2-6 Catherine Place & 23 Palace Street

A RARE FREEHOLD FOR SALE OF INTEREST TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS

VICTORIA SW1

Executive Summary

- Prominent freehold property of interest to owner occupiers, investors and developers.
- Situated in a vibrant part of Westminster and Victoria.
- Two interconnecting freehold properties with an NIA of 4,903 Sq Ft and a GIA of 7,568 Sq Ft .
- The premises benefit from two entrances with dual frontages onto Catherine Place and Palace Street.
- Currently let on a management agreement to a service operator until 27th February 2027.
- Potential to convert to two houses or apartments or a combination of both under Permitted Development STTP.
- Opportunity to create a best-in-class Headquarters building.
- May suit alternative use such as medical and Embassy STTP.

The vendors are seeking offers in excess of **£5.85 million** for the freehold interest, subject to contract and exclusive of VAT, reflecting a capital value of **£1,192 per sq ft** on the NIA and **£773 per sq ft** on the GIA.

CATHERINE PLACE FACADE

Buckingham Palace
St James's Park
River Thames
2-6 Catherine Place & 23 Palace Street
Houses of Parliament
St James's Park
Nova Victoria
Westminster Cathedral
Victoria

Local Area

ST JAMES'S PARK

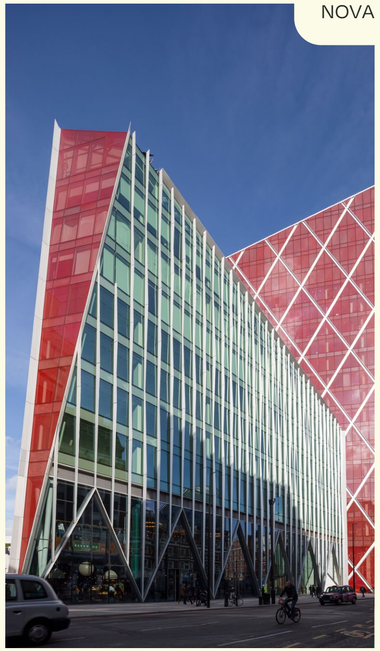
The micro location benefits from the green open spaces of the Royal Parks interconnected with the commercial district of Victoria and affluent neighbouring areas of Belgravia and St James's.

SIR SIMON MILTON SQUARE

Victoria has witnessed unprecedented regeneration over the past 20 years, notable mixed-use developments include Nova, Cardinal Place, Orchard Place, whilst 8 Eaton Lane and 1 Palace Street provide luxury residential schemes comprising 42 and 72 apartments respectively.

The submarket is experiencing further redevelopment with 105 Victoria Street providing a mixed-use scheme of 470,000 sq ft due for completion in Q3 2026. 40 Broadway providing 100,000 sq ft of Grade A offices has recently completed and pre-let to F1.

At 171 Victoria Street, a comprehensive redevelopment providing 208,000 sq ft has commenced and due for completion in Q4 2027 and 102 Petty France has recently been purchased by Arora for a luxury hotel.



NOVA

CARDINAL PLACE

Connectivity

The properties benefit from excellent transport links being within easy walking distance of both Victoria Mainline & Underground Stations (Victoria, Circle & District) and St James's Park Underground Station (Circle & District Line). Numerous bus routes are to be found along Victoria Street to the south, thus providing easy access into the City and West End.

Key Journey Times

08 Victoria

08 St James's Park

15 Green Park

15 Westminster

Journey times taken from the building. Source: TfL.

Local Amenities

01 A.Wong	**08** Joe & The Juice	**15** The Alchemist
02 Chez Antoinette	**09** Ma La Sichuan	**16** The Ivy
03 Cinnamon Club	**10** Market Halls	**17** The Phoenix
04 City Athletic	**11** Mildreds	**18** Wagamama
05 Emilia's Crafted Pasta	**12** Nova Food	**19** Whole Foods
06 Greenwood	**13** Ravello	**20** Yaatra
07 Island Poke	**14** Timmy Green	**21** 1Rebel

2-6 CATHERINE PLACE – RECEPTION

THE BUILDING

Description

2-6 Catherine Place is arranged over lower ground, ground and three upper floors and benefits from a lift, comfort cooling/central heating and a courtyard area at lower ground floor level. No. 2-6 is currently connected to No. 23 Palace Street at the ground floor level, with No. 23 providing DDA facilities for the combined buildings.

