

63
Catherine
Place
London SW1

Freehold office investment in the heart of Westminster

Investment Highlights

Attractive corner freehold, situated in a discreet and desirable location, suitable to owner occupiers and investors.

- Freehold;
- Discreetly located on Catherine Place, providing easy access to Victoria, Westminster, Mayfair and St James's;
- 5,771 sq ft (NIA) / 7,811 sq ft (GIA) of efficient office accommodation arranged over lower ground, ground and three upper floors;
- Full Vacant Possession achievable from February 2027, with the occupational lease to Netcraft Ltd contracted outside the Landlord & Tenant Act 1987 ;
- Well suited to owner occupiers, with passenger lift access to all floors and a private outdoor garden;
- Residential planning consent secured for conversion to four flats.

Offers are invited for the freehold interest in excess of £7,000,000, subject to contract and exclusive of VAT. A purchase at this level reflects a low capital value of £1,212 per sq ft (NIA), £896 per sq ft (GIA).



Mayfair

Green Park

The Mall

Buckingham Palace

St James's Park

Houses of Parliament

Victoria

Piccadilly

St James's

St James's Park

Westminster

63
Catherine
Place

Cardinal Place



Location

63 Catherine Place is strategically situated on the border between the Victoria and Westminster submarkets, an area home to the British Government since the 13th Century, with numerous famous landmarks including Buckingham Palace, the Palace of Westminster and Westminster in close proximity, along with easy access to St James's Park and Green Park.

Conveniently positioned between Mayfair, Belgravia and St James's, the Victoria submarket has recently undergone extensive regeneration. Catalysed by Landsec's redevelopment of its Victoria Estate, the area is now home to a thriving and diverse commercial, residential and retail offering.

Victoria boasts exceptional lifestyle amenity, featuring tranquil garden squares, elegant Georgian architecture, and direct access to the West End's world-class theatre, dining, and hospitality. It attracts a distinguished mix of UK Government departments and international corporations, including Jimmy Choo, Google, Experian, and American Express.



"This historic district seamlessly blends political significance with refined residential charm"

Connectivity


63 Catherine Place enjoys superb communications, in close proximity to Victoria Station, London's second busiest transport hub, enabling access to the entire national rail network.



"63 Catherine Place benefits from a Public Transport Accessibility Rating of 6B (The Highest Possible Rating)."



Underground




The property is well-connected, with Victoria (0.4 miles), St James's Park (0.3 miles), and Westminster (0.7 miles) Underground stations all within walking distance. These stations offer access to the Circle, District, Victoria, and Jubilee line.

Airports



Given the properties ease of access onto the public transport network, Gatwick Airport is only 40 minutes train away, City Airport 45 minutes, and Heathrow 50 minutes.

Bus/ Coach



Victoria Coach Station provides national coverage and many bus routes along Victoria's principal streets.

Description

63 Catherine Place provides an attractive period office building of traditional masonry construction, totalling 5,771 sq ft, arranged over lower ground, ground and three upper floors, with lift access to all floors, with typical floorplates of 1,000 - 1,250 sq ft.

The office accommodation benefits from excellent natural light and attractive period-style features throughout, with generous floor to ceiling heights.

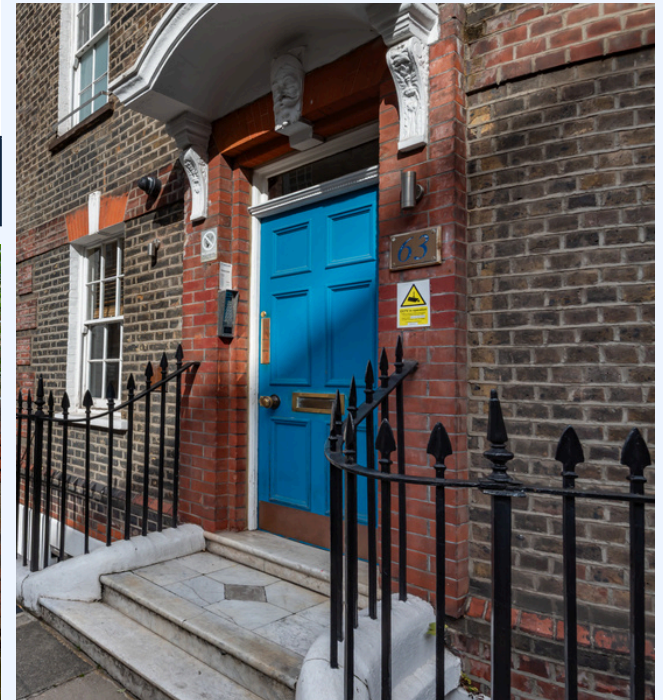
To the rear, the property boasts a private garden spanning 464 sq ft, an uncommon feature for buildings in such a central location.



