

**Pegasus
Sackville Street
Mayfair, W1**

To Let

The Piccadilly Suite:

1st Floor

4,984 sq ft, fully fitted

The Sackville Suite:

1st Floor

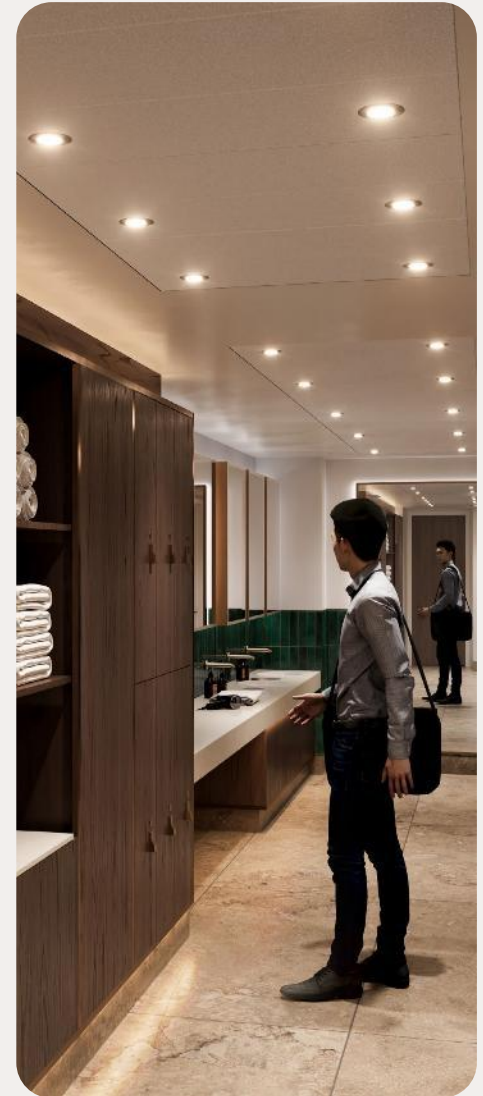
4,219 sq ft, fully fitted



A landmark building reimagined to deliver the character of its heritage with the performance of a modern workplace.

Pegasus has been comprehensively rebuilt behind its carefully restored and preserved classical Portland stone façade; a harmonious marriage of peerless period architecture with the technical specification that modern occupiers require.

The light-filled workspaces will be presented ready-to-occupy from late 2026. Each space will afford its occupants a class-leading interior fit-out; a suitable home for the most discerning of businesses.



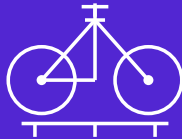
Designed to deliver an exceptional occupier experience.

Every element has been carefully considered to create an exceptional workplace experience. A striking reception provides an elegant and contemporary arrival, while the landscaped courtyard offers a peaceful outdoor retreat for relaxation or informal collaboration. Occupiers also benefit from comprehensive end-of-trip facilities, including secure cycle storage, premium changing rooms, showers and lockers, all conveniently accessed via a dedicated street entrance.

Developed with sustainability at its core, Pegasus is targeting BREEAM Outstanding certification and an EPC A rating, reflecting its commitment to environmental performance and operational efficiency. The building also delivers high-quality occupier specification, including underfloor air conditioning, an occupational density of 1 person per 8 sq m, and connection to a 1000kVA electrical backup generator, ensuring a resilient, efficient and future-ready working environment.



Manned Reception



Secure Cycle Storage



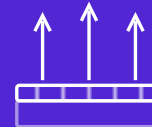
Showers & Lockers



Secluded Courtyard



1000KVA Backup Generator



Discreet Underfloor Air-Conditioning

The Piccadilly Suite

1st Floor



- 4,984 sq ft
- Reception & waiting lounge
- 54 desks
- 1 x 12 person boardroom
- 2 x 6 person meeting rooms
- 2 x focus booths
- Large kitchen/break-out area
- Print area
- Comms room

The Sackville Suite

1st Floor



- 4,219 sq ft
- Reception & waiting lounge
- 54 desks
- 1 x 12 person boardroom
- 1 x 6 person meeting room
- 4 x focus booths
- Large kitchen/break-out area
- Print area
- Comms room

A property of the highest standard, in one of the most exclusive destinations in London.

Perfectly positioned on Sackville Street, Pegasus occupies a distinguished address between Mayfair and St James's, placing occupiers at the heart of one of London's most prestigious business and lifestyle destinations. Surrounded by world-class restaurants, luxury retailers, private members' clubs, galleries and hotels, the building benefits from an exceptional West End location. Combining heritage, prestige and convenience - an address befitting the businesses it accommodates.



Pegasus

Sackville Street Mayfair, W1

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