



Prime Development Opportunity

—
SW1

An outstanding best-in-class 100% new build consented office development in SW1

- Freehold.
- Extremely rare opportunity to deliver a best-in-class new build scheme in an exceptional Victoria location.
- Consented development for 31,386 sq ft NIA of ground-up offices providing Class E accommodation arranged over lower ground, ground, and 1st to 6th floors.
- Designed to achieve BREAAAM Outstanding and WELL Core Certification.
- Located within Victoria's highest performing micro location over the past few years.
- Unrivalled transport locations situated opposite St James's Park Underground Station.
- Opportunity for further scheme enhancement subject to the necessary consents.

Offers are invited for the **Freehold** interest.





An area of dramatic transformation over the past 15 years

Victoria is now home to some of the capitals most significant developments and occupiers. Global businesses, world renowned hotels and international retailers sit side-by-side with government occupiers, major cultural landmarks, boutique shops and independent restaurants.



Cardinal Place



Buckingham Palace



Burberry Headquarters



Strutton Ground Market



LOCAL OCCUPIERS

- ① Cleveland Clinic
- ② BHP Billiton
- ③ Oaktree Capital
- ④ Landsec
- ⑤ Burberry
- ⑥ Jupiter Asset Management
- ⑦ Jimmy Choo
- ⑧ Tom Ford
- ⑨ Edelman
- ⑩ Giorgio Armani
- ⑪ Rolls Royce
- ⑫ Ministry of Justice
- ⑬ Boeing
- ⑭ Department of Health
- ⑮ Channel 4

RETAIL & RESTAURANTS

- ① The Cinnamon Club
- ② Nova Victoria
- ③ Cardinal Place
- ④ Chez Antoinette
- ⑤ Urban Greens
- ⑥ Honi Poke
- ⑦ Formative Coffee

HOTELS

- ① Conrad London, St James's
- ② St Ermin's Hotel
- ③ St James's Court Hotel
- ④ Taj
- ⑤ The Goring Hotel
- ⑥ Hub by Premier Inn



Westminster Cathedral



The Ivy Victoria



Nova



Horse Guards



Curzon Victoria



Chez Antoinette



The Goring Hotel

A rare opportunity for a developer to capitalise on the highest performing location within Victoria

Palmer Street is prominently situated within the sub-market and is centrally located between Victoria Street and Petty France, the hub of St James's Park's development activity.

Benefitting from a 120 ft frontage on Palmer Street, and opposite the entrance to St James's Park Station, it is ideally located to deliver a best-in-class development.



View from Palmer Street roof onto St James's Park Station



St James's Park



3.4% p.a. mean West End rental growth to 2026



Over 1 million sq ft of construction delivery in 2022 & 2023 with strong pre-let activity



Opportune timing to deliver Palmer Street with constrained new build delivery in 2024 & 2025



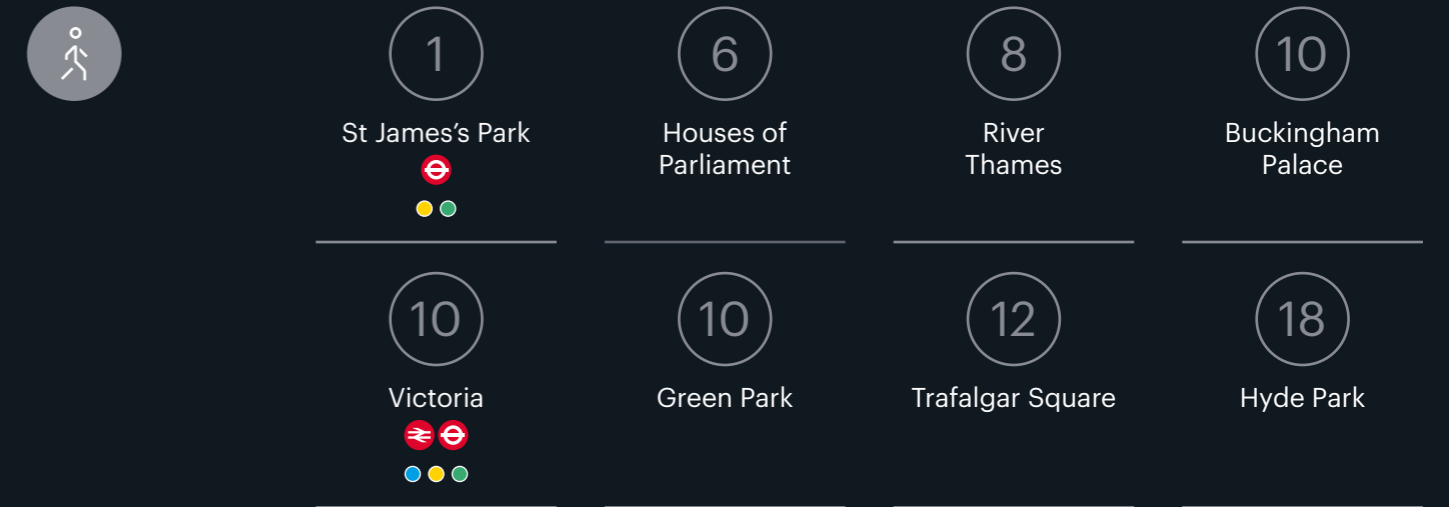
Headline rents above £100.00 psf expected in the next leasing phase