Accommodation

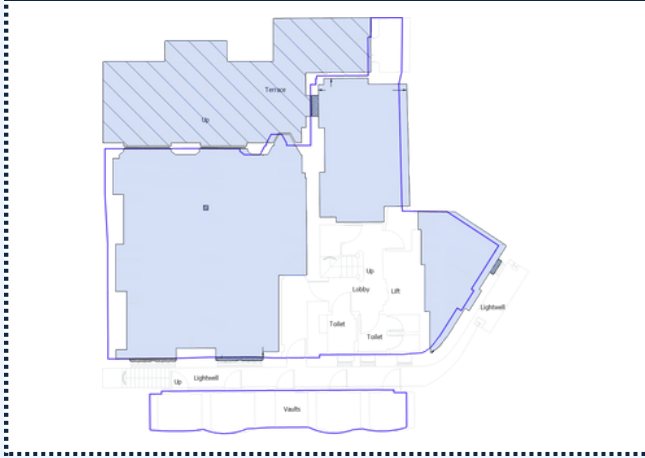
The property has been independently measured by Lane & Frankham in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the approximate net internal and gross internal floor areas stated below.

Floor	NIA (Sq Ft)	NIA (Sq M)	GIA (Sq Ft)	GIA (Sq M)
3rd	1,009	93.7	1,272	118.2
2nd	1,258	116.9	1,598	148.5
1st	1,188	110.4	1,532	142.3
Ground	1,204	111.9	1,600	111.9
Lower Ground	1,112	103.3	1,809	168.1
Total	5,771	536.2	7,811	689