No. 23 has been extensively refurbished including the erection of a mansard 3rd floor and is fitted out to a good standard and benefits from comfort cooling, CAT 5 data cabling, disabled facilities at ground floor level and modern lighting. The accommodation generally provides a cellular layout with each floor arranged as one or two offices.

23 PALACE STREET – THIRD FLOOR

2-6 CATHERINE PLACE – 1ST FLOOR

Accommodation

2-6 Catherine Place

Floor	Description	Sq Ft NIA	Sq Ft GIA
Third	Offices	657	798
Second	Offices	803	1,178
First	Offices	781	1,165
Ground	Offices	807	1,165
Lower Ground	Offices	714	1,394
TOTAL		**3,762**	**5,700**

23 Palace Street

Floor	Description	Sq Ft NIA	Sq Ft GIA
Third	Offices	118	182
Second	Offices	138	285
First	Offices	335	453
Ground	Offices	292	454
Lower Ground	Offices	258	494
TOTAL		**1,141**	**1,868**

GRAND TOTAL		**4,903**	**7,568**

2-6 CATHERINE PLACE – 1ST FLOOR

2-6 CATHERINE PLACE – COURTYARD

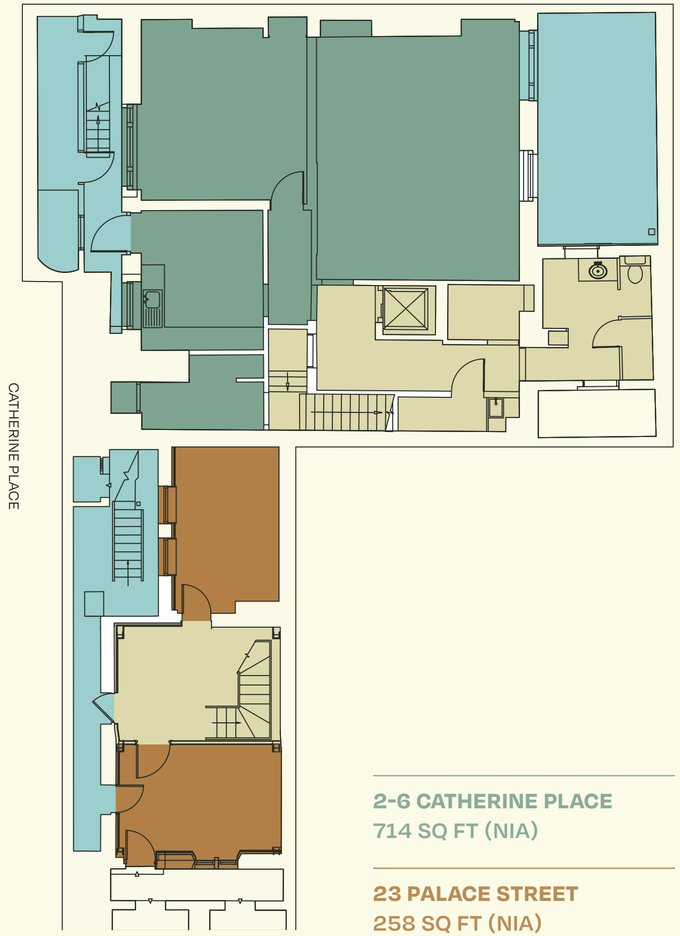
Existing Layout

NORTH

- 2-6 Catherine Place
- 23 Palace Street
- Core
- Courtyard

For indicative purpose only, not to scale.

