



DARTMOUTH STREET

WESTMINSTER, LONDON SW1

A FREEHOLD VACANT POSSESSION BUILDING,
SITUATED IN THE HEART OF WESTMINSTER

18 DARTMOUTH STREET



EXECUTIVE SUMMARY

- ⊗ Unencumbered Freehold
- ⊗ Opportunity to acquire a strategically located property offered with full Vacant Possession
- ⊗ Situated in the heart of Westminster, a short walk from iconic landmarks, such as Westminster Abbey and the Houses of Parliament and within close proximity to a plethora of amenities
- ⊗ Excellent transport links with the property being a short walk to St James's Park and Westminster Underground Stations and further enhanced by Victoria and Waterloo stations nearby
- ⊗ Attractive property with a period façade comprising 1,617 sq ft of office accommodation over basement, ground and three upper floors
- ⊗ Value-add opportunity with potential for change of use to residential, subject to planning
- ⊗ The property is likely to appeal to lobbyists, agencies, embassies, consulates and organisations in need of presence close to the seat of the UK Government, as well as investors and developers

Offers are invited in excess of £2,100,000 (Two Million One Hundred Thousand Pounds) for the unencumbered Freehold interest, subject to contract and exclusive of VAT. A purchase at this level reflects a capital value of £1,300 per sq ft.



WHITEHALL

MINISTRY OF DEFENCE

THE CENOTAPH

WATERLOO

WESTMINSTER

THE SUPREME COURT

ST JAMES'S PARK

DEPARTMENT FOR EDUCATION

THE HOME OFFICE

HORSE GUARDS PARADE

10 DOWNING STREET

LONDON EYE

ST JAMES'S PARK

BIG BEN

HOUSES OF PARLIAMENT



WESTMINSTER ABBEY

VICTORIA TOWER GARDENS

VICTORIA STREET





18 DARTMOUTH STREET



LOCATION

The property is strategically located within Westminster, which borders Victoria and Pimlico. Westminster is a very popular destination, characterised by iconic London landmarks such as Big Ben, The Houses of Parliament and Westminster Abbey, all of which serve to drive footfall to the area. Westminster features Gothic, Edwardian and Georgian Architecture and is led by its retail, residential, hotel, restaurant and leisure offerings.



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CONNECTIVITY

The property benefits from excellent communications, being within proximity to St James's Park and Westminster Underground Stations, both of which are within a 10-minute walk and provide access to the District, Circle and Jubilee lines.





SITUATION

The property is situated on the west side of Dartmouth Street, and just south of St James's Park. Dartmouth Street benefits its position in the heart of Westminster and proximity to major Government Departments, Dartmouth Street links with Tothill Street to the south, which runs straight to Victoria Street. The surrounding properties are largely commercial with a mixture of offices and residential.

Government Bodies

- | | |
|-----------------------------|---|
| 1 Home Office | 12 TFL |
| 2 10 Downing Street | 13 Ministry of Justice |
| 3 MOD | 14 Attorney General's Office |
| 4 The Supreme Court | 15 Education and Skills Funding Agency |
| 5 HMRC | 16 Foreign, Commonwealth & Development Office |
| 6 HM Treasury | 17 House of Commons |
| 7 Houses of Parliament | 18 Department for Work and Pensions |
| 8 Law Commission | 19 British Chambers of Commerce |
| 9 Portcullis House | 20 Department for Transport |
| 10 Department for Education | |
| 11 DEFRA | |

