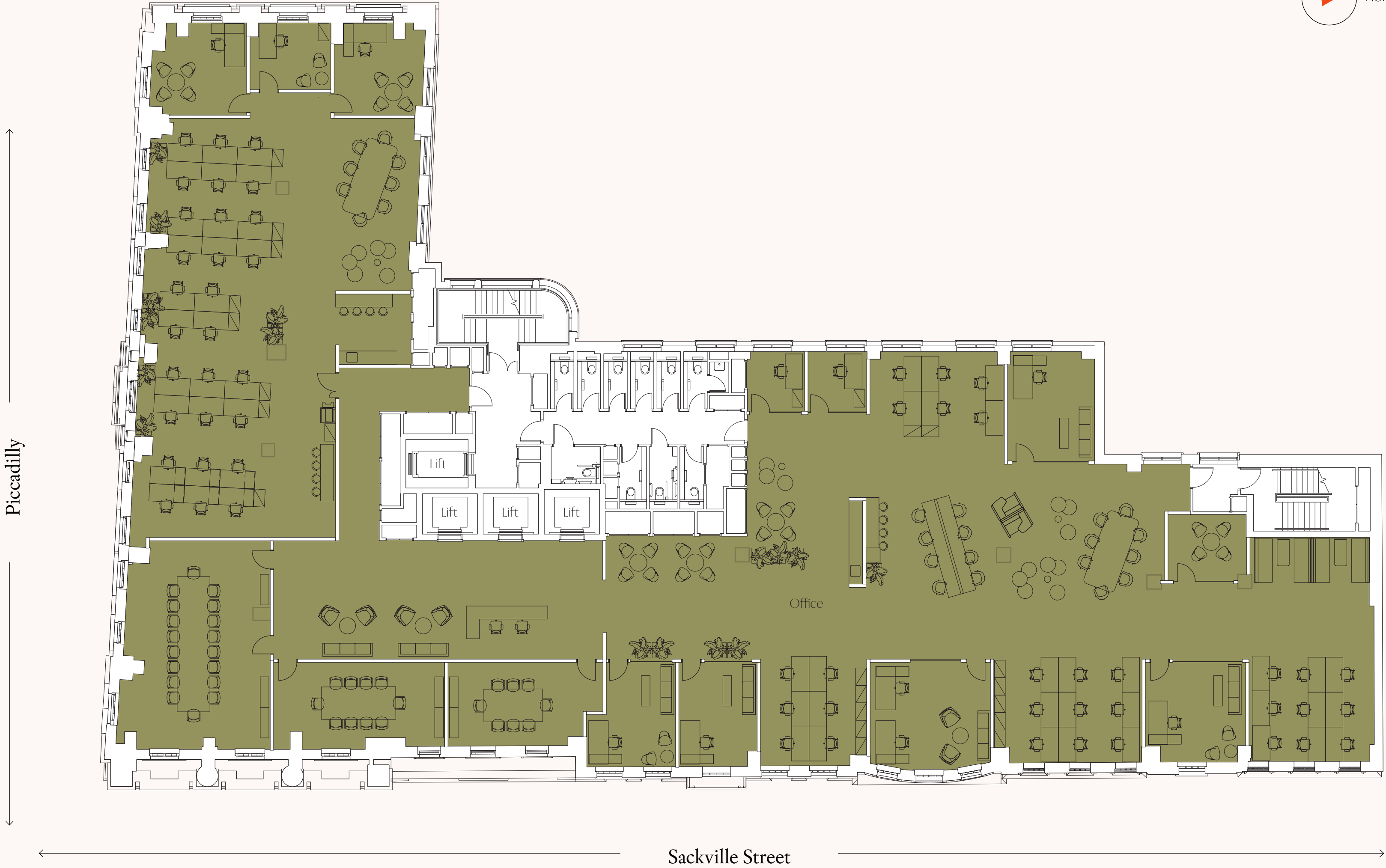
Showers – male, female and accessible

Floor plans	
▷	6th floor
▷	5th floor
▷	4th floor
▷	3rd floor
▷	2nd floor
▷	1st floor
▷	Ground floor
▶	Lower ground

Space plans	
▷	Corporate
▷	Open Plan

# Lower ground





- 1:12 sq m
- 50 Desks
  - 3x Small single person office
  - 6x Single person office
  - 1x Twin office

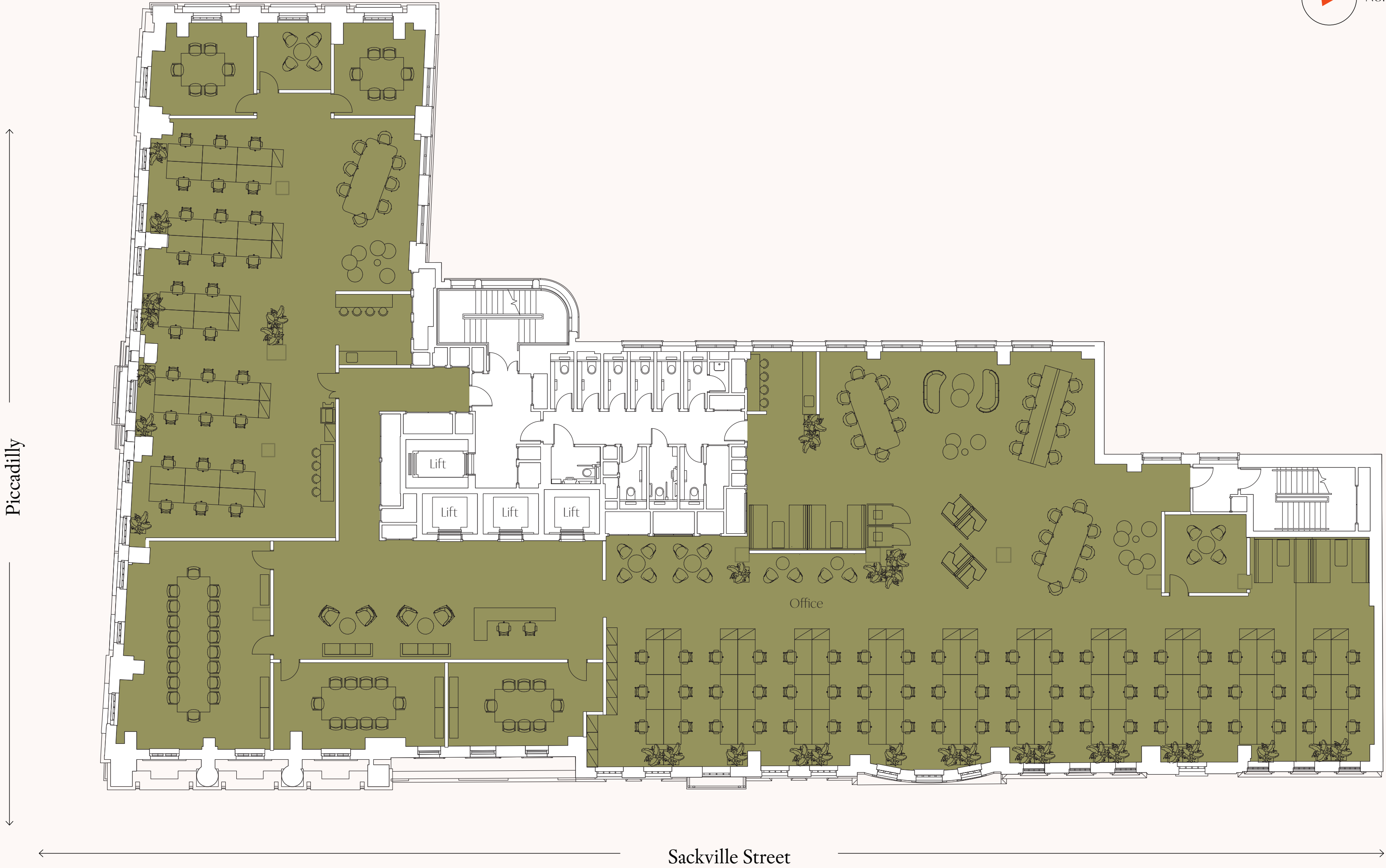
- Reception and waiting area
- 1x 8-person meeting room
  - 1x 10-person meeting room
  - 1x 18-person meeting room
  - 1x 4-person meeting room

Floor plans	
▷	6th floor
▷	5th floor
▷	4th floor
▷	3rd floor
▷	2nd floor
▷	1st floor
▷	Ground floor
▷	Lower ground

Space plans	
▶	Corporate
▷	Open Plan

# Corporate





1:12 sq m  
88 Desks

- Reception and waiting area
- 1x 8-person meeting room
  - 1x 10-person meeting room
  - 1x 18-person meeting room
  - 2x 4-person meeting room
  - 2x 6-person meeting room
  - 2x Kitchens
  - 2x Phone booths

Floor plans	
▷	6th floor
▷	5th floor
▷	4th floor
▷	3rd floor
▷	2nd floor
▷	1st floor
▷	Ground floor
▷	Lower ground