Unrivalled transport connections across London and beyond

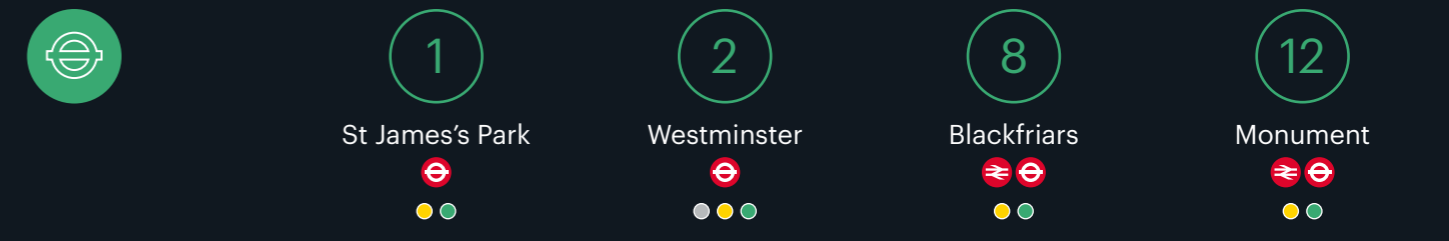
Adjacent to St James's Park Underground Station and within a ten minute walk to Victoria Overground and Mainline Stations.



WALKING TIMES FROM 2-14 PALMER STREET



ST JAMES'S PARK JOURNEY TIMES



VICTORIA JOURNEY TIMES



AIRPORT JOURNEY TIMES





105 VICTORIA STREET

Developer: WELPUT
 Scheme: 500,000 sq ft Class E
 Status: PC 2026



PORTLAND HOUSE

Developer: Land Securities
 Scheme: 400,000 sq ft Class E
 Status: PC 2023



NOVA EAST

Developer: Land Securities
 Scheme: 160,000 sq ft Class E
 Status: PC 2023



HUB VICTORIA

Developer: Gaw Capital
 Scheme: 500,000 sq ft Class E
 Status: PC 2023



VICTORIA STATION UPGRADE

Developer: Taylor Woodrow BAM Nuttall JV
 Scheme: £750m station upgrade
 Status: Completed 2018



25 WILTON ROAD

Developer: Royal London
 Scheme: 95,000 sq ft Class E and residential
 Status: Completed 2017



NOVA, VICTORIA

Developer: Land Securities
 Scheme: 900,000 sq ft mixed use Class E and residential
 Status: Completed 2017



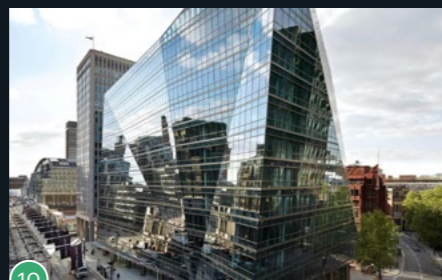
VERDE SW1

Developer: Tishman Speyer
 Scheme: 282,000 sq ft Class E
 Status: Completed 2016



ZIGZAG BUILDING

Developer: Land Securities
 Scheme: 237,000 sq ft Class E
 Status: Completed 2015



62 BUCKINGHAM GATE

Developer: Land Securities
 Scheme: 276,000 sq ft Class E
 Status: Completed 2012



5 HOWICK PLACE

Developer: Doughty Hanson and Urban & Civic
 Scheme: 173,000 sq ft Class E and residential
 Status: Completed 2012



123 VICTORIA STREET

Developer: Land Securities
 Scheme: 245,000 sq ft Class E
 Status: Completed 2012



THE PEAK, 5 WILTON ROAD

Developer: Heron
 Scheme: 100,000 sq ft Class E
 Status: Completed 2009



CARDINAL PLACE

Developer: Land Securities
 Scheme: 512,000 sq ft Class E
 Status: Completed 2006



1

ASTICUS BUILDING

Developer:	AXA REIM
Status:	Under Construction
Headline Rent:	£99.00 psf

2

1-7 OLD QUEEN STREET

Developer:	RE Capital
Status:	Completed
Headline Rent:	£95.00 psf
Investment Value:	3.84%/£1,887 psf

