

THE GATEHOUSE

16 ARLINGTON STREET
ST. JAMES'S SW1

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.

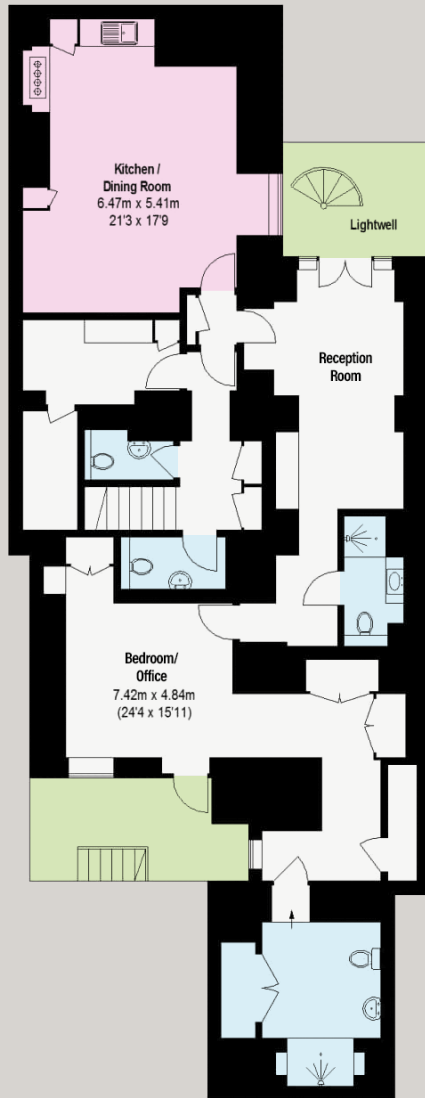
Planning for the additional space would increase the GIA by **613.5 Sq.Ft. / 57 Sq.M.** and NIA of **592 Sq.Ft. / 55 Sq.M.**

NET LETTABLE OFFICES

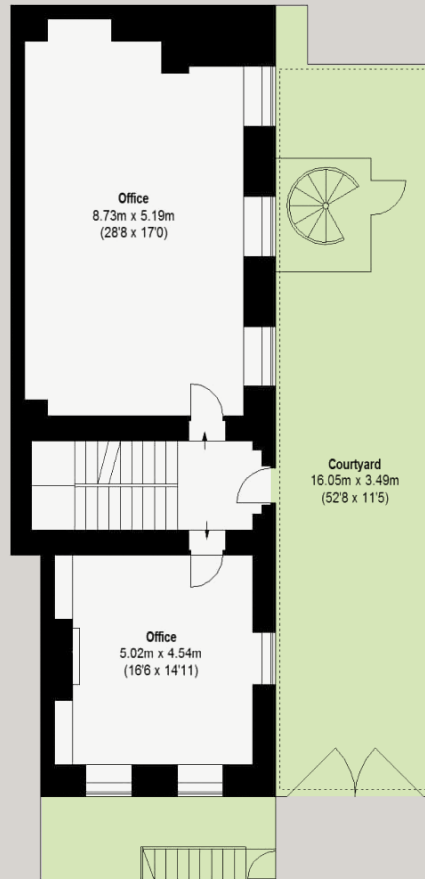
Lower Ground: 77.18 sq.m. / 830 sq.ft. ■ **Ground Floor:** 64.79 sq.m. / 697 sq.ft.

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

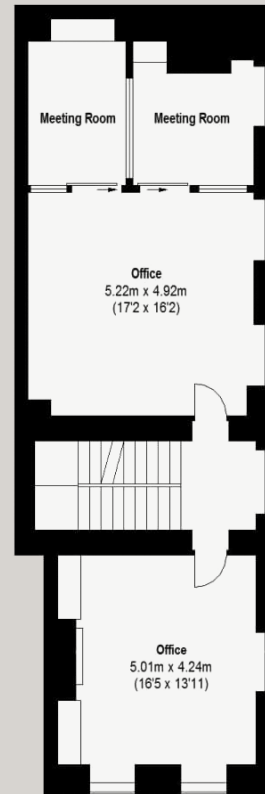
TOTAL: 263.81 SQ.M. / 2,838 SQ.FT.



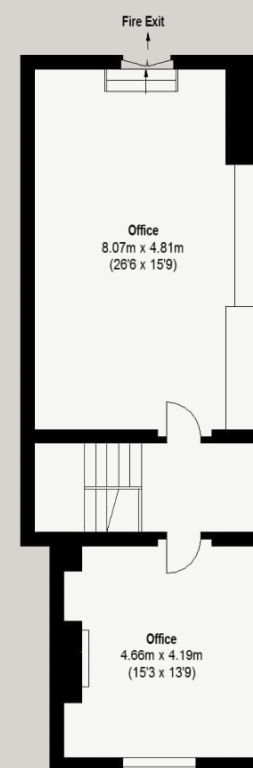
LOWER GROUND FLOOR



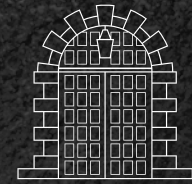
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TENURE
Freehold

PRICE
£6,995,000

Viewing Strictly by Appointment
through Sole Agents



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October 2026