Space plans	
▷	Corporate
▶	Open Plan

# Open plan

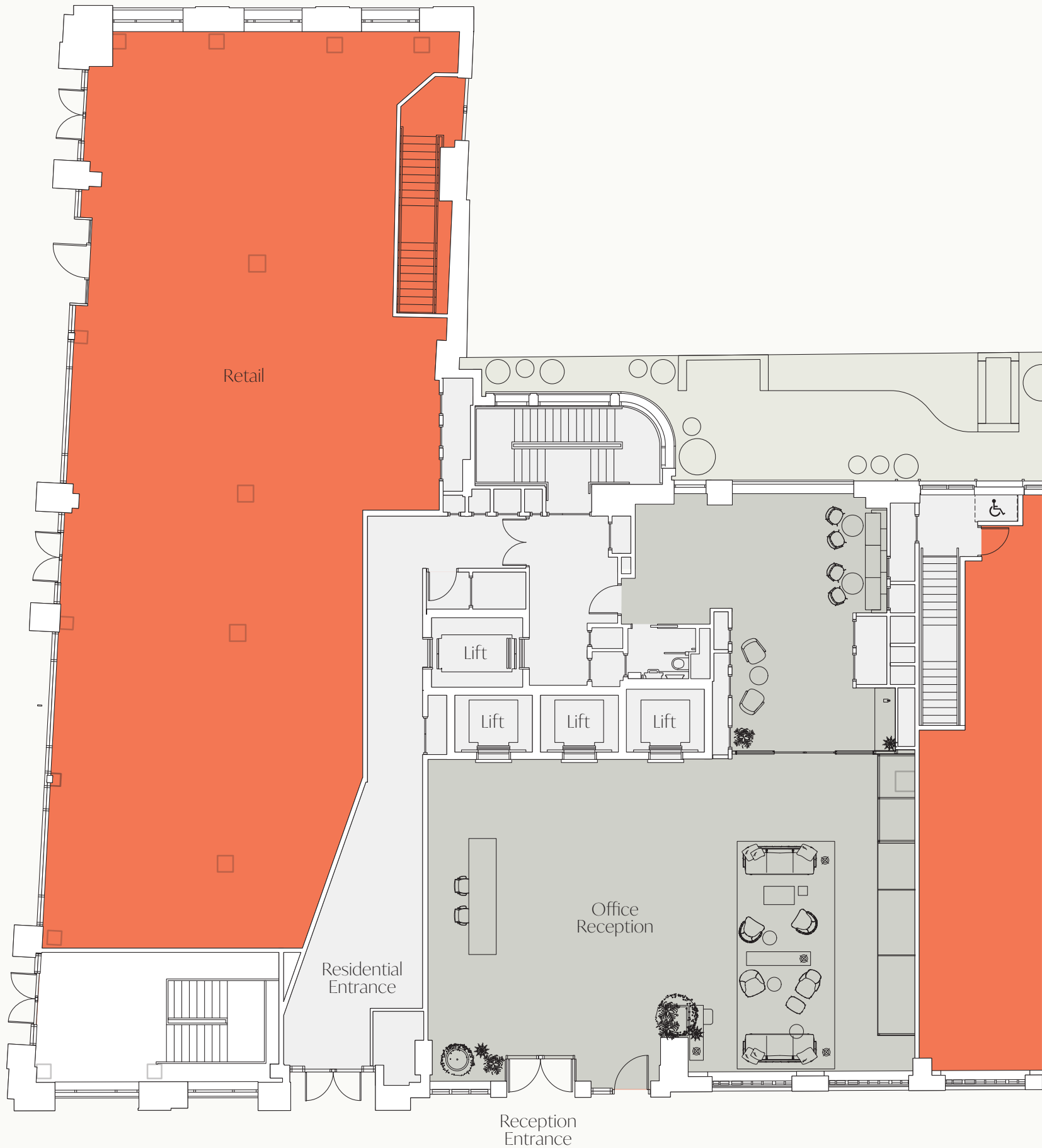


# Retail Units

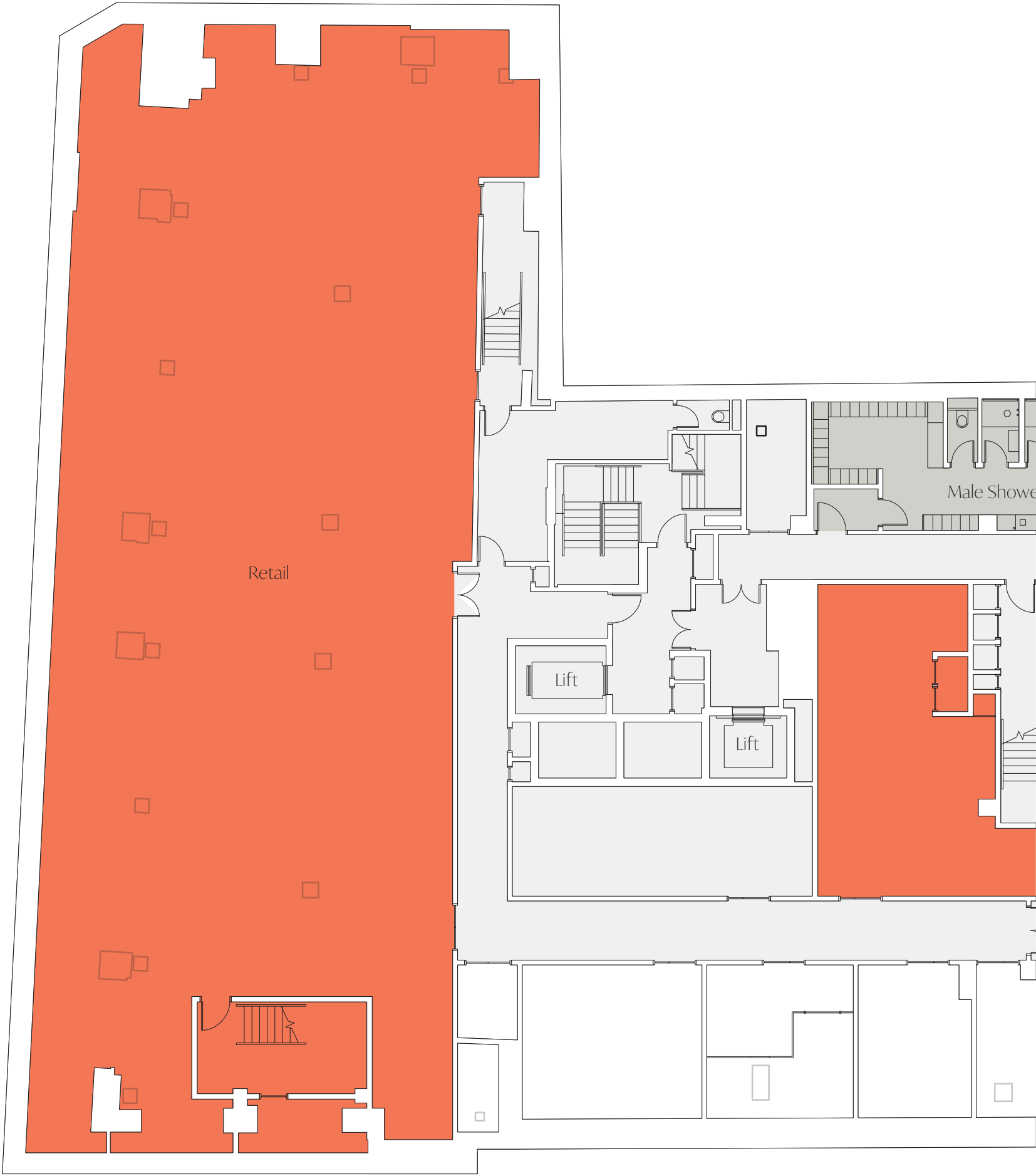
Unit	sq ft
Piccadilly Ground Floor	3,649
Piccadilly Lower Ground Floor	5,167
Total	8,816
Sackville Ground Floor	3,251
Sackville Lower Ground Floor	1,690
Total	4,941