3

BUCKINGHAM GREEN

Developer:	London & Oriental
Status:	Completed
Headline Rent:	£95.00 psf

4

20 VICTORIA STREET

Developer:	Under Offer
Status:	Future Scheme
Capital Value:	£1,100

5

8-10 GREAT GEORGE STREET

Developer:	Under Offer
Status:	Future Scheme
Capital Value:	£1,400+

6

10-12 GREYCOAT PLACE

Developer:	LaSalle & RE Capital
Status:	Under Construction
Capital Value:	£1,269

7

4-5 BUCKINGHAM GATE

Developer:	Sidra Capital
Status:	Future Scheme
Capital Value:	£1,198

8

71 VICTORIA STREET

Developer:	Private
Status:	Future Scheme
Capital Value:	£966

9

40 BROADWAY

Developer:	Tellon Capital
Status:	Under Construction

10

55 BROADWAY

Developer:	Integrity International
Status:	Under Construction

11

21 DARTMOUTH STREET

Developer:	Quadrum
Status:	Completed
Investment Value:	3.48%/£1,805 psf

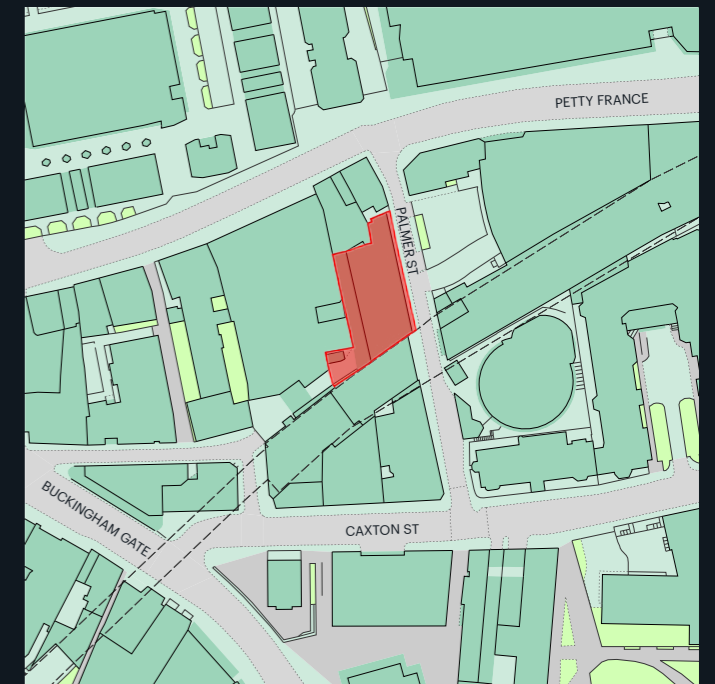
12

8-10 BROADWAY

Developer:	Northacre
Status:	Under Construction

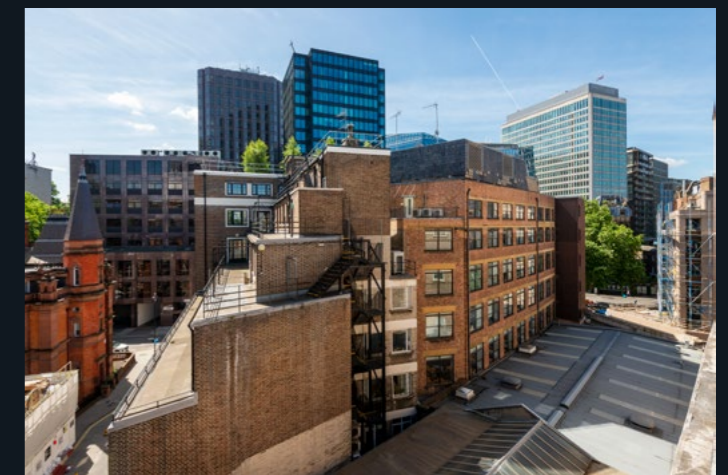


SITE & TENURE



Held under freehold title no. LN79462.

The property is not listed and does not lie in a conservation area.



Previously owned and operated by the GCHQ since the 1950s, the existing building provides office accommodation over basement, ground, and 1st-4th floors.

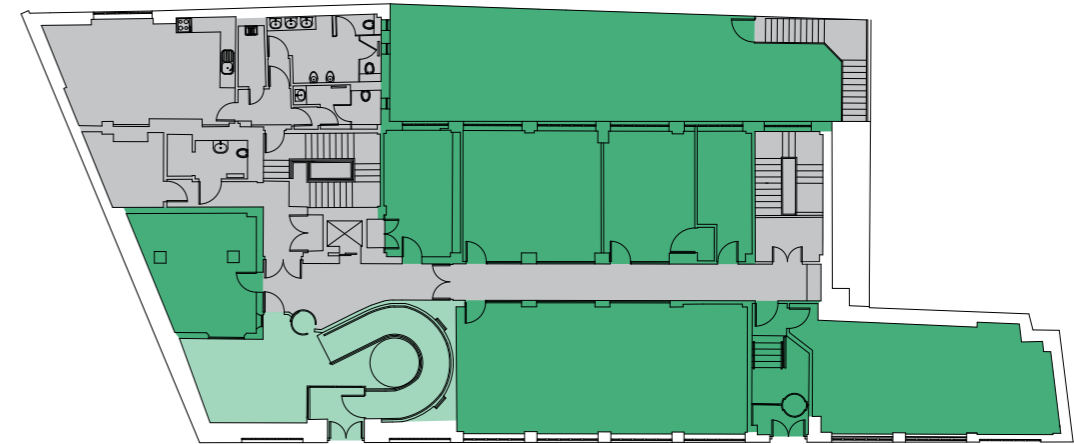
The internal configuration comprises broadly rectangular floors around a single passenger lift core with terraces to the upper floors.

