



OFFICE FOR SALE

77 GREAT PETER STREET

WESTMINSTER
LONDON
SW1P 2EZ

2,619 SQ FT NIA



OPPORTUNITY SUMMARY

- Rarely available freehold interest
- Offered with full vacant possession
- Suitable for office, or residential use (STPP)
- EPC B to 2035
- 2,619 sq. ft. (NIA) 3,541 sq. ft. (GIA)
- Close to London Victoria Station
- Rooftop equipment licence to Telefonica UK, producing £2,000 per annum

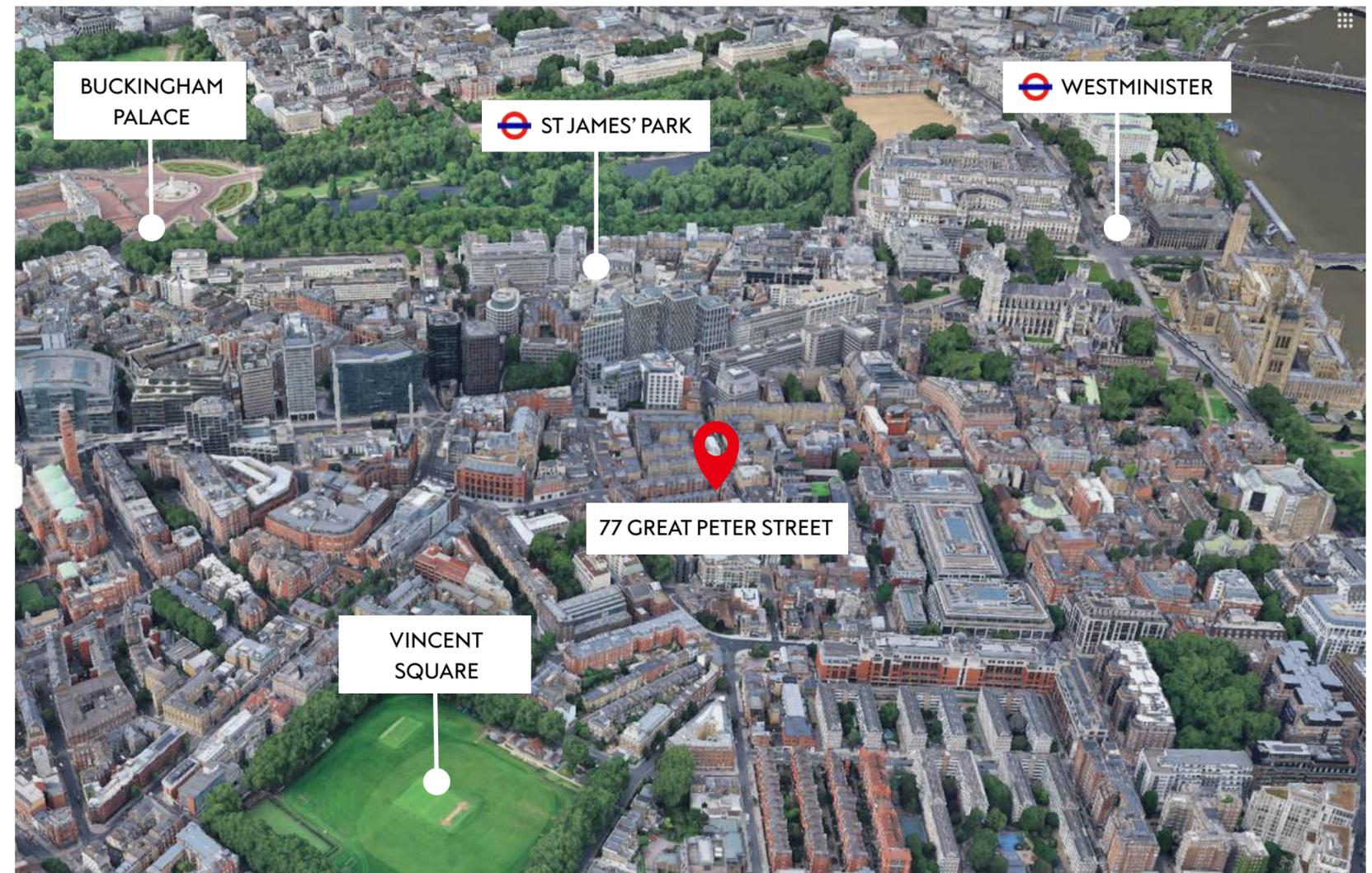
Offers are invited in the region of £1,965,000 (£750 per sq. ft. NIA)



CONNECTIVITY

Superbly positioned in the heart of Westminster, one of central London's most accessible business districts, the building is within easy walking distance of St James's Park (Circle & District lines) and Westminster (Circle, District & Jubilee lines), providing fast connections across the Capital and to major hubs including Victoria.

Bus connectivity is equally strong, with routes such as the 11, 24, 88 and 148 stopping nearby, linking the area to Victoria, Trafalgar Square and beyond. Victoria Station offers national rail and Gatwick Express services, while Westminster Pier provides a scenic river bus alternative – ensuring excellent connectivity for staff, clients and visitors alike.



ST JAMES' PARK

10

minute walk

WESTMINSTER

12

minute walk

VICTORIA

15

minute walk

LOCATION

77 Great Peter Street is situated in the heart of Westminster, in one of central London's most prestigious and historic districts. The building sits on a quiet, charming street just to the south of Victoria and St James's Park, surrounded by world-class landmarks including Westminster Abbey, the Houses of Parliament and St James's Park itself, yet benefits from a calm, more relaxed urban setting.

The area offers immediate access to a range of local amenities, restaurants, cafés and services, with the shops and vibrant activity of Victoria and Westminster nearby.