Piccadilly Retail Unit  
Ground Floor  
3,694 sq ft



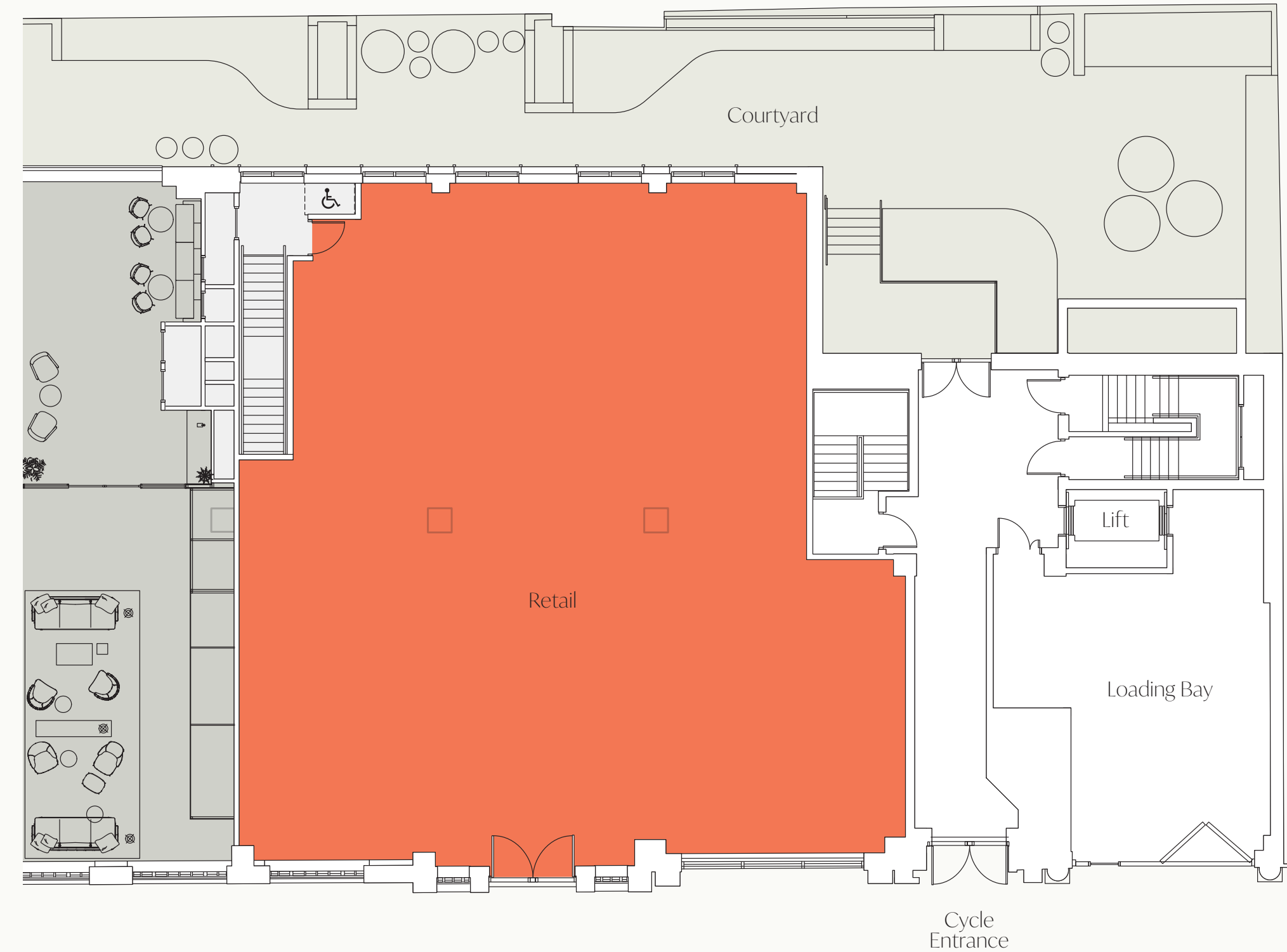
Piccadilly Retail Unit  
Lower Ground Floor  
5,167 sq ft