In readiness for the consented development, or to enable a new comprehensive refurbishment within the existing structure, the building has been stripped back to shell.

FLOOR	GIA SQ M	GIA SQ FT	NIA SQ M	NIA SQ FT
Fifth	114.5	1,232	-	-
Fourth	282.9	3,045	244.6	2,633
Third	406.1	4,371	327.1	3,521
Second	460.5	4,957	375.2	4,039
First	459.5	4,946	371.1	3,994
Ground	457.1	4,920	345.9	3,723
Lower Ground	440.4	4,741	250.1	2,692
Total	2,621	28,212	1,914	20,602

GROUND

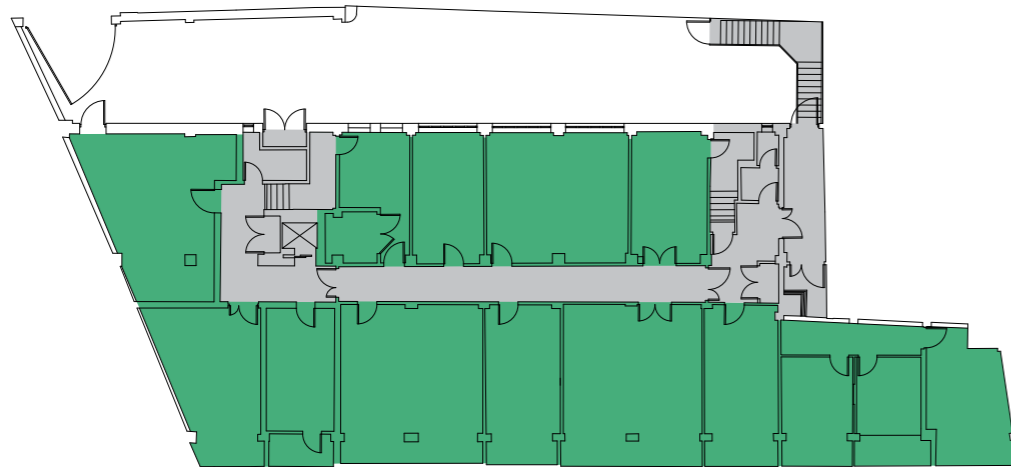
NIA: 3,723 sq ft | 345.9 sq m



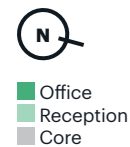
PALMER STREET

LOWER GROUND

NIA: 2,692 sq ft | 250.1 sq m

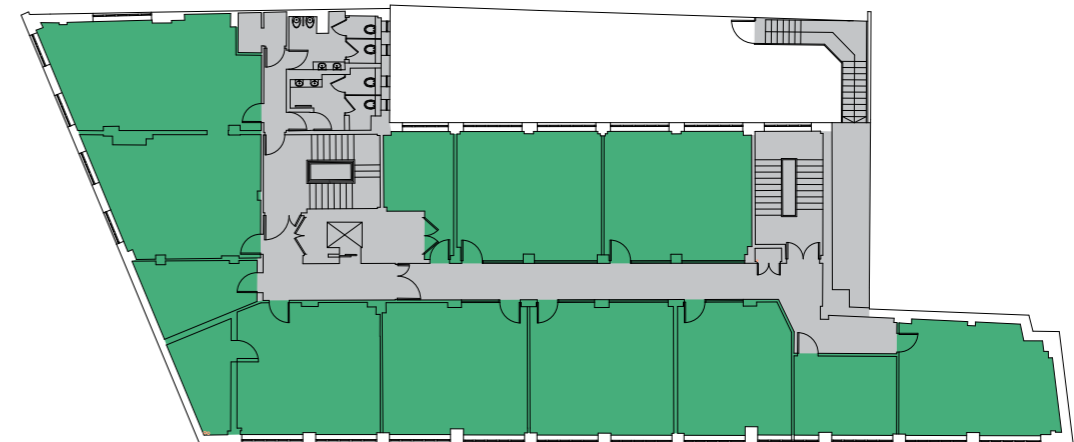


PALMER STREET



TYPICAL UPPER (SECOND)

NIA: 4,039 sq ft | 375.2 sq m



PALMER STREET

Floor plans not to scale, for indicative purposes only.



A rarely available
new build office
development

Designed to deliver a truly best-in-class office scheme

Consent was obtained in March 2020 to deliver a ground up new build delivering a 55% uplift to the existing NIA.

The scheme offers high demand typical floor plates of 4,660 sq ft, with glazing to all elevations, terraces to 5th and 6th floors as well as a communal terrace space at 7th floor level and best-in-class end of journey occupier facilities.