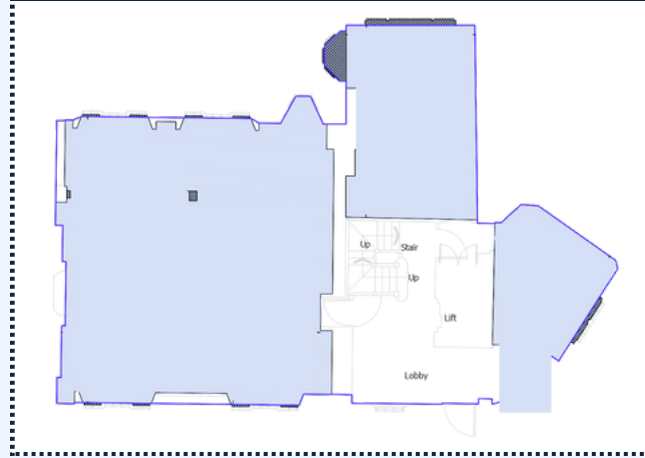


Floor Plans

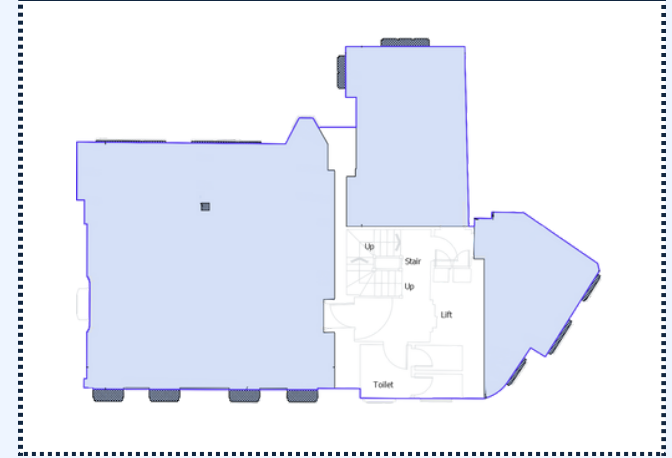
Lower Ground



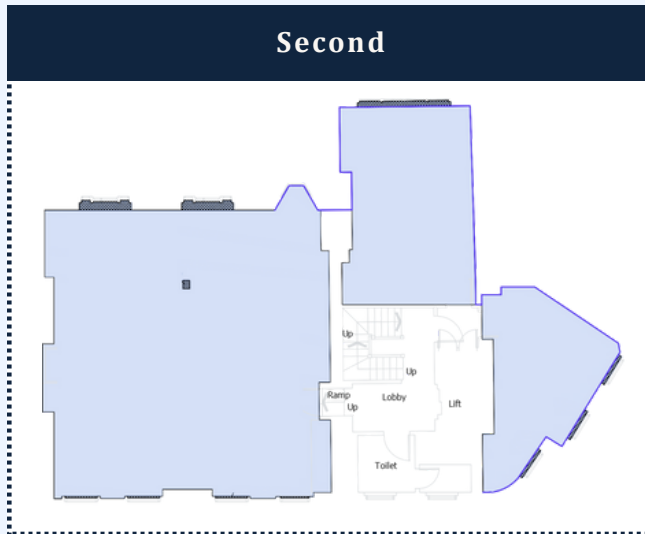
Ground



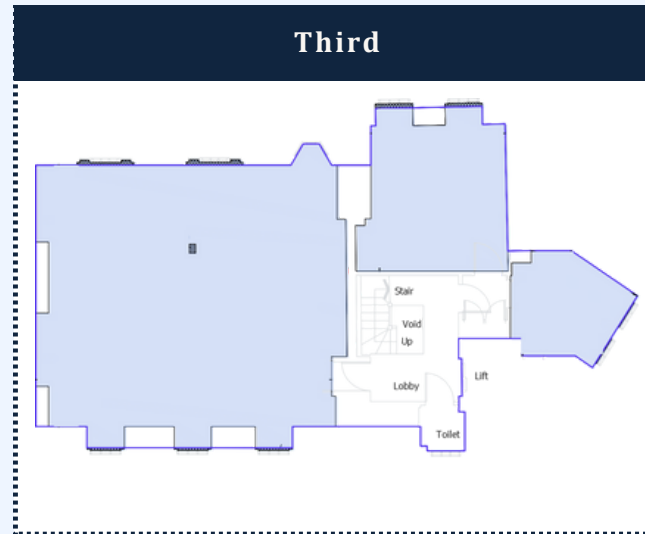
First



Second



Third



Tenancy

The Property is single let to Netcraft Ltd, until 06 February 2027, contracted outside of the 1954 Landlord and Tenant Act, with full Vacant Possession achievable thereafter.

The passing rent is £251,642.50 per annum which reflects £44.14 per sq ft.



“Ideally suited to future Owner Occupiers and Investors alike”

Tenure

The Property is held freehold under title number 181435



Not to scale. For identification purposes only. This plan is based upon an ordnance survey map with sanction of the Controller of the HM Stationery Office. Crown copyright reserved.

Further Information

VAT

The building is elected for VAT and therefore it is envisaged the sale will be treated as a transfer of a going concern (TOGC).

Data room

Available on request.

EPC

The Environmental Performance Certificate (EPC) is available on request.

Planning

The property benefits from Planning Consent for change of use to residential (Class C3) as four flats, and alterations to the lower ground floor elevation. Ref 25/02939/FULL

Proposal

Offers are invited for the freehold interest in excess of **£7,000,000**, subject to contract and exclusive of VAT. A purchase at this level reflects a capital value of **£1,212 per sq ft** (NIA) / **£896 per sq ft** (GIA)

Contacts

For further information or to arrange an inspection, please contact the vendor's sole agents, Savills.

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Important Note

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