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.

Specification includes:

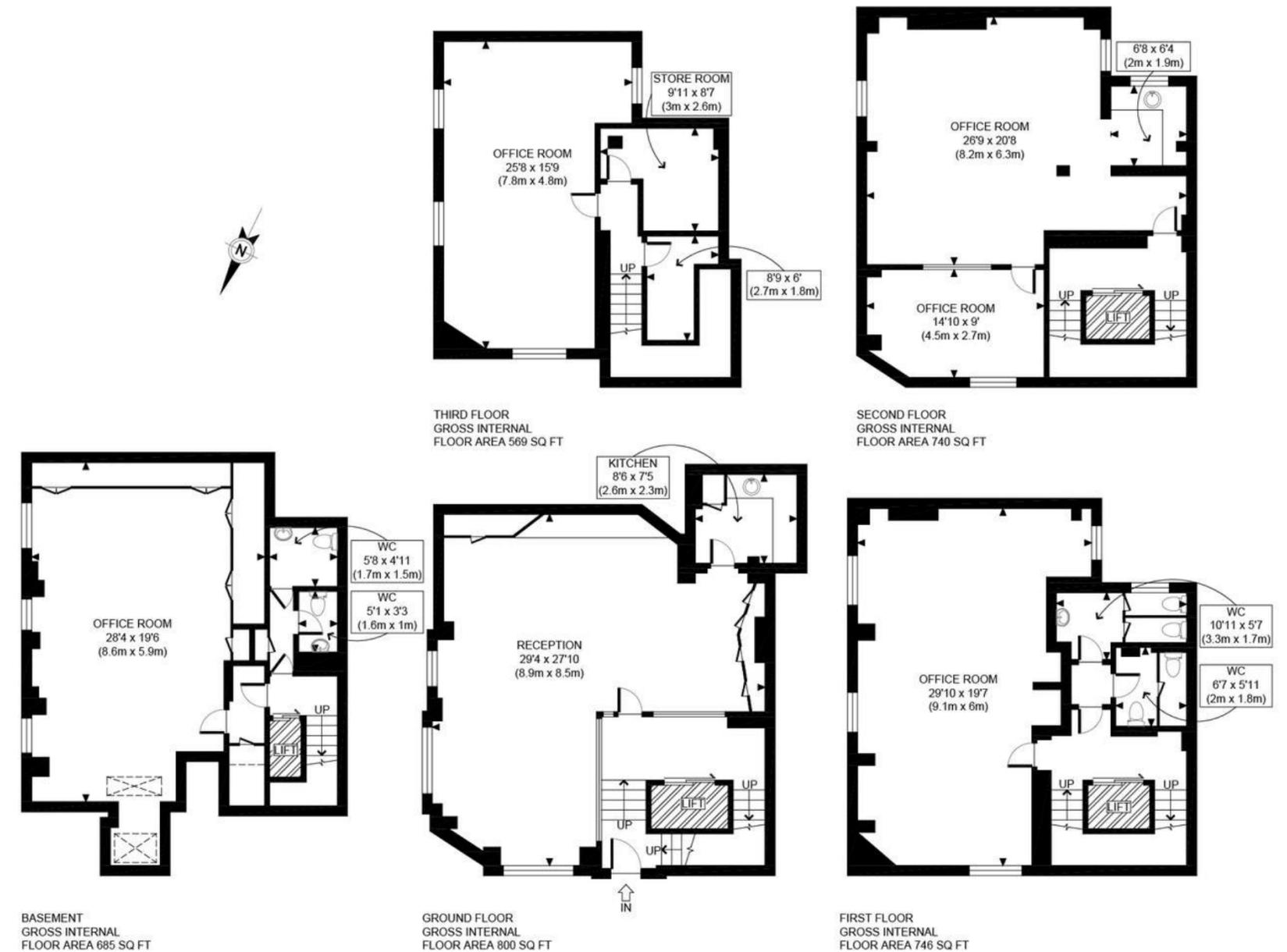
- Central heating
- Air conditioning
- Passenger lift
- Fitted kitchens
- Open plan entrance area





FLOOR PLAN & AREAS

FLOOR	NIA SQ. M.	NIA SQ. FT.
3 rd Floor	37.24	401
2 nd Floor	56.05	603
1 st Floor	43.61	469
Ground Floor	57.09	615
Lower Ground Floor	49.29	531
TOTAL	243.27	2,619



<p>APPROX. GROSS INTERNAL FLOOR AREA 3540 SQ FT / 329 SQM</p> <p>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</p>	<p>Great Peter St</p> <p>date 05/12/25</p> <p>photoplan</p>
---	--

FURTHER INFORMATION

PLANNING

Established Class E use. Situated in South Westminster Conservation Area. Not listed.

EPC

B

VAT

The property is elected for VAT

VIEWINGS

Strictly by appointment only

PROPOSAL

Offers are invited in the region of £1.965m



Jonathan Vanstone-Walker
jvw@tsp.co

M. +44 (0) 7412 632 774
T. +44 (0) 20 7284 9044

Peter Fellows
pf@tsp.co

M. +44 (0) 7901 860 007
T. +44 (0) 20 3747 0604



DISCLAIMER

TSP on its behalf and as agents for the Vendors or Lessors of this property, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst TSP use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. TSP as such cannot be held responsible for any loss or damage whatsoever, including without limitation, any direct, indirect, or consequential loss or damage or any loss of profit s resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of TSP has any authority to make any representation or warranty whatsoever in relation to this property or the company and potential Purchasers. Lessees or Third parties will therefore not rely upon any statement made, or information provided, by any employee of TSP. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication for guidance purposes and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract(s).

TSP

www.tsp.co