Designed to achieve BREEAM Outstanding and a WELL Shell & Core Certification, Palmer Street offers a developer a unique ESG play within a new build development.

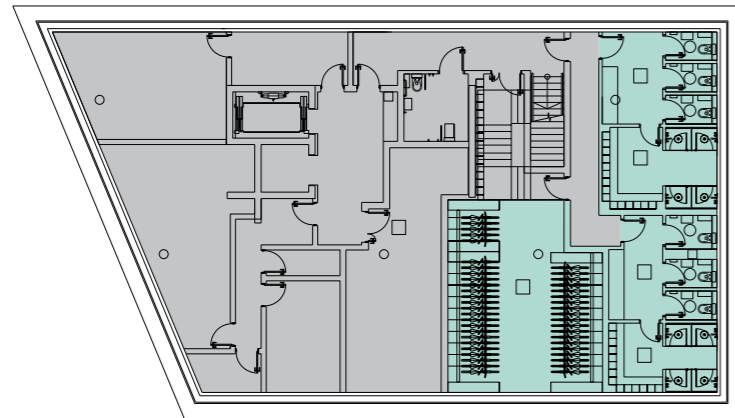


FLOOR	GIA SQ M	GIA SQ FT	NIA SQ M	NIA SQ FT
Plant Level	39.1	421	-	-
Sixth	352.5	3,795	263.1	2,832
Fifth	440.1	4,737	349.1	3,757
Fourth	523.5	5,635	432.9	4,660
Third	523.5	5,635	432.9	4,660
Second	523.5	5,635	432.9	4,660
First	526.3	5,665	435.6	4,689
Ground	509.1	5,480	277.1	2,982
Lower Ground	451.1	4,856	292.3	3,146
Basement	321.5	3,461	-	-
Sub-Basement	69.8	752	-	-
Total	4,280	46,072	2,915.9	31,386



