



TRADITIONAL OFFICE

# WESTMINSTER

FROM  
2619 FT<sup>2</sup>

FROM  
£1,965,000



TRADITIONAL OFFICE

77 GREAT PETER STREET,  
WESTMINSTER,  
LONDON, SW1P 2EZ

FROM  
2619 FT<sup>2</sup>

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## DESCRIPTION

Arranged over five floors, including a bright lower ground level, the building offers flexible office accommodation with varied floor configurations, generous meeting rooms and breakout areas. WC facilities are provided on the lower ground and first floors, with a fitted kitchen at ground floor level.

The offices are presented to a high specification throughout, including carpeted floors, suspended ceilings, perimeter trunking, air conditioning, and lift access to all floors.

An attractive Georgian building, the property retains elegant period features, including sash windows, decorative lintels, and refined cornice and column detailing. The pastel yellow rendered façade provides a distinctive and characterful London presence.



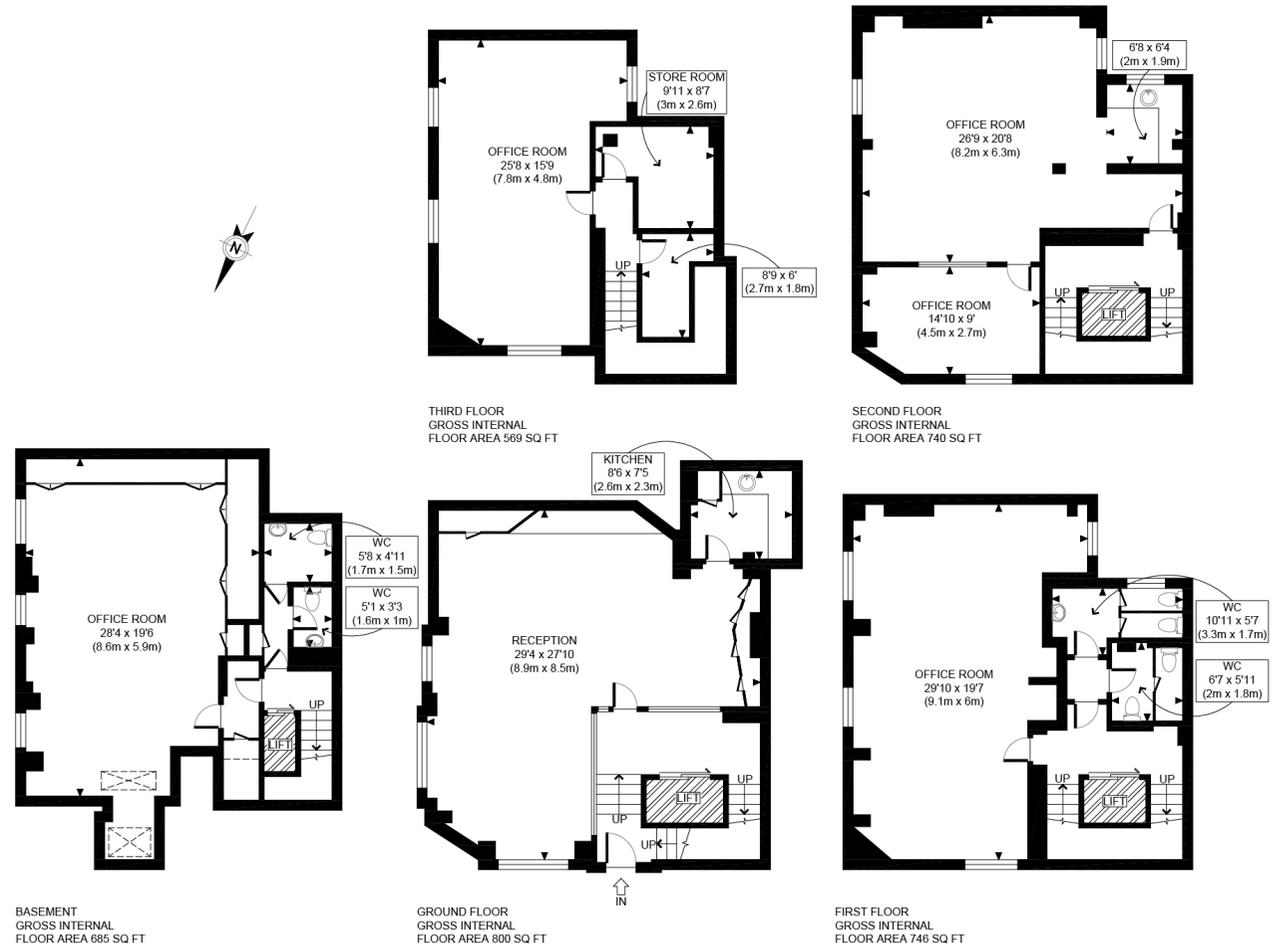


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<b>APPROX. GROSS INTERNAL FLOOR AREA 3540 SQ FT / 329 SQM</b>		Great Peter St	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date:	05/12/25
		phoplan	