Office Occupiers

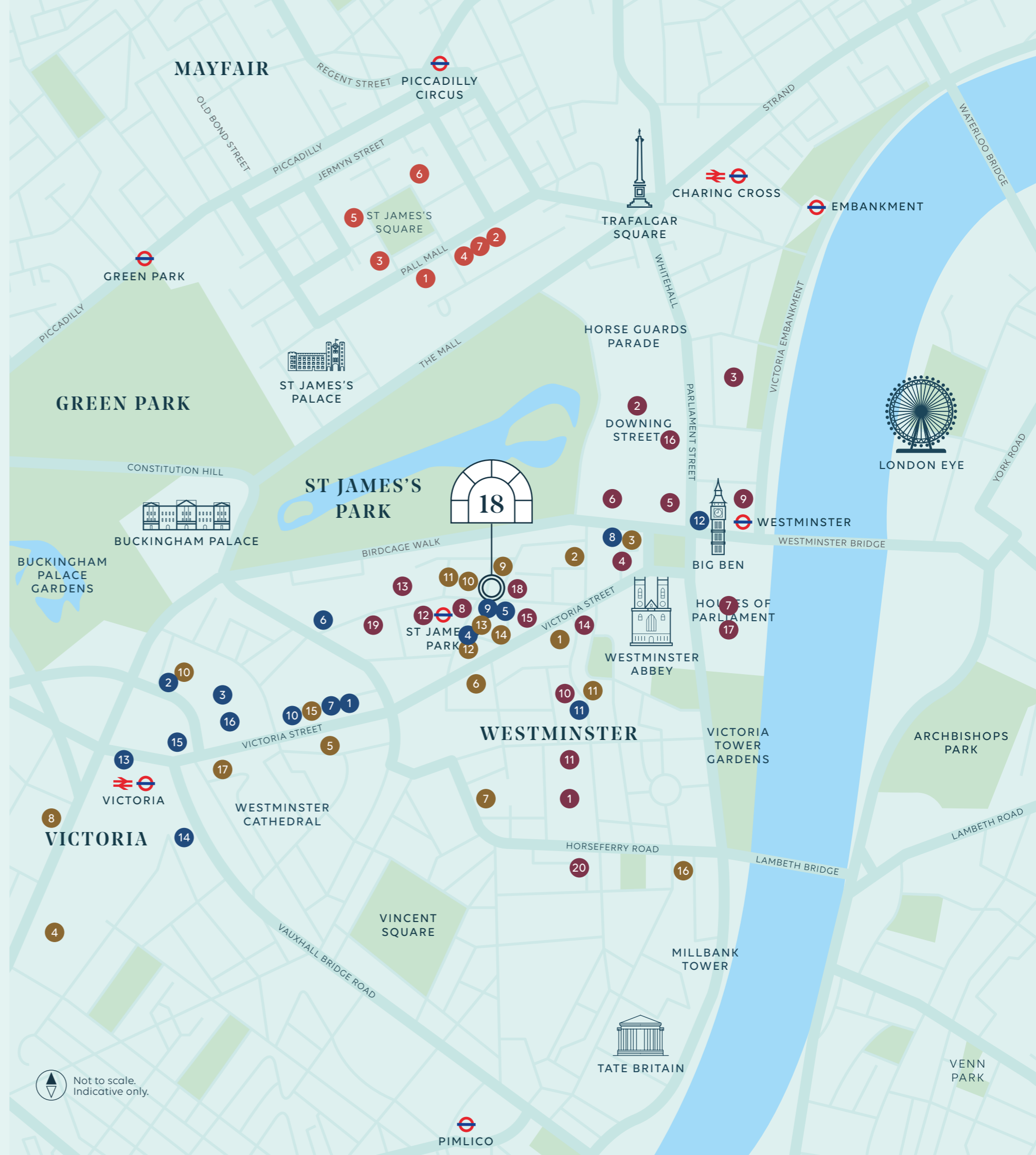
- | | |
|--|-----------------------------|
| 1 FTSE Women Leaders Review | 10 Oaktree Capital |
| 2 Avery Law LLP | 11 Adam Smith Institute |
| 3 Royal Institution of Chartered Surveyors | 12 Capital UK |
| 4 Google | 13 Coates Global |
| 5 Jimmy Choo | 14 Icapital London |
| 6 Boeing | 15 Jupiter Asset Management |
| 7 Channel 4 | 16 Burberry |
| 8 American Express | 17 John Lewis Partnership |
| 9 Embassy of Slovenia | |

Amenities

- | | |
|-----------------------------|----------------------------|
| 1 Little Waitrose | 9 The Pem Restaurant |
| 2 Waitrose | 10 Iberica Victoria |
| 3 Marks and Spencer | 11 The Cinnamon Club |
| 4 Farmer J Restaurant | 12 St Stephen's Tavern |
| 5 Blue Boar Pub | 13 Market Halls Victoria |
| 6 Bon Gusto | 14 Apollo Theatre |
| 7 The Ivy | 15 Victoria Palace Theatre |
| 8 Roux at Parliament Square | 16 Cardinal Place |

Clubs

- | | |
|----------------------|-----------------------|
| 1 RAC Club | 5 East India Club |
| 2 The Athenaeum Club | 6 The In & Out Club |
| 3 Army and Navy Club | 7 The Travellers Club |
| 4 Reform Club | |



Not to scale. Indicative only.