PROPOSED BASEMENT

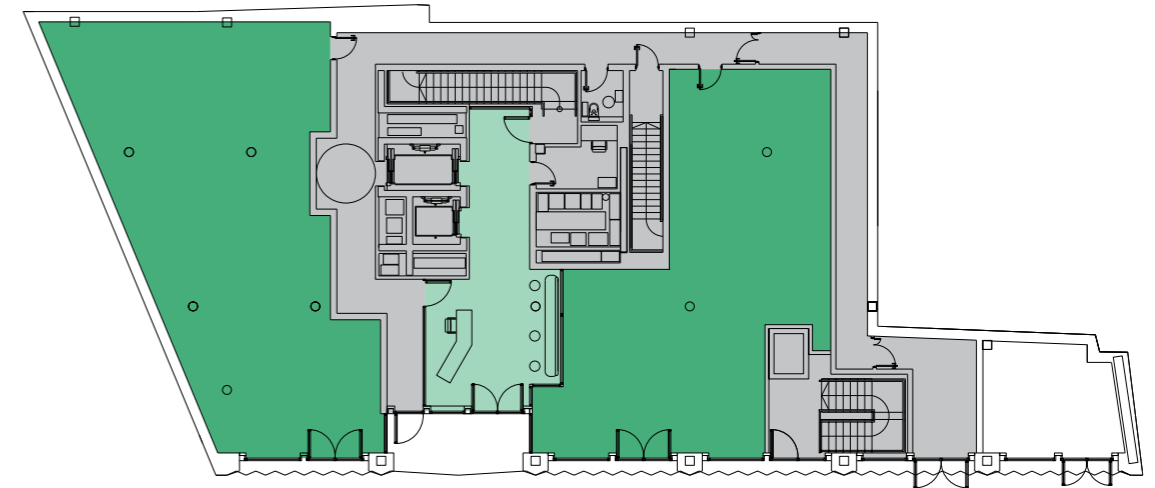
GIA: 3,461 sq ft | 321.5 sq m



PALMER STREET

PROPOSED GROUND

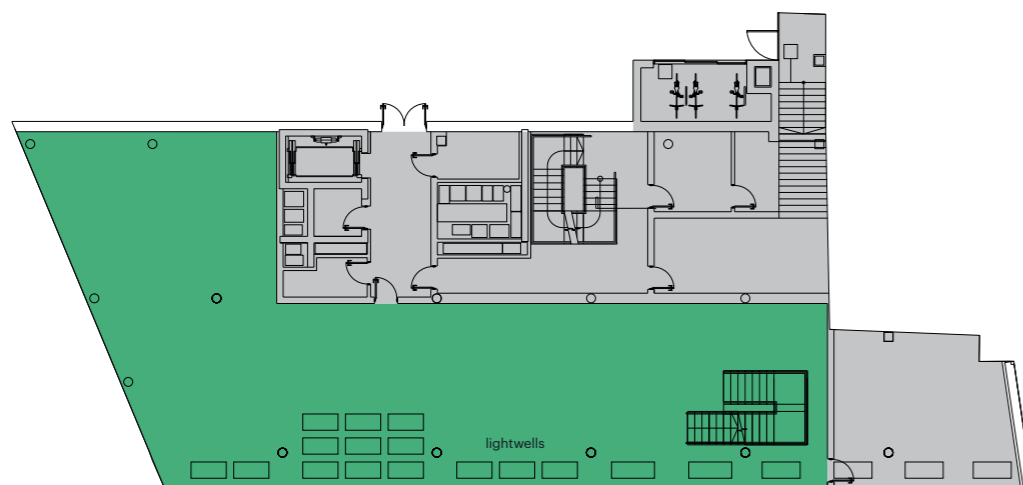
NIA: 2,982 sq ft | 277.1 sq m



PALMER STREET

PROPOSED LOWER GROUND

NIA: 3,146 sq ft | 292.3 sq m

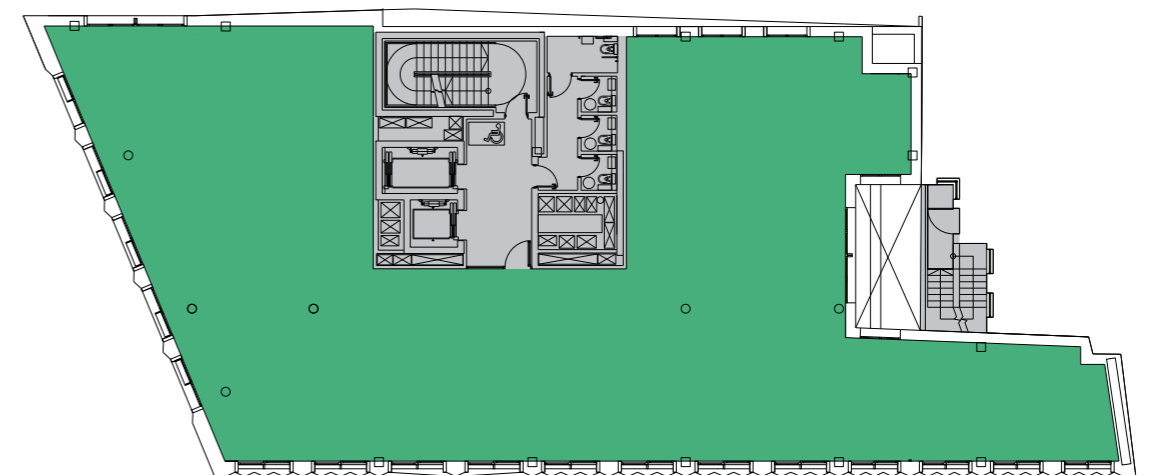


PALMER STREET

- Office
- Reception
- End of journey facilities
- Terrace
- Core

PROPOSED TYPICAL UPPER (FOURTH)

NIA: 4,660 sq ft | 432.9 sq m

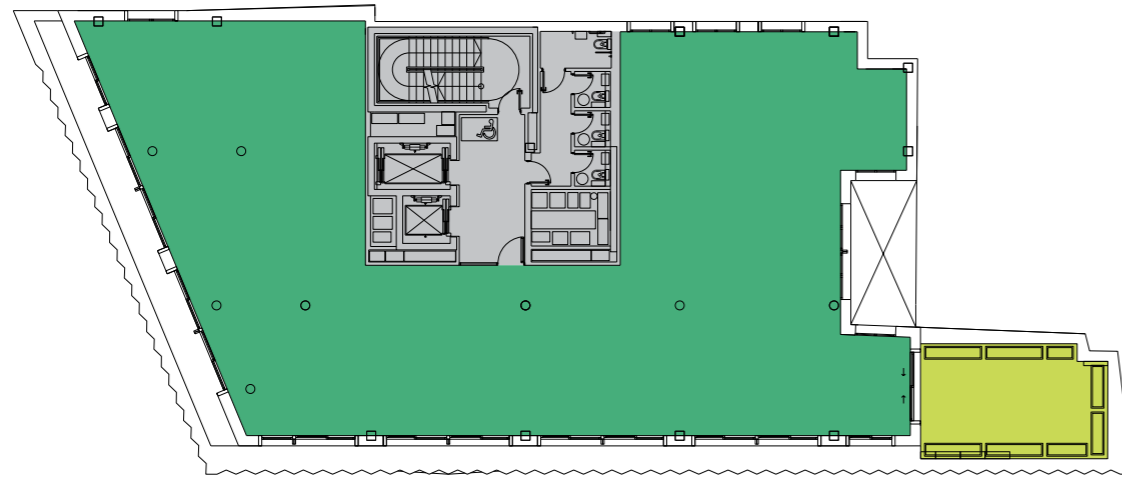


PALMER STREET

Floor plans not to scale, for indicative purposes only.