ENQUIRE NOW

Jonathan Vanstone-Walker  
0207 284 9044 | 07412 632 774  
jvw@tsp.co

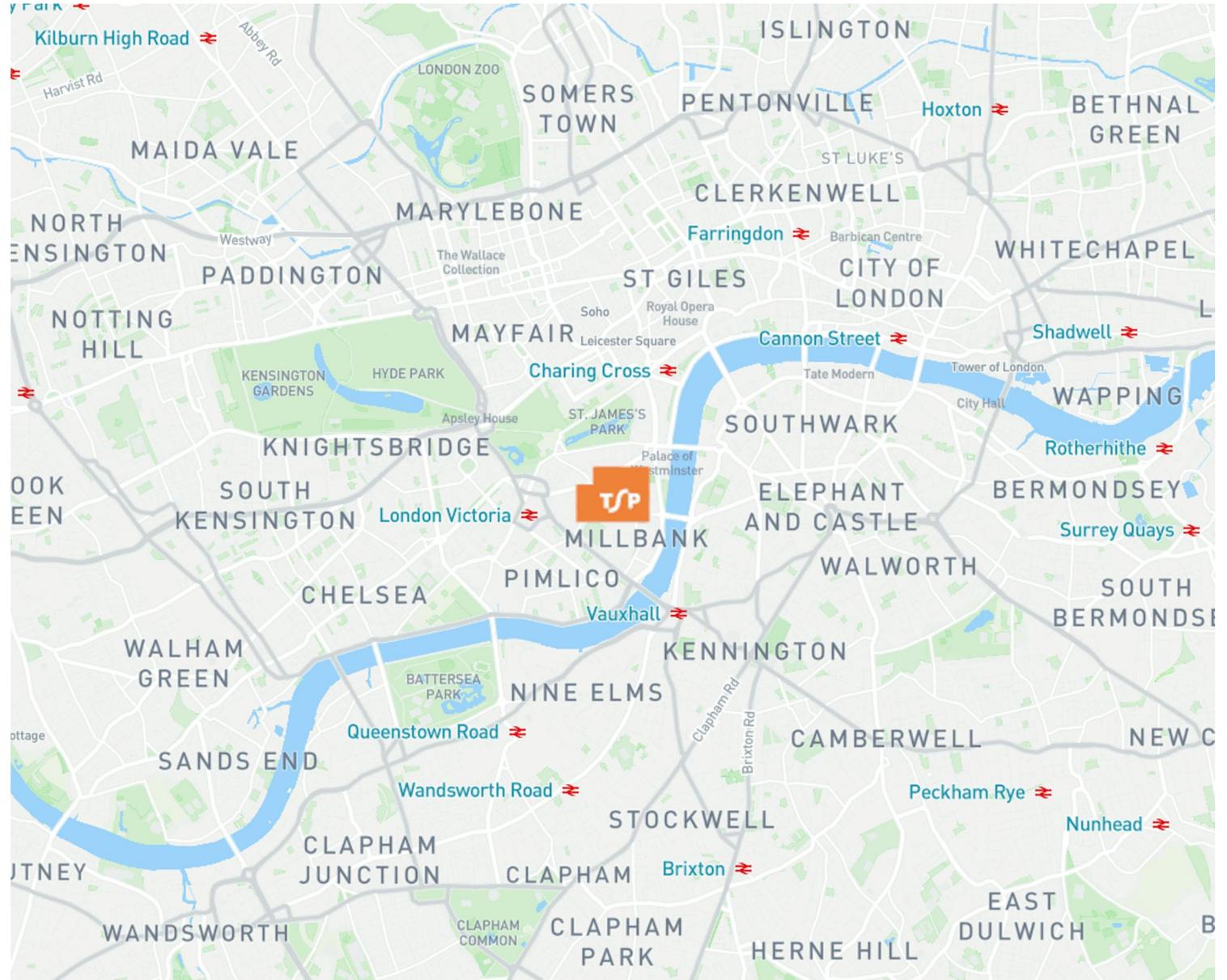


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77 Great Peter Street  
Westminster  
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## NEAREST STATIONS

St. James's Park	Westminster	Pimlico
0.2 miles / 4 mins walk	0.5 miles / 9 mins walk	0.5 miles / 10 mins walk



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## AVAILABILITY

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	AVAILABILITY
Lower Ground	531	49.33	AVAILABLE
Ground	615	57.14	AVAILABLE
1st	469	43.57	AVAILABLE
2nd	603	56.02	AVAILABLE
3rd	401	37.25	AVAILABLE



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## TERMS

Offers sought in the region of £1,965,000

## EPC

B

## VAT

Applicable

## PRICE

£1,965,000

## SERVICE CHARGE

n/a



# ELEVATE YOUR OFFICE EXPERIENCE

Managed by **TSP**



## ABOUT US

At TSP, we specialise in creating value through property management.