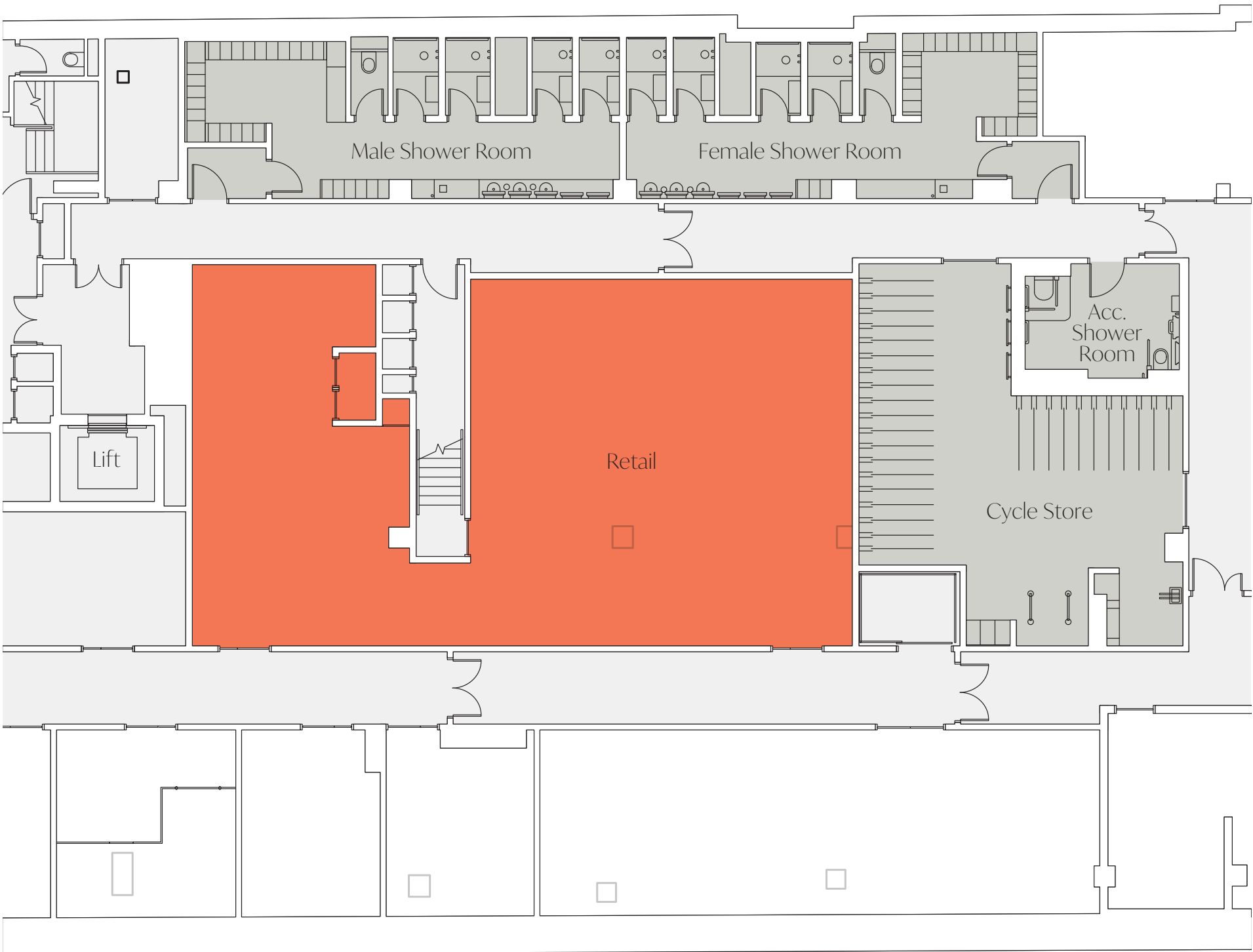
Total 8,816 sq ft



Sackville Street Retail Unit  
Ground Floor  
3,251 sq ft



Sackville Street Retail Unit  
Lower Ground Floor  
1,690 sq ft



Total 4,941 sq ft



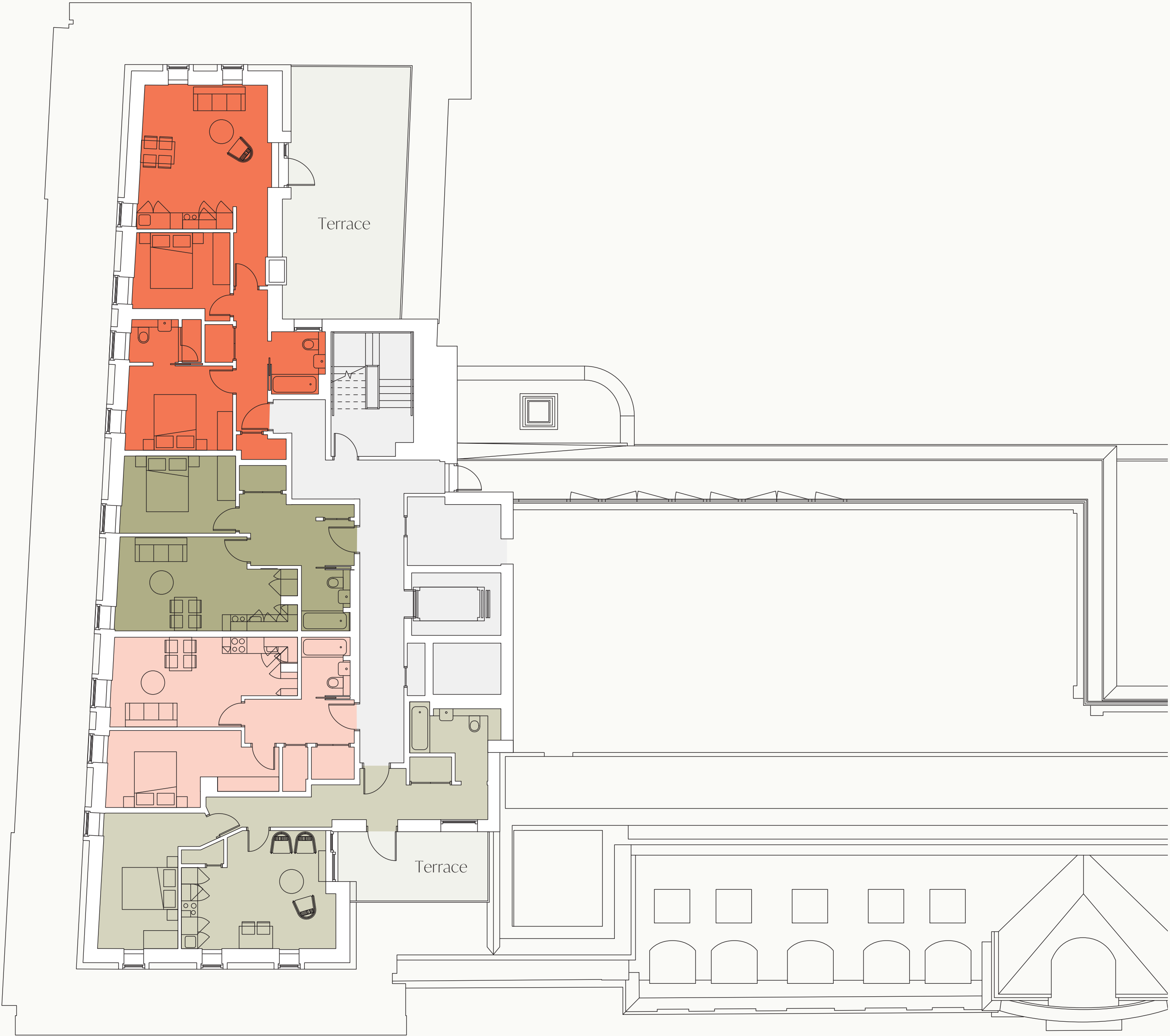
# Residential Units

Unit	sq ft	Bedrooms
7th floor – Flat 1	753	2
7th floor – Flat 2	527	1
7th floor – Flat 3	538	1
7th floor – Flat 4	646	2
8th floor – Flat 5	635	1
8th floor – Flat 6	635	1
Total	3,735	



# Seventh Floor Residential Units

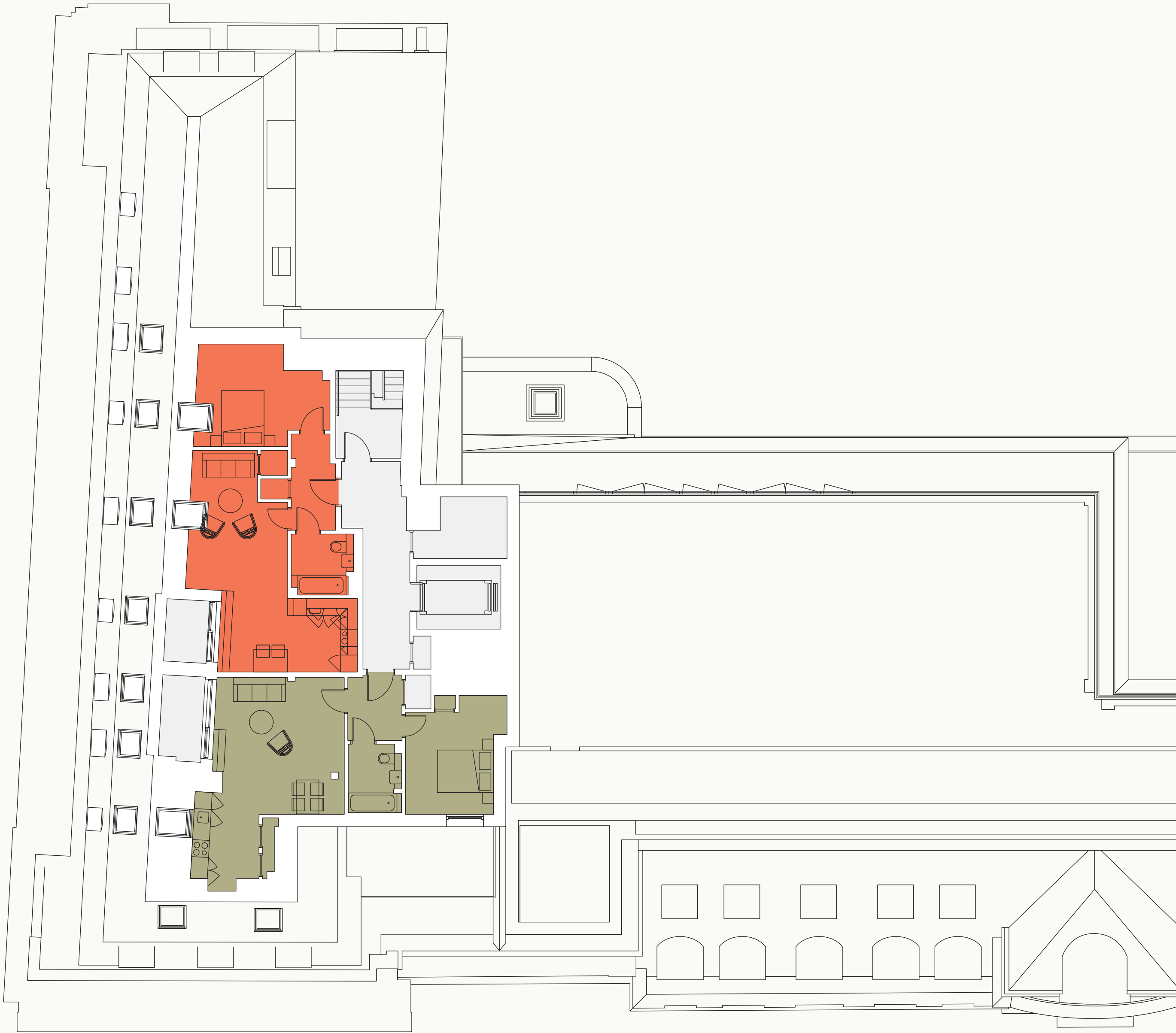
Key			Beds
<div></div>	Flat 1	753 sq ft	2
<div></div>	Flat 2	527 sq ft	1
<div></div>	Flat 3	538 sq ft	1
<div></div>	Flat 4	646 sq ft	2
Total		2,464 sq ft	





# Eighth Floor Residential Units

Key			Beds
■	Flat 5	635 sq ft	1
■	Flat 6	635 sq ft	1
Total		1,270 sq ft	





29	Overview
30	Sustainability: The Building
31	Sustainability: Aviva Investors

# The Balance

# 03





Step into an historic building with a forward thinking, sustainable philosophy.

Targeting BREEAM Outstanding, Pegasus offers bright workspace, active commuter facilities, and abundant greenery just moments from within the buzz of Mayfair.

# A transformational impact



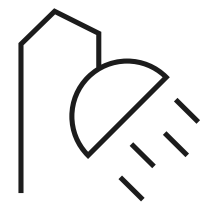


# A considered approach to innovation



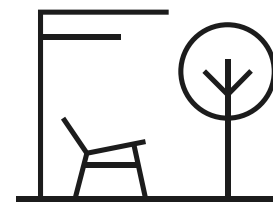
## Sustainable travel

Cycle storage with showers and lockers via a dedicated entrance.



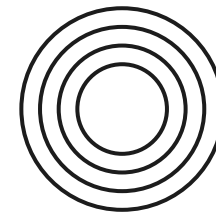
## Water efficiency

Smart water strategy to minimise usage.



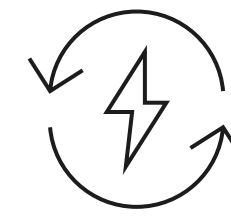
## Urban re-greening

Considered planting in the courtyard and terrace.



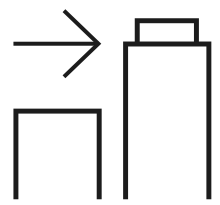
## Circular economy

Future-thinking design for easier disassembly and adaptability.



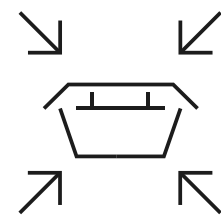
## Adaptable power

1000 KVA back up generator providing minimum 48 hours of power, with capacity for extended operation if required.



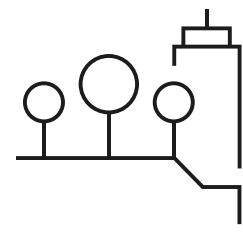
## Reusing & recycling

Prioritising retained building elements from original scheme and recycled materials.



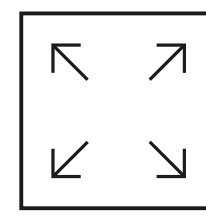
## Minimise waste

No suspended ceiling to floorplates, reducing construction waste.



## Material selection

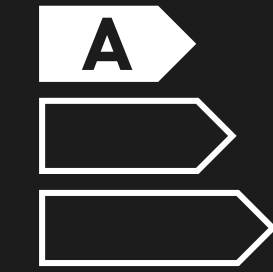
Reducing embodied carbon through materials with low environmental impact.



## Prestigious workspace

Six floors of high-performance Cat A workspace with light, bright floorplates of c.10,000 sq ft with enviable views of Mayfair.