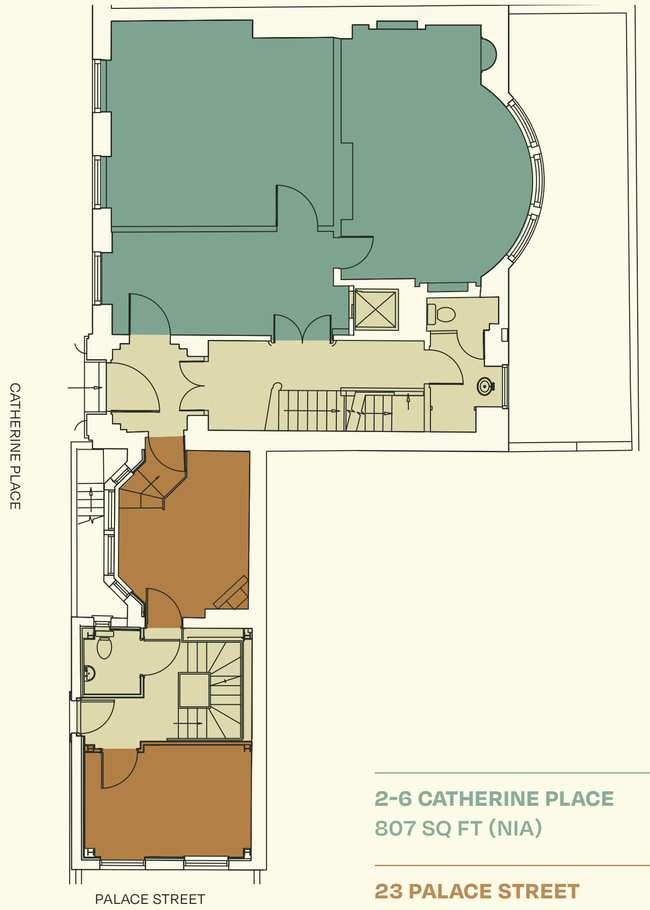
Lower Ground Floor 972 sq ft (NIA)



2-6 CATHERINE PLACE
714 SQ FT (NIA)

23 PALACE STREET
258 SQ FT (NIA)

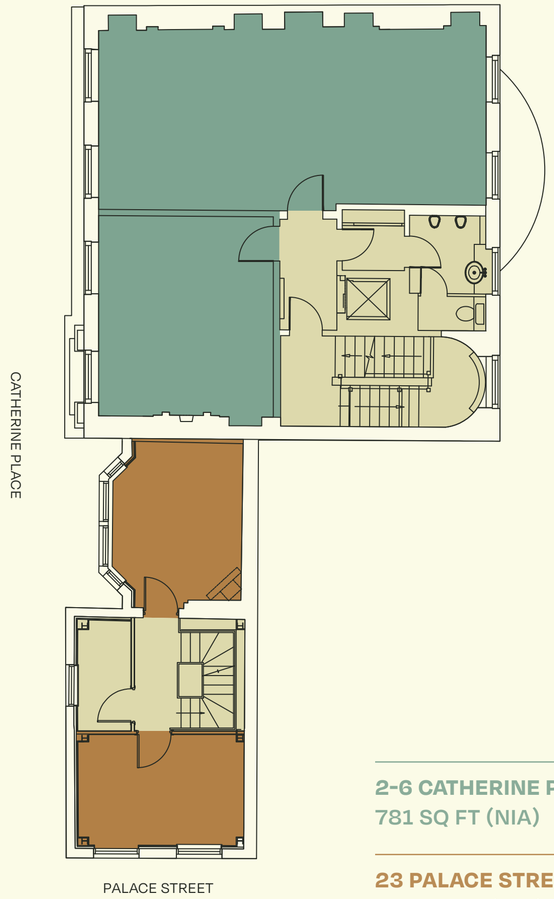
Ground Floor 1,099 sq ft (NIA)



2-6 CATHERINE PLACE
807 SQ FT (NIA)

23 PALACE STREET
292 SQ FT (NIA)

First Floor 1,116 sq ft (NIA)



2-6 CATHERINE PLACE
781 SQ FT (NIA)