Our unique Managed by TSP offering has been designed with tenants in mind - all services arranged by us to make your life easier.

As a certified B Corp, we're passionate about sustainability, innovation, and delivering spaces that enable people and businesses to thrive.

We are more than just a service provider, we're a partner who understands the human element of property management.

## OUR VALUES

Ease • Presence • Hospitality • Generosity • Purpose • Sweat the small stuff



# TIRED OF JUGGLING MULTIPLE BILLS AND SERVICE PROVIDERS FOR YOUR OFFICE SPACE?

Room Service allows you to customise your office experience with on-demand additional services, while our Fully Managed package takes care of all your occupancy needs in one simple quarterly bill.

## ROOM SERVICE BENEFITS

- FLEXIBILITY**  
Add services as needed, from cleaning to IT support
- CONVENIENT & COST-EFFECTIVE**  
All charges combined in your quarterly bill, and you only pay for what you use
- TIME-SAVING**  
Focus on your business, not office management

## FULLY-MANAGED PACKAGE BENEFITS

- ALL-INCLUSIVE PRICING**  
One bill covers rent, utilities, services and more
- PREDICTABLE COSTS**  
Fixed pricing protects you from inflation
- ZERO CAPITAL EXPENDITURE**  
Fully furnished space with no upfront costs
- SHORTER COMMITMENTS**  
Flexible 1-3 year terms available

[Contact us to learn more about how we can streamline your workspace management](#)

# WE UNDERSTAND THAT EVERY BUSINESS HAS UNIQUE NEEDS

Take a look at our most popular Room Service offerings

## CLEANING

- Daily office cleaning
- Deep cleaning and sanitisation
- Window washing
- Carpet and upholstery cleaning
- Waste management and recycling

## PLANTING & MAINTENANCE

- Indoor plant selection and installation
- Regular plant care and watering
- Seasonal plant rotation
- Living walls and green dividers
- Outdoor landscaping for terraces

## FOOD & BEVERAGE

- Stocked kitchens and pantries
- Coffee and tea service
- Catering for meetings and events
- Healthy snack options
- Beverage vending solutions



# ADDITIONAL ROOM SERVICE OFFERINGS

## INTERNET & IT SUPPORT

- ☐ High-speed fibre internet
- ☐ Wi-Fi network setup and management
- ☐ IT helpdesk support
- ☐ Cybersecurity services
- ☐ Equipment rental (laptops, printers, etc.)

## FURNITURE RENTAL OR PURCHASE

- ☐ Ergonomic office chairs and desks
- ☐ Meeting room furnishings
- ☐ Lounge and breakout area furniture
- ☐ Custom branding options
- ☐ Furniture assembly and installation

## UTILITIES PROCUREMENT

- ☐ Electricity and gas supply management
- ☐ Water services
- ☐ Energy efficiency consultations
- ☐ Utility bill consolidation

## HEALTH & SAFETY

- ☐ First aid training and equipment
- ☐ Fire safety compliance
- ☐ Ergonomic assessments
- ☐ Air quality monitoring
- ☐ Occupational health services

## CONTENTS INSURANCE

- ☐ Comprehensive coverage for office contents
- ☐ Business interruption insurance
- ☐ Liability protection
- ☐ Customised policy options

Alternatively, you can

# UPGRADE YOUR OFFICE EXPERIENCE with TSP's Fully Managed package



## WHY CHOOSE A FULLY MANAGED SOLUTION?

- You receive one comprehensive quarterly bill that covers all office expenses
- Fixed pricing protects you from unexpected cost fluctuations
- Shorter commitments with 1-3 year terms available
- Fully furnished space with no upfront costs



## WHAT'S INCLUDED?

- Rent & business rates
- Service charge
- Utilities (water, electricity, gas)
- Food & beverage services
- Office greenery & maintenance
- High-speed internet & IT support
- Dedicated account management
- Community management
- Facilities management
- Handyman services



## REASONS TO UPGRADE

- 1 SAVE TIME**  
no more juggling multiple vendors and bills
- 2 SAVE COST**  
bundled services result in overall savings
- 3 SCALABILITY**  
adjust your space and services as your business grows
- 4 HOTEL-STYLE HOSPITALITY**  
enjoy a premium office experience
- 5 HASSLE-FREE**  
we handle the day-to-day while you focus on your core business



## Ready to experience the TSP difference?

Speak to our team to learn how we can transform your workspace and elevate your business.

Let's create an office environment that truly works for you.

[CONTACT US](#)