EPC A Rating



BREEAM Outstanding Targeted

**BREEAM®**

Targeting NABERS 4.5\*



Targeting WiredScore Platinum



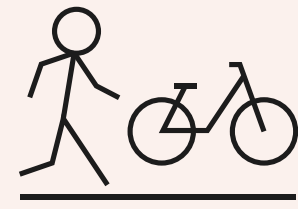




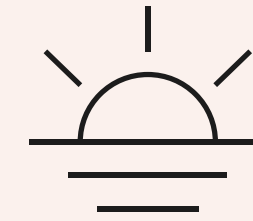
## Commitment

At Aviva Investors we're committed to building a sustainable world through ESG integration and investing for long term impact. And this is why we have invested in Pegasus, Mayfair because it pushes us forward towards our 2040 goals. It is also why we will endeavour to operate the building as efficiently as possible to help achieve our low carbon goals.

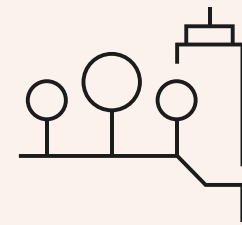
As long term investors in real assets we invest in the buildings and infrastructure we need to build a sustainable world:



We are one of the UK's largest investors in social infrastructure with £13.3 billion or AUM.



We are making great progress following our commitment to reaching net zero by 2040.



We're building 500,000 sq ft of wellbeing-focused office space.



We invest in projects which support social mobility, from building affordable housing to financing social care.

£1.2<sub>bn</sub>

In 2021 alone we financed £1.2 billion of low-carbon infrastructure and buildings.

£783m

Since 2019 we have delivered £783 million in real estate sustainable transition loans.

£3m

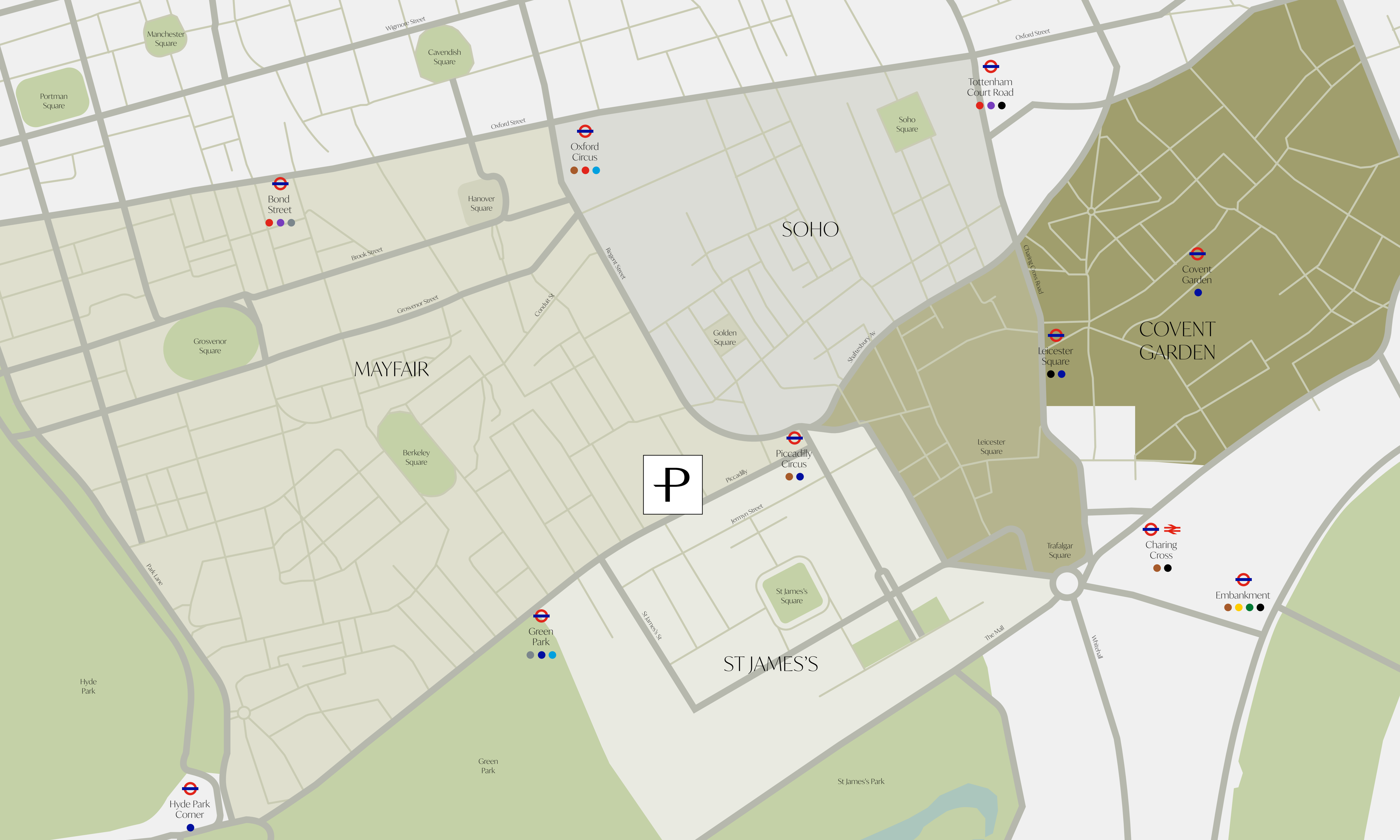
Our smart buildings programme has delivered £3 million in energy cost savings since 2016.



33	Overview
34	Food & drink
35	Arts & culture
36	Retail & hotels
37	Fitness & wellness
38	Travel & connections

# The Area







# The Area

With its refined eateries, convenient amenities, and extensive transport network, our central neighbourhood is the place to be for work and leisure.

● Food

- 1 The Wolseley
- 2 Gymkhana
- 3 Bocconcino
- 4 Cecconi's
- 5 Hawksmoor
- 6 Gaucho
- 7 Ambassadors Clubhouse
- 8 Sabor
- 9 Quaglino's
- 10 Estiatorio Milos
- 11 Hakkasan
- 12 Sexy Fish
- 13 Sticks'n' Sushi
- 14 Bob Bob Ricard
- 15 Flat Iron
- 16 Amazonico
- 17 Rowley's
- 18 Bentley's Oyster Bar & Grill
- 19 Maison François
- 20 Franco's
- 21 Sketch

● Retail

- 22 Tiffany & Co.
- 23 Fortnum & Mason
- 24 Burlington Arcade
- 25 Burberry
- 26 Chanel
- 27 Gymshark
- 28 Whole Foods Market
- 29 Louis Vuitton
- 30 Prada
- 31 Ralph Lauren
- 32 Orlebar Brown
- 33 Princes Arcade
- 34 Paxton & Whitfield
- 35 Berry Bros. & Rudd
- 36 Dover Street Market

● Hotels

- 37 The Ritz
- 38 The Londoner
- 39 Ham Yard
- 40 The May Fair
- 41 The Cavendish

● Drinks / Cafes

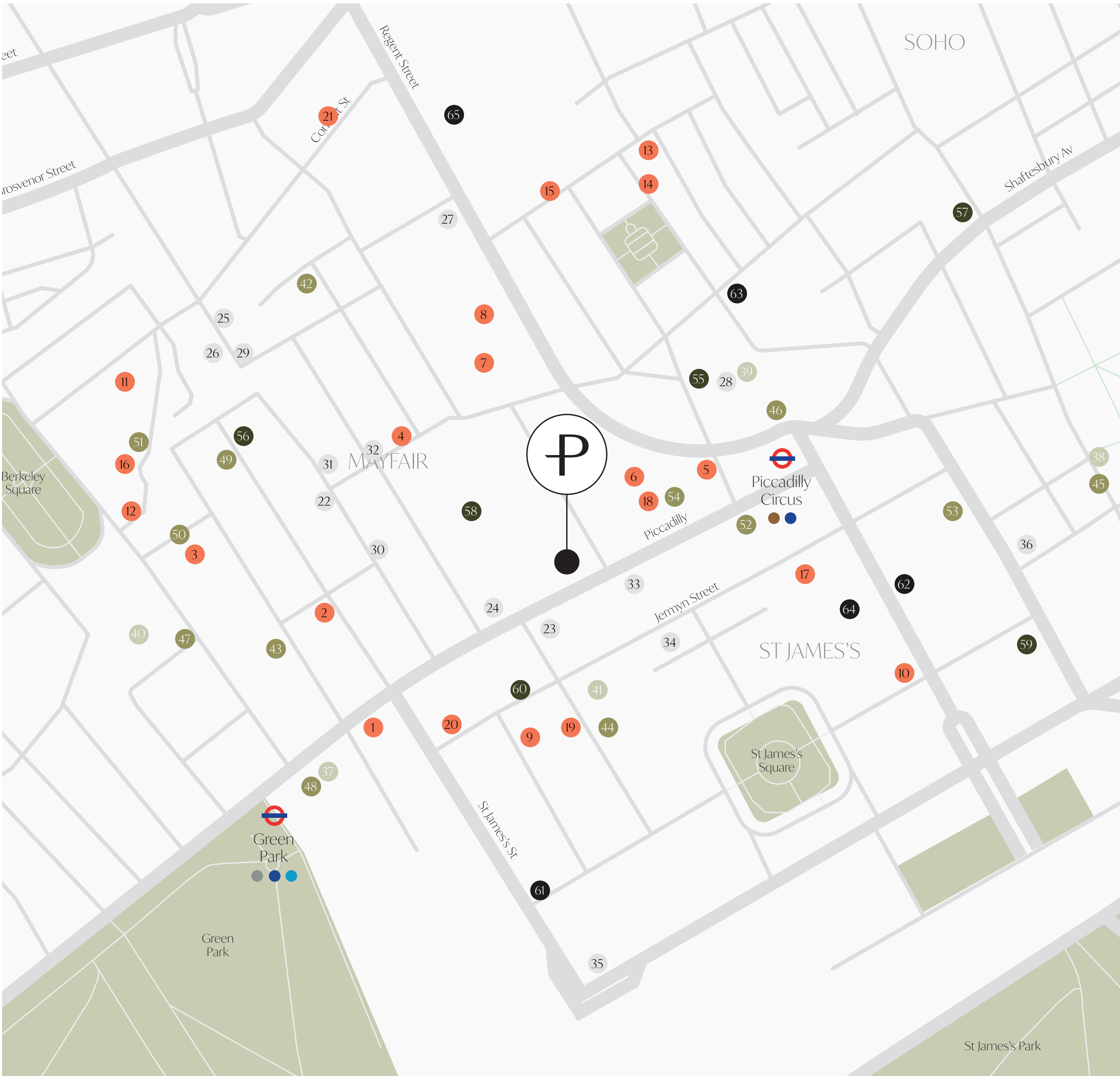
- 42 The Burlington Arms
- 43 The Arts Club
- 44 Chequers Tavern
- 45 8 at The Londoner
- 46 St James Tavern
- 47 The May Fair Bar
- 48 The Rivoli Bar
- 49 The Dragon Room
- 50 Socialista
- 51 Mr Fogg's Residence
- 52 Farmer J
- 53 Ole & Steen
- 54 Joe & The Juice