DESCRIPTION

18 Dartmouth Street comprises an attractive Edwardian office building of traditional brick construction with stone embellishments. A Charity currently own and occupy the property and will vacate the premises upon completion of the sale. Each floor features meeting rooms and WCs at half level. There is a kitchenette on basement and ground floor which serves the building.

It totals 1,617 sq ft NIA arranged over basement, ground, and three upper floors with floorplates ranging from 270 sq ft – 380 sq ft.







ACCOMMODATION

iG Surveys Limited have produced floor plans and a measured survey, from which we estimate the property provides the following approximate areas:

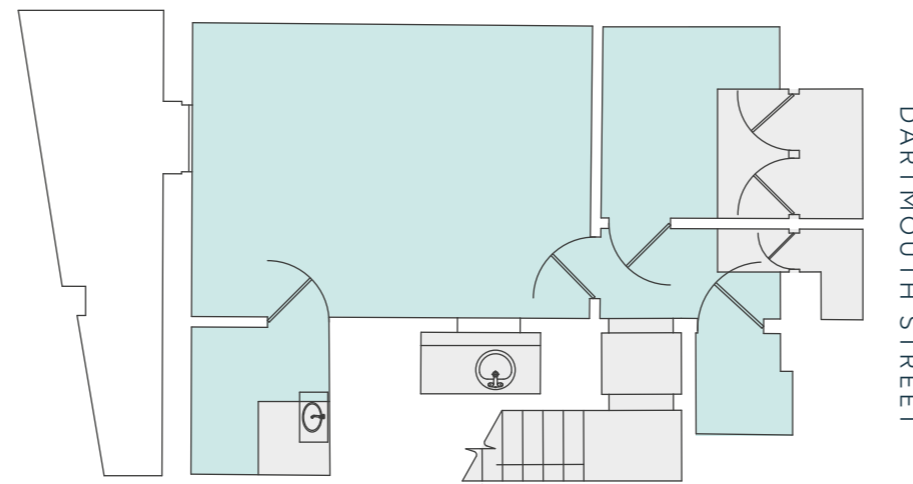
FLOOR	USE	NIA (SQ FT)	NIA (SQ M)
Third	Office	274	25.48
Second	Office	379	35.25
First	Office	380	35.34
Ground	Office	297	27.57
Basement	Office & Storage	287	26.63
TOTAL		1,617	150.27



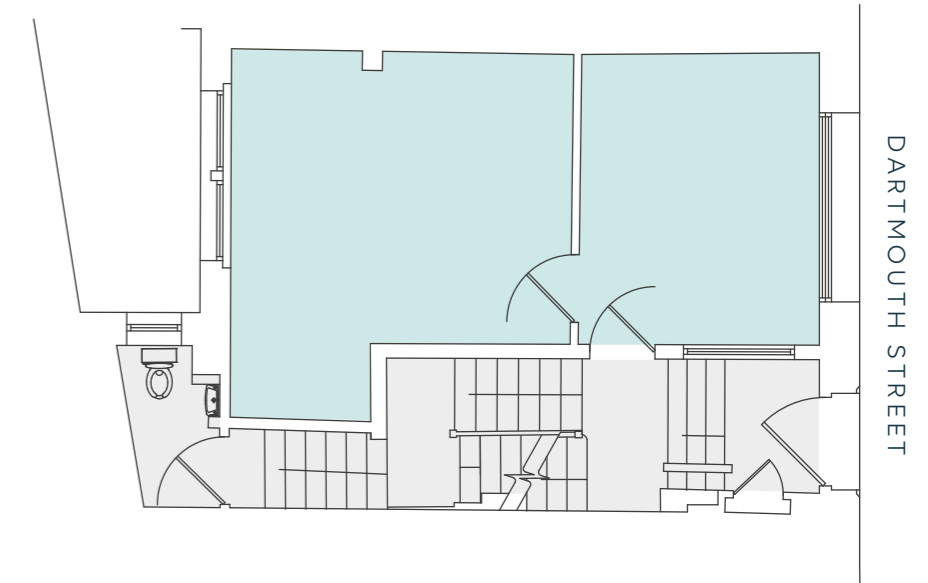
FLOOR PLANS

Not to scale. Indicative only.