PROPOSED FIFTH

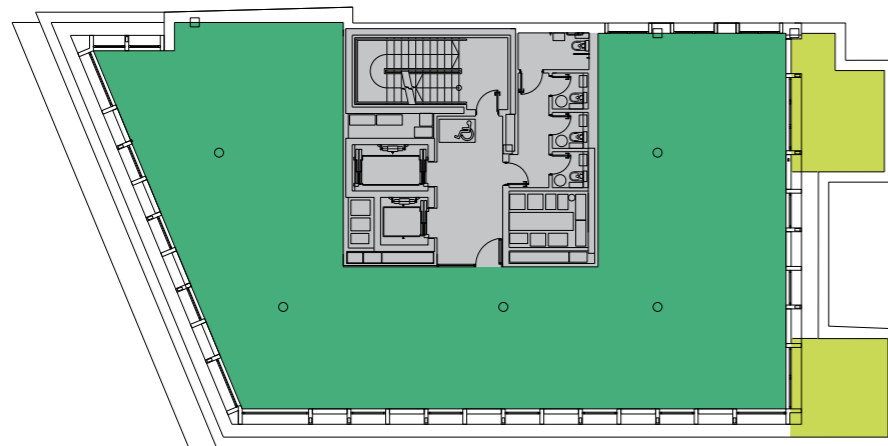
NIA: 3,757 sq ft | 349.1 sq m



PALMER STREET

PROPOSED SIXTH

NIA: 2,832 sq ft | 263.1 sq m



PALMER STREET



- Office
- Reception
- End of journey facilities
- Terrace
- Core

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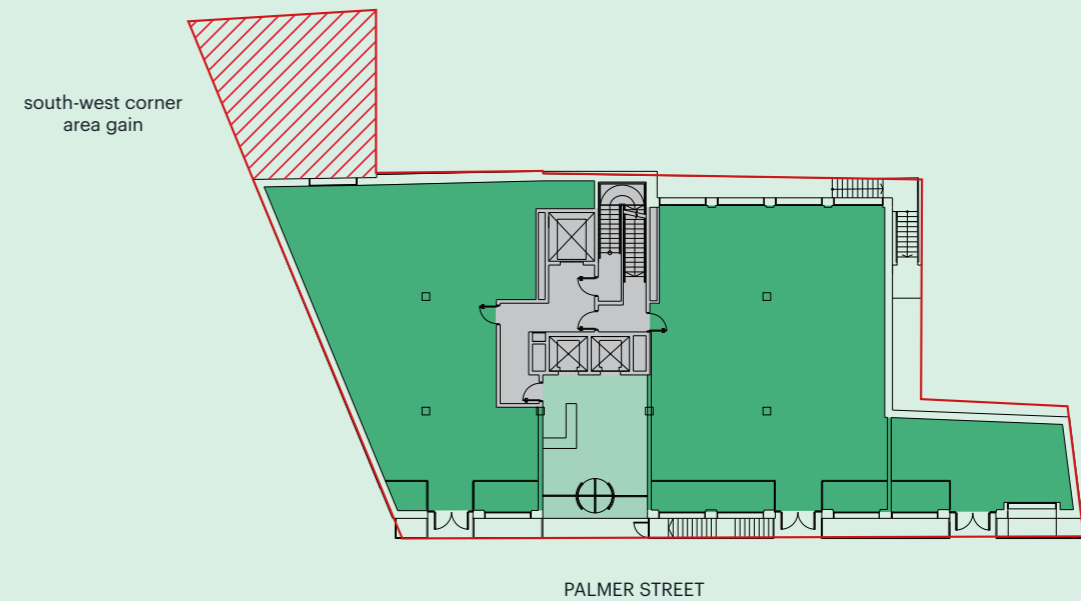
Further value-add angles to explore

Due to a positive change in planning regulation, the consent leaves opportunity for further enhancement through several areas:

1. Change in the Use Class Order to make the entire building Class E, improving flexibility around uses over the ground and lower ground floors.
2. Removal of the affordable housing payaway relating to ground floor use as previous class B1(a) Offices via an amendment to the S.106.
3. Additional area gain through the development of the south-west corner of the site due to favourable updated local plan policies relating to intensification of office use.
4. Opportunity to explore rear servicing to the development by engaging with neighbouring landowners. Indicative schemes suggest an improvement in efficiency to the ground and lower ground floors by c.25% and upper floors by c.5%.

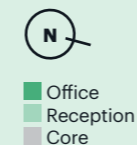
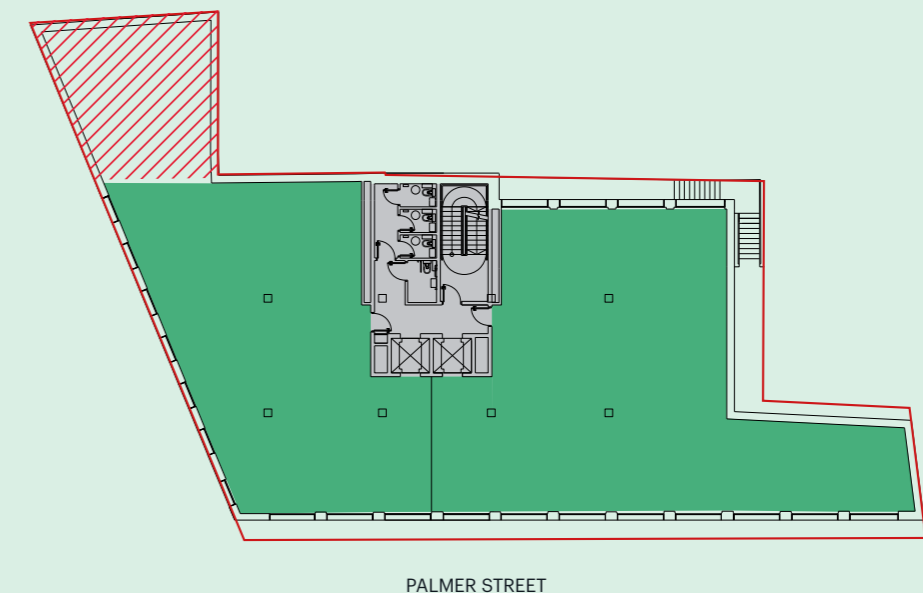
GROUND