● Arts & Culture

- 55 Piccadilly Theatre
- 56 The Royal Institution
- 57 Apollo Theatre
- 58 Royal Academy of Arts
- 59 His Majesty's Theatre
- 60 Piccadilly Arcade

● Fitness

- 61 E by Equinox
- 62 PureGym
- 63 Third Space
- 64 Nordic Balance
- 65 Barry's





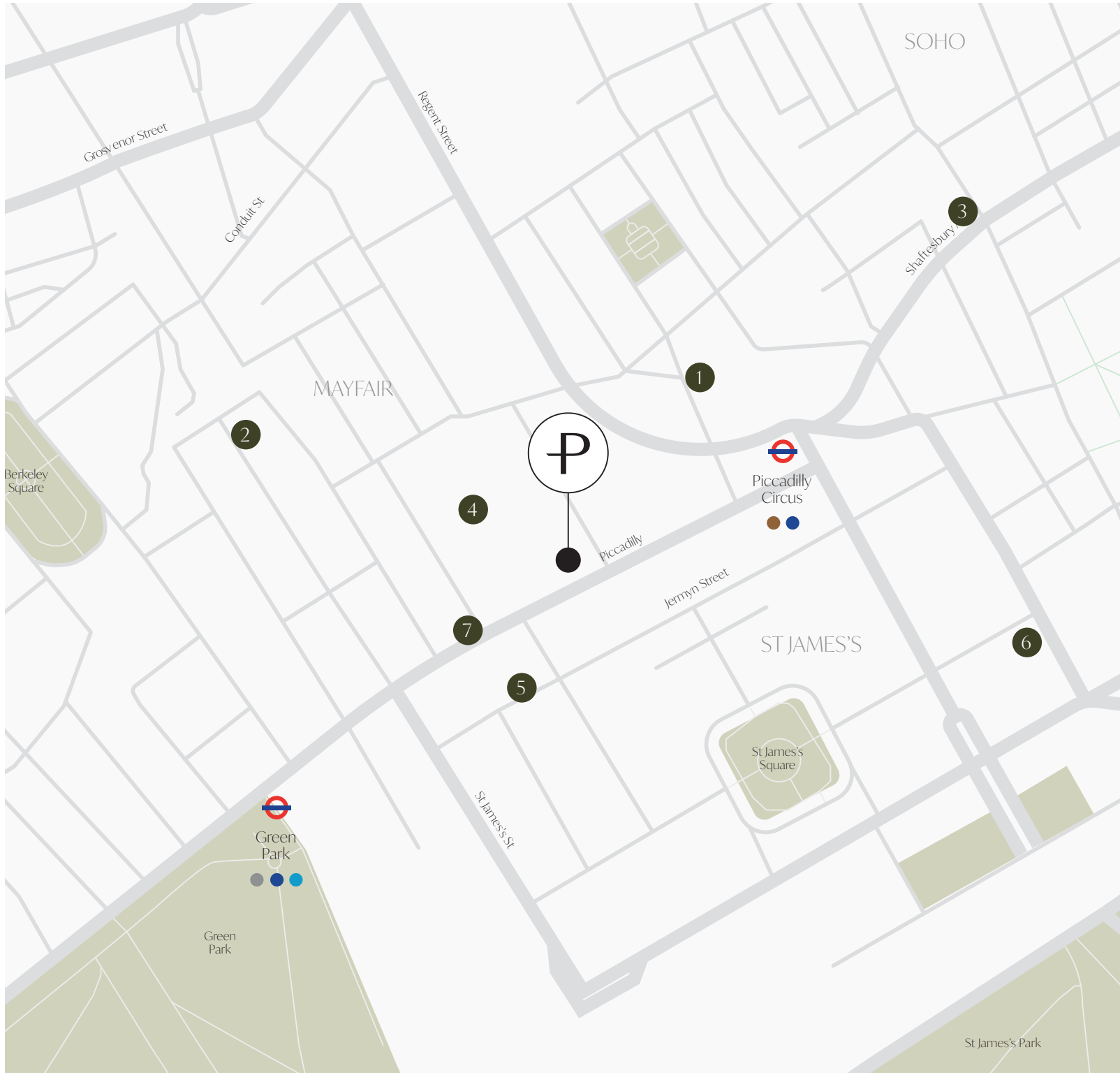


# Culture abounds

From dazzling productions at the Apollo to star exhibitions at the Royal Academy, the world's most renowned theatres, galleries, and museums are just moments away.

● Arts & Culture

- 1 Piccadilly Theatre
- 2 The Royal Institution
- 3 Apollo Theatre
- 4 Royal Academy of Arts
- 5 His Majesty's Theatre
- 6 Piccadilly Arcade
- 7 Burlington Arcade





