

THE  
GATEHOUSE

16 ARLINGTON STREET  
ST. JAMES'S SW1

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AN ELEGANT GRADE I LISTED  
FREEHOLD BUILDING LOCATED ON  
THE WEST SIDE OF ARLINGTON STREET  
CLOSE TO THE RITZ.

CURRENT PLANNING PERMISSION TO  
CREATE COVERED COURTYARD WITH  
NEW BOARDROOM EXTENSION.



THE PROPERTY IS A UNIQUE MEWS STYLE BUILDING OVER LOWER GROUND, GROUND AND TWO UPPER FLOORS, WITH ITS OWN COBBLED COURTYARD APPROACHED THROUGH A GATED ENTRANCE.



The courtyard could either be used as a gated partially canopied cobble courtyard entrance foyer or could be used for parking for two cars.

The building is low-built, well arranged and in good condition after a refurbishment 10 years ago which included air conditioning.

In addition there is a large kitchen, bedroom and ensuite bathroom.

There is an extant planning permission for the addition of a new boardroom extension approached from the ground floor to 1st floor glass box.





HISTORIC ENGLAND (ENGLISH HERITAGE)  
DESCRIBES IT AS FOLLOWS:

*".. elevation of this gatehouse built in the 1730's faces Arlington Street: brown brick, partly roofed by slated mansard; 2-window range to left and large, rusticated carriageway arch to right; panelled, wooden double doors with hinges of an original design; sashes of an original design; stone entablature below parapet and first-floor story band."*

**LOCATION**

Situated in the heart of St James's - one of the most prestigious office locations in Central London, renowned for its exclusive private clubs, restaurants, bars and world class hotels.

**COMMUNICATIONS**

- **Green Park** (Victoria, Piccadilly and Jubilee Lines)
- **Piccadilly Circus** (Piccadilly and Bakerloo lines), providing direct access to:
- **Victoria** (Gatwick Express), **Waterloo, Paddington** (Heathrow Express), **Marylebone, Kings Cross / St Pancras** (Eurostar) & Euston mainline stations.

**PLANNING**

Planning permission has been granted to enhance the courtyard entrance by creating a more formal entrance foyer while providing additional space for a possible board room on the first floor.

**CERTIFICATE OF LAWFUL USE**

Use of the basement as temporary overnight accommodation for directors or employees of the company.

**GROSS INTERNAL AREA**  
**3,856 SQ.FT. / 358.29 SQ.M.**

**Modern Office Accommodation of 2,838 Sq.Ft. / 263.81 Sq.M.** with the added benefit of two secure car parking spaces in the courtyard of 603 Sq.Ft. / 56.01 Sq.M.

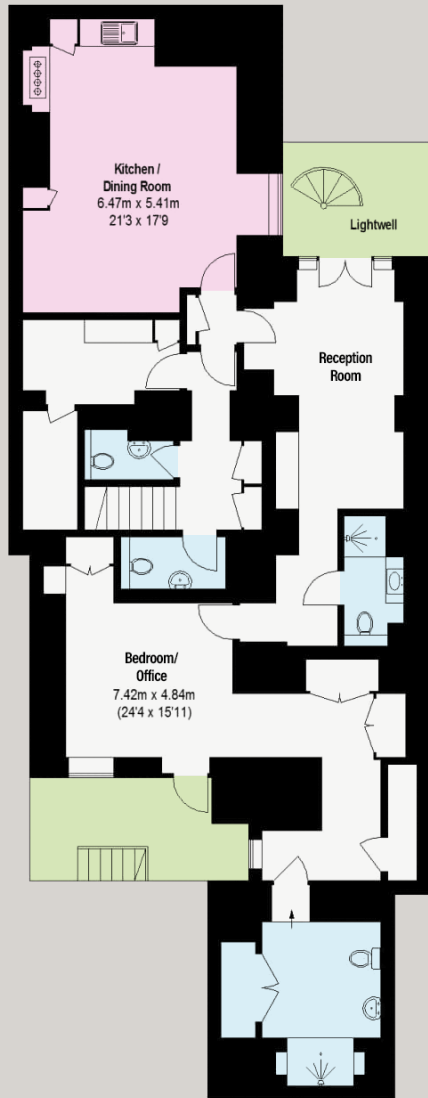
Planning for the additional space would increase the GIA by **613. 5 Sq.Ft. / 57 Sq.M.** and NIA of **592 Sq.Ft. / 55 Sq.M.**