23 PALACE STREET
335 SQ FT (NIA)

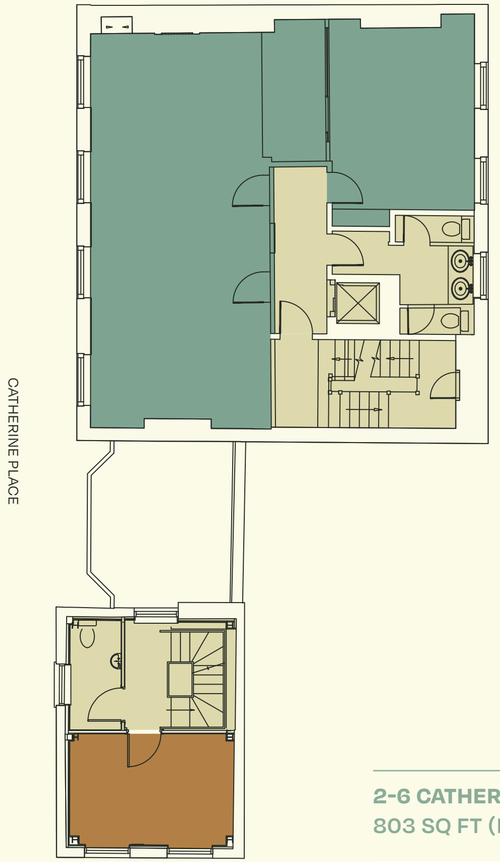
Existing Layout

NORTH

- 2-6 Catherine Place
- 23 Palace Street
- Core

For indicative purpose only, not to scale.

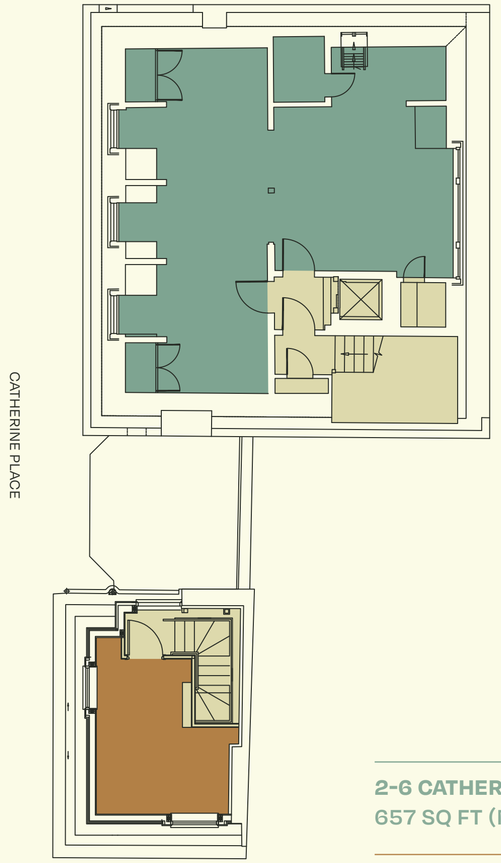
Second Floor — 941 sq ft (NIA)



2-6 CATHERINE PLACE
803 SQ FT (NIA)

23 PALACE STREET
138 SQ FT (NIA)

Third Floor — 775 sq ft (NIA)



2-6 CATHERINE PLACE
657 SQ FT (NIA)

23 PALACE STREET
118 SQ FT (NIA)

NORTH

- 2-6 Catherine Place
- 23 Palace Street
- Courtyard

For indicative purpose only, not to scale.