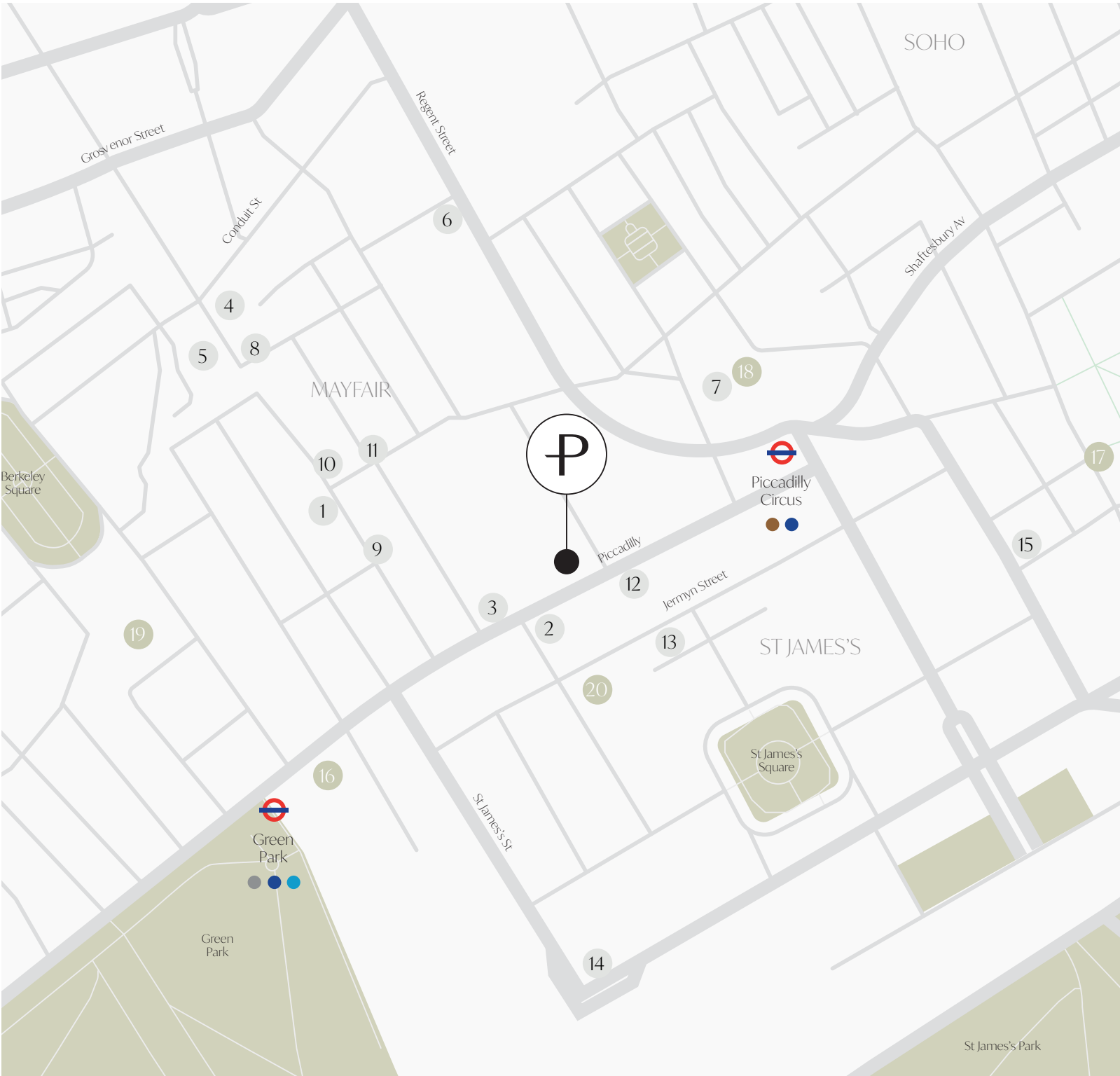


# Five star shopping

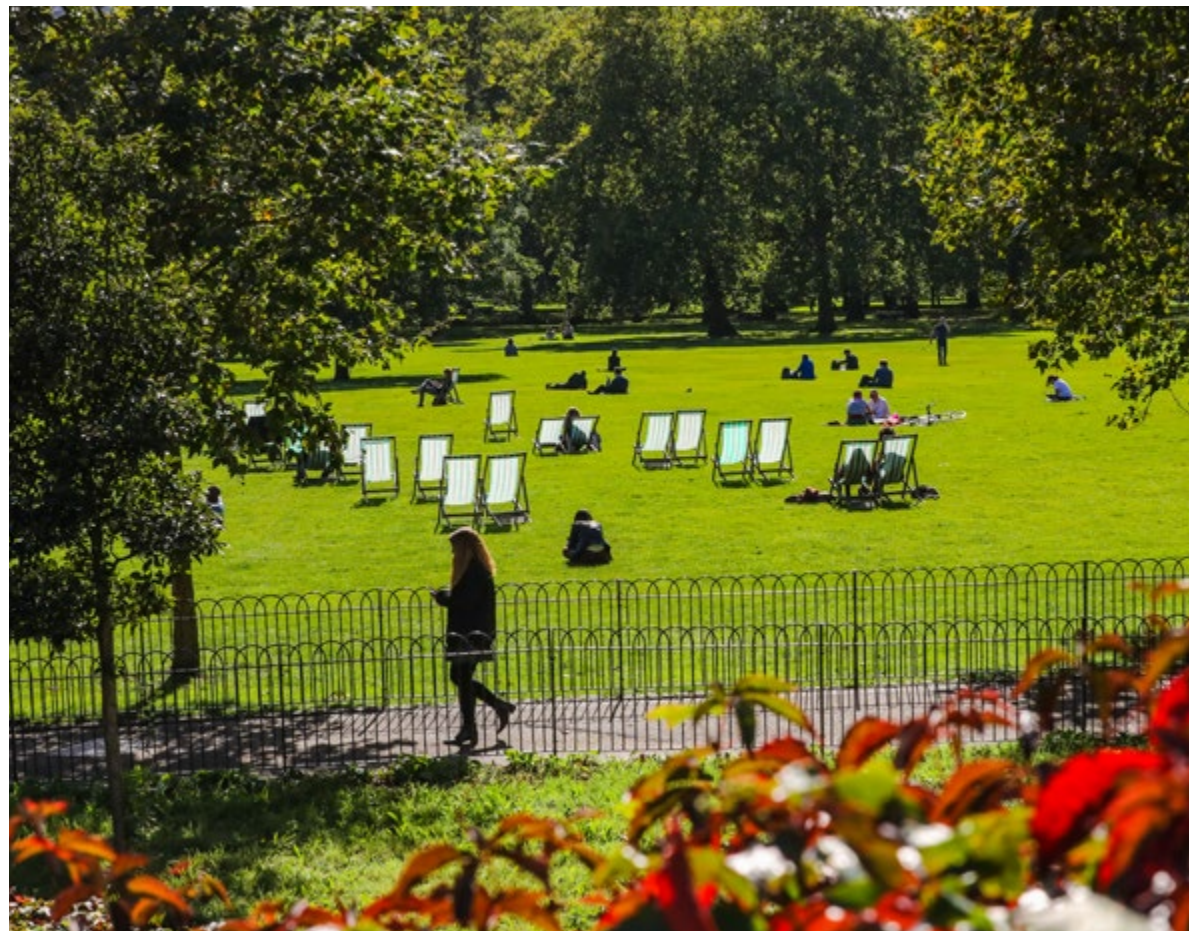
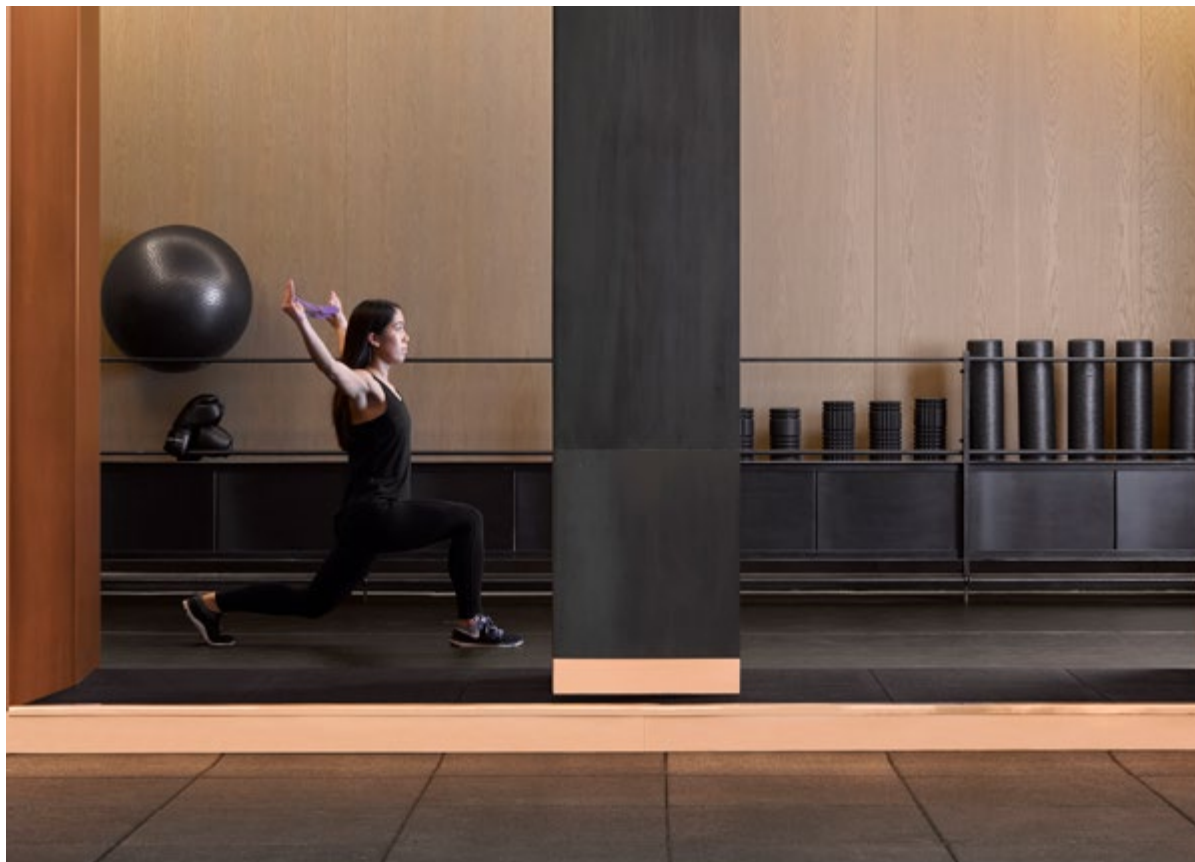
Here, the fashion houses of New Bond Street rub shoulders with the revered tailors and heritage brands of Mayfair's arcades. There are also plenty of high-end hotels, from the old school glamour of The Ritz to the boho luxe at Ham Yard Hotel.