## NET LETTABLE OFFICES

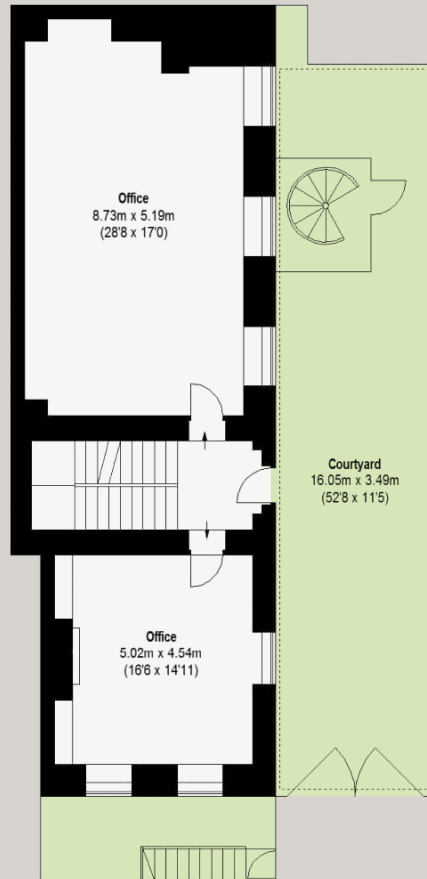
**Lower Ground:** 77.18 sq.m. / 830 sq.ft. ■ **Ground Floor:** 64.79 sq.m. / 697 sq.ft.

**First Floor:** 64.77 sq.m. / 697 sq.ft. ■ **Second Floor:** 57.07 sq.m. / 614 sq.ft.

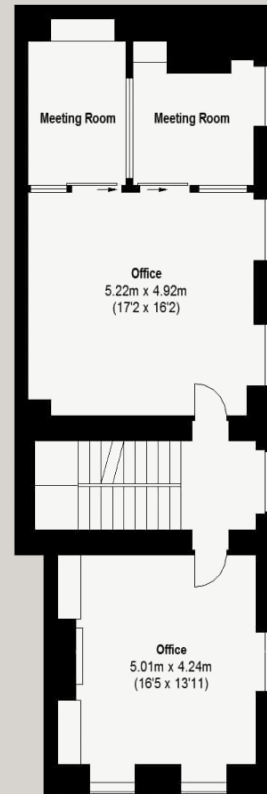
**TOTAL: 263.81 SQ.M. / 2,838 SQ.FT.**



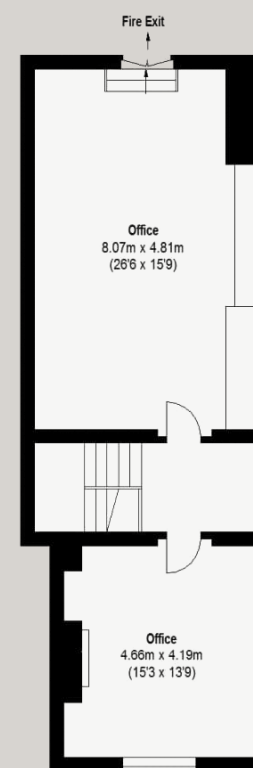
LOWER GROUND FLOOR



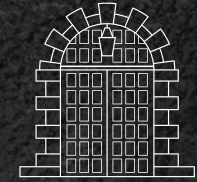
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TENURE**  
**Freehold**

**PRICE**  
**£7,600,000**

Viewing Strictly by Appointment  
through Sole Agents



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