Proposed Scheme: Two Houses

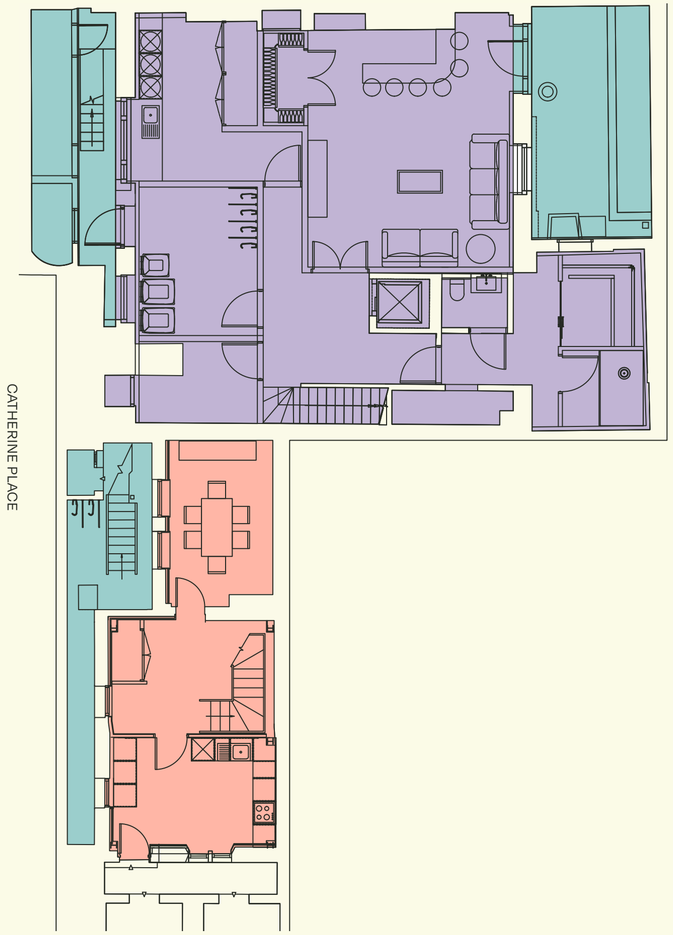
Planning & Feasibility

The properties are not listed however, form part of the Birdcage Walk Conservation Area. Planning consent was granted on the 12th April 2005 05/01233/FULL for conversion of No. 23 Palace Street to a single dwelling. This has since lapsed.

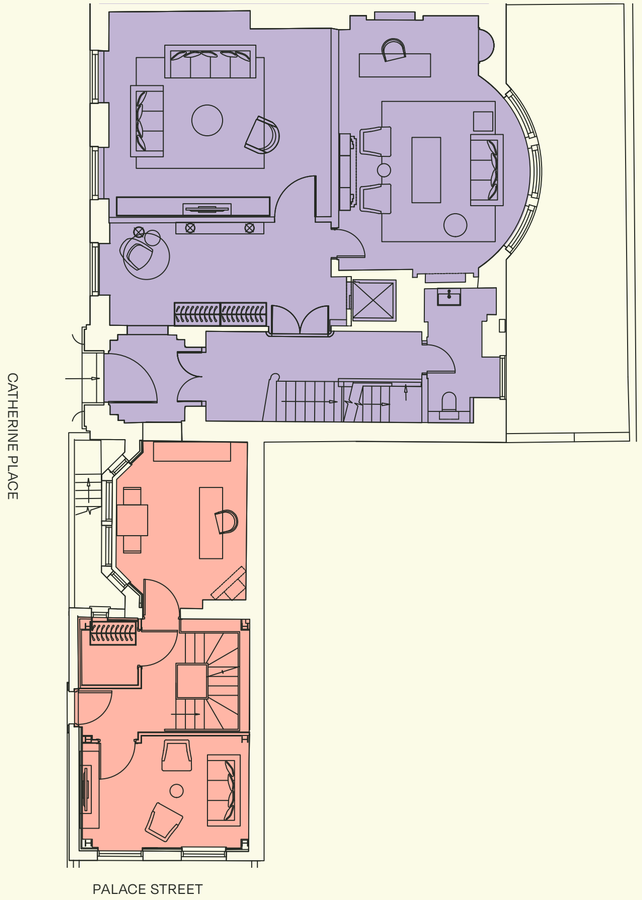
Under class MA legislation there is the potential under General Permitted Development to convert to houses or apartments. Brimelow McSweeney have prepared schemes for converting the properties into two houses or apartments or a combination of both.

Plans and floor areas available upon request.