NIA: 4,124 sq ft | 383 sq m



SECOND

NIA: 5,446 sq ft | 506 sq m



Floor plans not to scale, for indicative purposes only.

A rare, new build development delivered by a world-class professional team

Informed by the expertise of an extensive design team, the diagram opposite outlines the structure of the project team who have worked in collaboration to produce this scheme.



View from Petty France



View from Caxton Street



Occupier demand for high quality Grade A and new build office space has continued to accelerate

The pre-pandemic trend of occupiers seeking highest quality Grade A and new build office space has continued to accelerate, with several high-profile transactions highlighting continued stabilisation of headline rents and in some cases premiums to pre-covid levels.

Grade A supply continues to be low due to a lack of new schemes breaking ground since 2019, further enhancing near term rental growth prospects and demand.

DATE	ADDRESS	SIZE SQ FT	RENT PER SQ FT	TENANT
Under Offer	The Caxton, 3 Buckingham Green	6,000	£95.00	Under Offer
Under Offer	The Broadway East Building (Northacre)	34,921	Under Offer	Under Offer
Q2 2022	The Caxton, 3 Buckingham Green	4,000	£95.00	Keensight Capital
Q1 2022	1 Old Queen Street	2,734	£95.00	Stanley Capital
Q4 2021	Francis House, 11 Francis Street	38,200	£80.00	Edelman UK
Q4 2021	The Tower, 2 Buckingham Green	5,943	£80.00	Sedna
Q3 2021	80 Victoria Street	22,245	£84.00	Ruffer LLP
Q2 2021	The Tower, 2 Buckingham Green	5,966	£83.50	Aggreko



The Caxton



The Broadway East Building



The Tower



80 Victoria Street

Victoria – an extensive and active investment market

Victoria has seen extensive and aggressive investment activity, particularly in the value-add and redevelopment sector over the past 12 months.

Overseas capital has competed with UK and European buyers seeking to capitalise on strong occupier fundamentals, rental growth prospects and yield compression, whilst still at an attractive entry point relative to major European Cities.



1 Old Queen Street



50 Broadway

VACANT POSSESSION COMPARABLES

DATE	ADDRESS	DESCRIPTION	TENURE	SIZE SQ FT	PRICING
Under Offer	20 Victoria Street, SW1	60% VP offices	FH	13,700	Under offer above £1,100 psf
Under Offer	Belgravia Police Station, SW1	VP former police station	FH	32,698	Under offer above £2,000 psf
Under Offer	8-10 Great George Street, SW1	VP Offices with planning for hotel or residential	FH	54,594	Under offer above £1,400 psf
Q2 2022	215 Vauxhall Bridge Road, SW1	VP offices	FH	16,216	£15.5m / £955 psf
Q4 2021	50 St James's Street, SW1	VP former club	FH	(GIA) 39,389	£84m/£2,132 (GIA)
Q4 2021	Greycoat Stores, 10-12 Greycoat Place, SW1	VP offices with planning consent to 78,000 sq ft	FH	60,700	£77m / £1,269 psf
Q4 2021	4-5 Buckingham Gate, SW1	VP offices with hotel consent	FH	25,876	£31m / £1,198 psf

INVESTMENT COMPARABLES

DATE	ADDRESS	DESCRIPTION	TENURE	SIZE SQ FT	PRICING
Available	50 Broadway, SW1	Single-let offices	FH	73,000	£175m/3.13%/£2,397
Q1 2022	20 St James's Street, SW1	Multi-let offices	LLH	56,239	£118m/4.19%/£2,098
Q4 2021	1 Old Queen Street, SW1	Multi-let offices with part vacancy	FH	21,747	£38.45m/3.84%/£1,887 psf
Q4 2021	2 Cavendish Place, W1	Multi-let offices	FH	27,105	£64.1m/3.45%/£2,365
Q4 2021	91-92 Jermyn Street, SW1	Mixed use office, retail, & residential	FH	15,162	£42m/2.98%/£2,770
Q3 2021	Cassini House, 57 St James's Street, SW1	Multi-let offices	FH	51,348	£145.5m/3.23%/£2,834