- Retail
- 1 Tiffany & Co.
- 2 Fortnum & Mason
- 3 Burlington Arcade
- 4 Burberry
- 5 Chanel
- 6 Gymshark
- 7 Whole Foods Market
- 8 Louis Vuitton
- 9 Prada
- 10 Ralph Lauren
- 11 Orlebar Brown
- 12 Princes Arcade
- 13 Paxton & Whitfield
- 14 Berry Bros. & Rudd
- 15 Dover Street Market

- Hotels
- 16 The Ritz
- 17 The Londoner
- 18 Ham Yard
- 19 The May Fair
- 20 The Cavendish

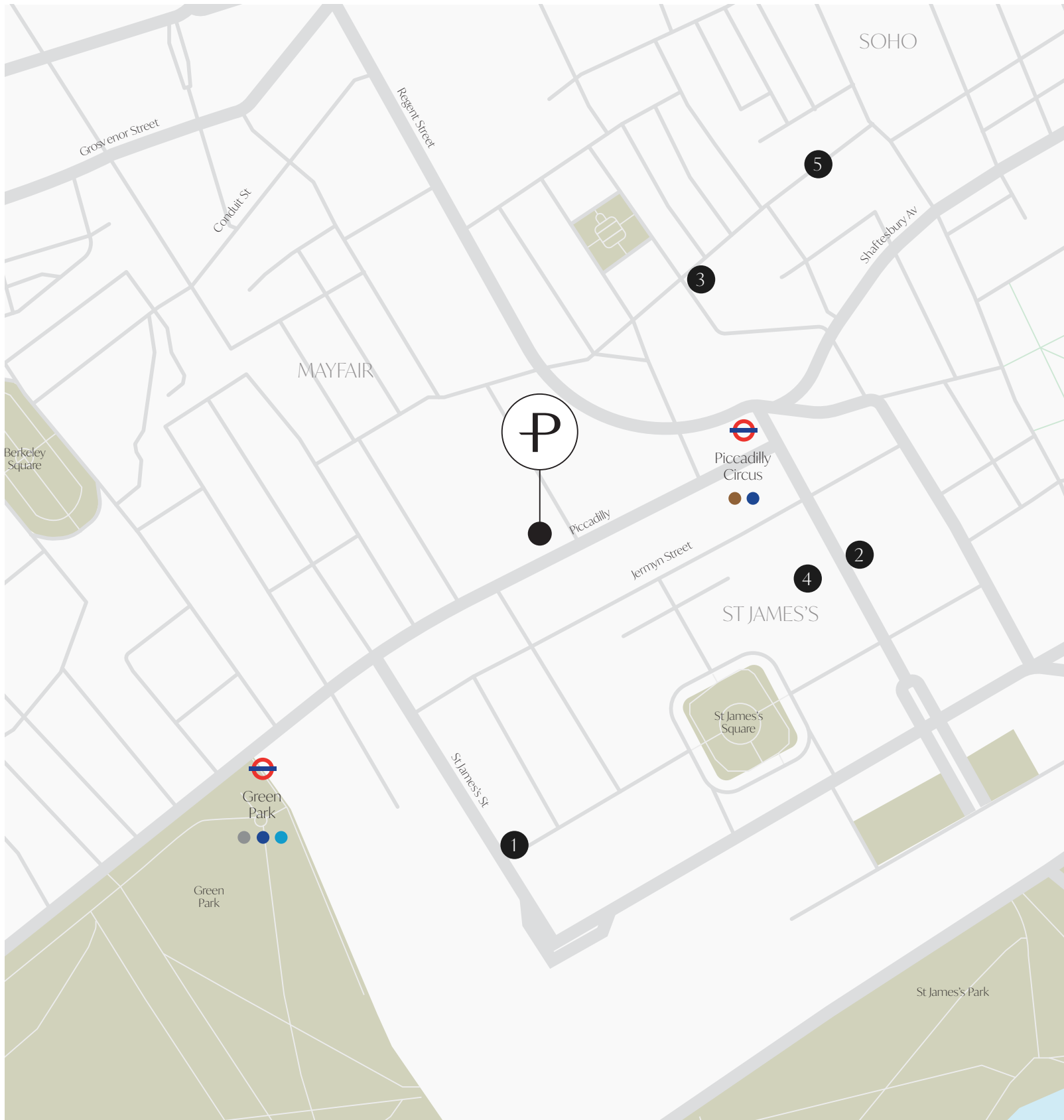






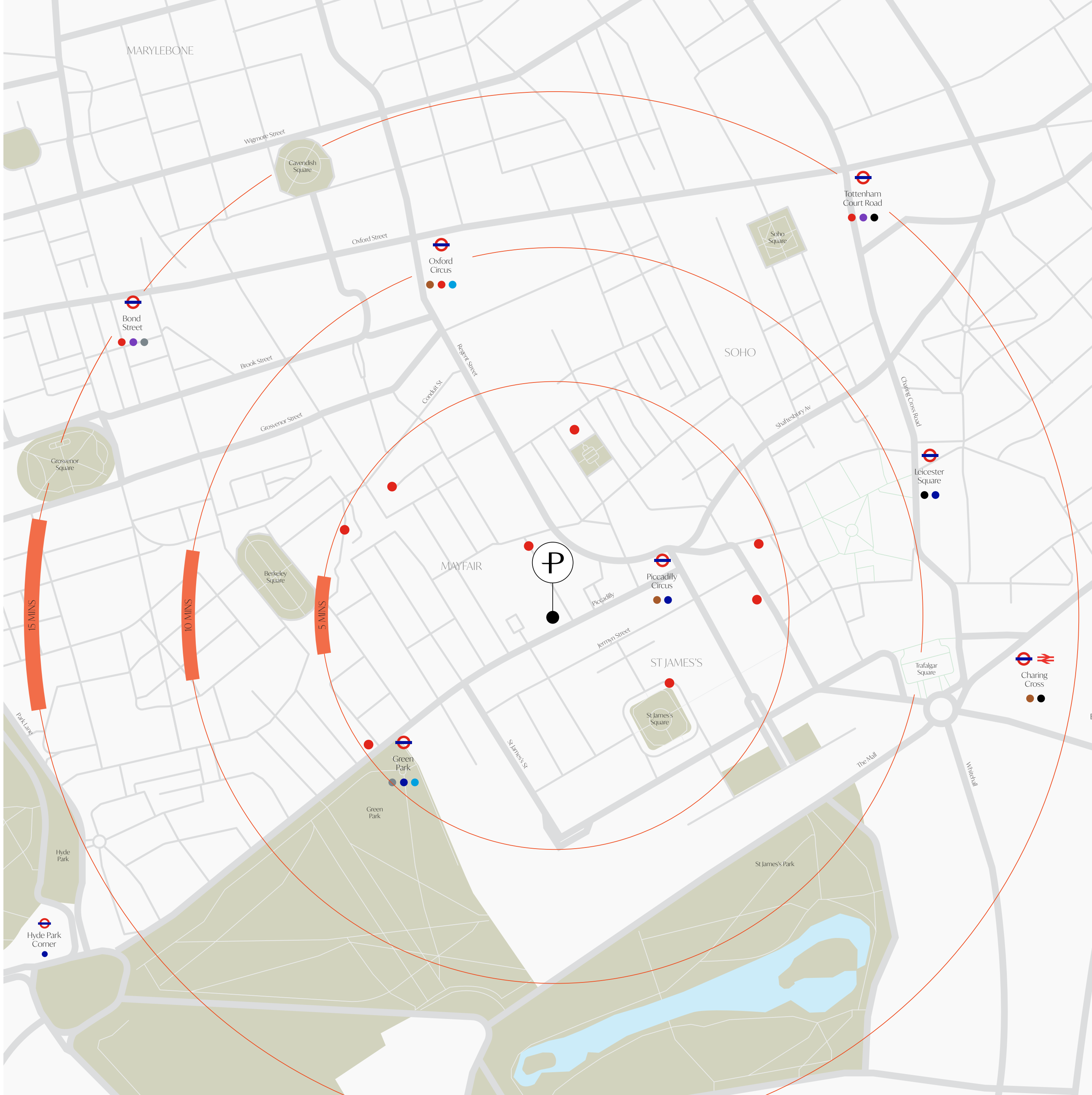
# Walkable workouts

Hit the perfect balance of work and wellness. From the opulent facilities at E by Equinox to first-rate sessions at Third Space, you can elevate your wellbeing in style.



- Fitness
- 1 E by Equinox
- 2 PureGym
- 3 Third Space
- 4 Nordic Balance
- 5 Brewer St Yoga





# Walk the West End

From St James's to Soho, Fitzrovia to Covent Garden, plus exceptional access to Underground and National Rail networks.

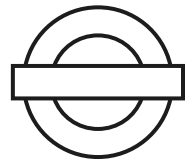
1	4	13	13
min walk	min walk	min walk	min walk
Piccadilly Circus	Green Park	Bond Street	Charing Cross
● ●	● ● ●	● ● ●	● ● ➡

## Walking Times

3	5	6	9
min walk	min walk	min walk	min walk
St James's Square	Green Park	Berkeley Square	St James's Park

Key  
● Santander Cycles





Green Park



8

mins to  
Victoria

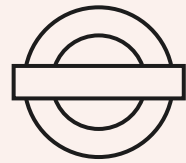
Via Victoria line



12

mins to  
Euston

Via Victoria line



Piccadilly Circus



11

mins to  
Waterloo

Via Bakerloo line



14

mins to  
Bank

Via Bakerloo / Central line



15

mins to  
Paddington

Via Bakerloo line



16

mins to  
King's Cross  
St. Pancras

Via Piccadilly line



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A development  
by Aviva Investors



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