Lower Ground Floor

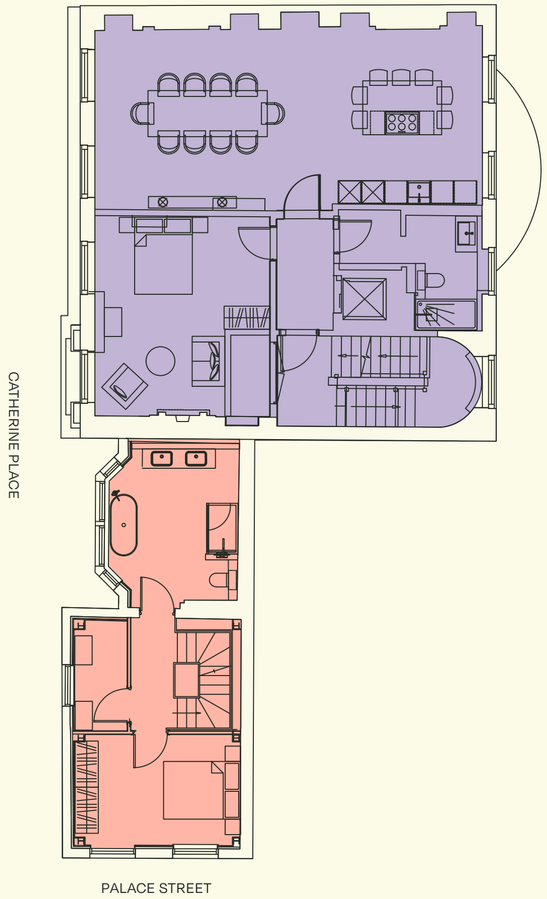


Ground Floor

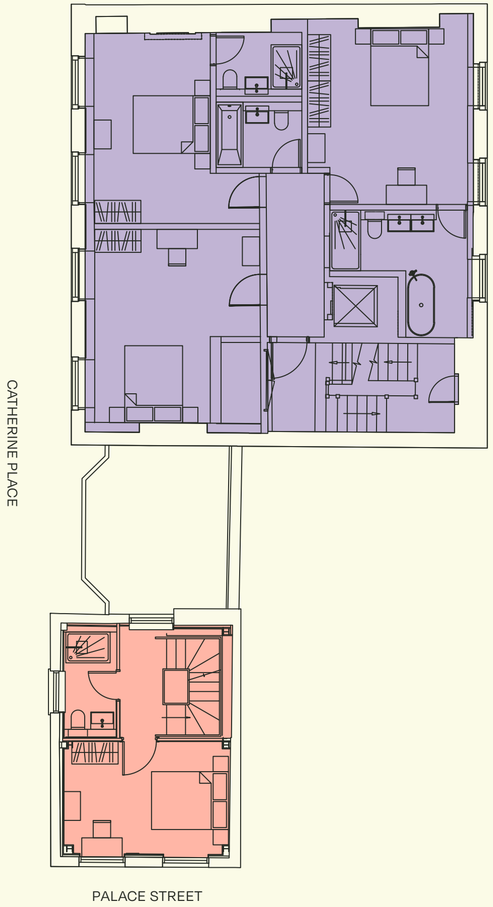


Proposed Scheme: Two Houses

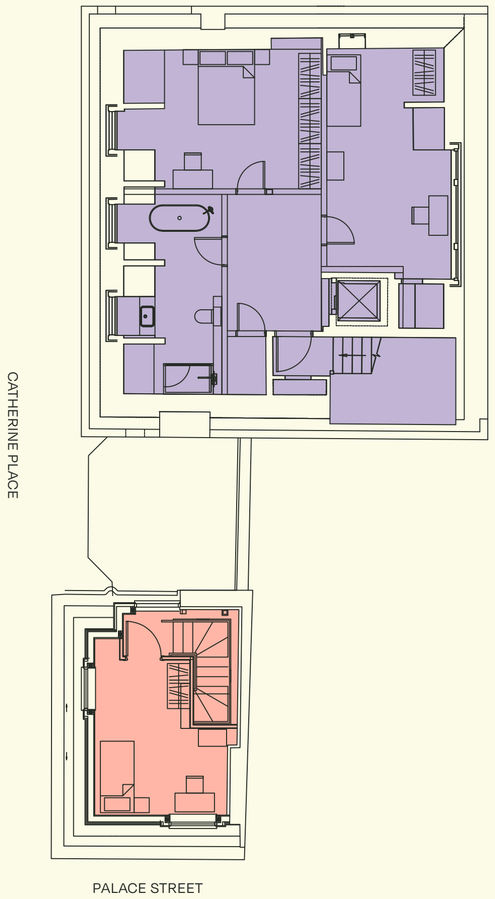
First Floor



Second Floor



Third Floor



2-6 CATHERINE PLACE – GROUND FLOOR

Specification

Passenger lift (2-6 Catherine Place).

Two independent entrances from Catherine Place and Palace Street.

Lower ground floor courtyard accessed from 2-6 Catherine Place.

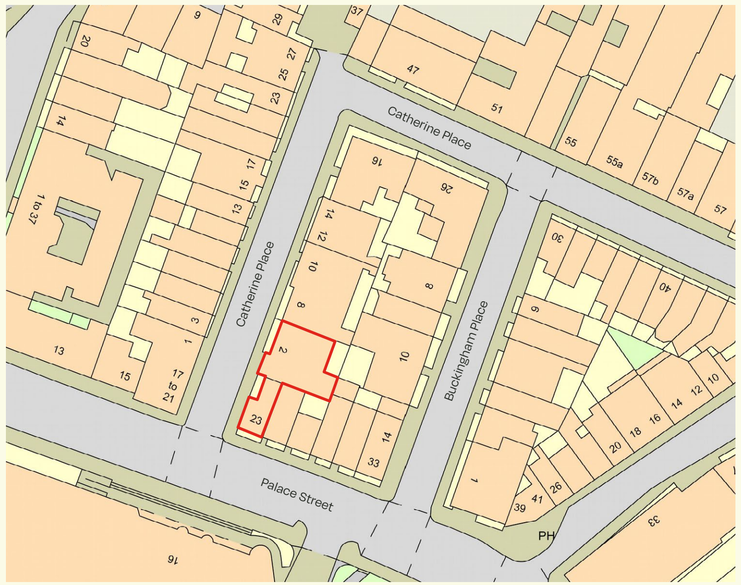
Comfort cooling and central heating.

Partial DDA access.

Perimeter and underfloor trunking.

Further Information

OS Map



Rateable Value

From our enquiries with the VOA, we understand that 2-6 Catherine Place is rated as an office and premises and have a rateable value of £182,000. We further understand that 23 Palace Street was withdrawn from the rating list on the 1st April 2023.

Tenure

We understand the properties are owned freehold under the following Title No's:

2-6 Catherine Place:
Title No. 182449

23 Palace Street:
Title No. 189171

The premises are currently let on a management agreement to NewFlex Limited until 27th February 2027, subject to a Freeholder's option to terminate at any time upon 3 months prior written notice.

EPC

The properties have EPC ratings within Band 'C'.

VAT

We have been informed that the premises are elected for VAT. It may be possible to treat the sale as a Transfer of Going Concern (TOGC), purchasers should make their own enquiries in this respect.

Anti-Money Laundering

Satisfactory anti-money laundering and comprehensive information will be required.

Capital Allowances

Further information available on request.

Price

The vendors are seeking offers in excess of **£5.85 million** for the freehold interest, subject to contract and exclusive of VAT, reflecting a capital value of **£1,192 per sq ft** on the NIA and **£773 per sq ft** on the GIA.

Contacts

The property may be inspected strictly by appointment only.
For further information please contact:

Tuckerman
CHARTERED SURVEYORS

PHILIP MARTIN

pmartin@tuckerman.co.uk

07811 103 045

JAMIE CHRISTIAN

jchristian@tuckerman.co.uk

07561 852 667

TOM BLOOD

tblood@tuckerman.co.uk

07802 456 091

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. September 2026.

Designed & Produced by Cre8te – 020 3468 5760 – cre8te.london