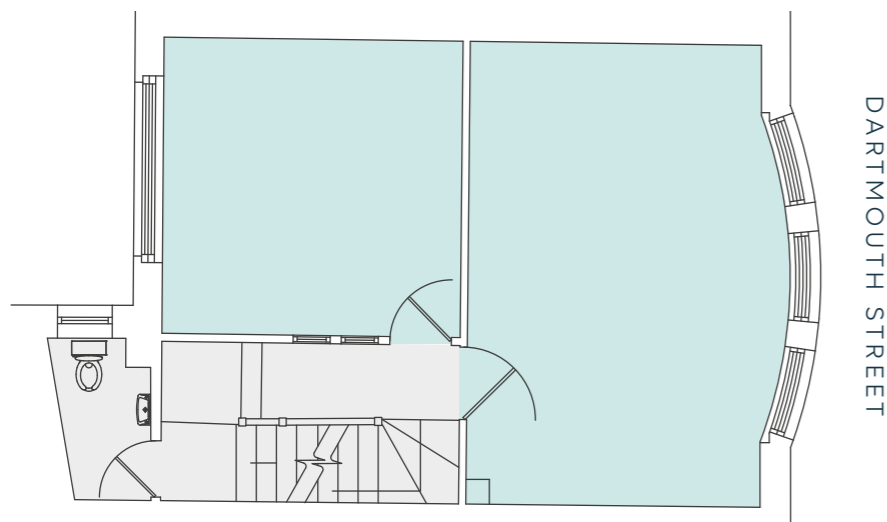
BASEMENT



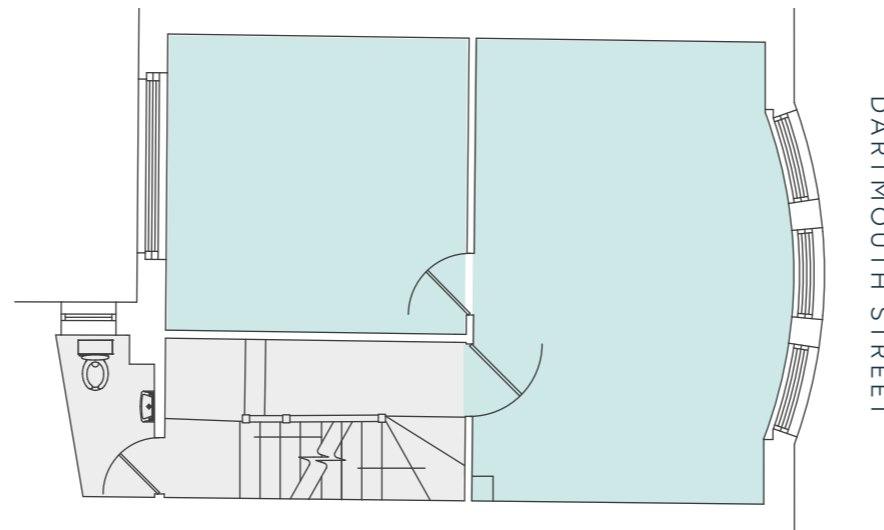
GROUND FLOOR



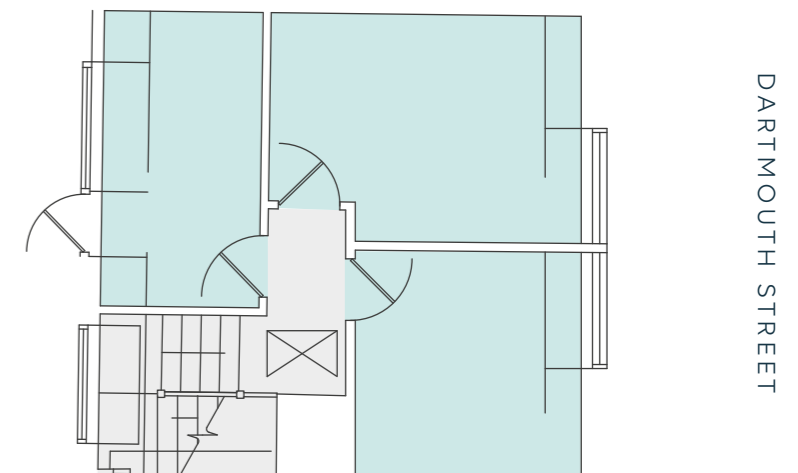
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR




18 DARTMOUTH STREET



TENURE

Freehold - Title No.NGL236149



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FURTHER INFORMATION

PLANNING

The building is not listed but it is situated within the "Broadway and Christchurch Gardens Conservation Area" of Westminster.

DATAROOM

Dataroom access can be provided upon request.

VAT

The property is not elected for VAT.

EPC

Information regarding the EPC is available in the dataroom.

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PROPOSAL

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CONTACT

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