

A large, light blue number '53' is centered on the page. The number is rendered in a clean, sans-serif font. The '5' has a thick top bar and a curved bottom. The '3' has a rounded top and a curved bottom. The number is semi-transparent, allowing the text 'PRINCES GATE' to be visible through it.

PRINCES
GATE

KNIGHTSBRIDGE,
LONDON SW7

IMPERIAL

EXECUTIVE SUMMARY

Located in exclusive Knightsbridge, the property is situated directly opposite Imperial College London and a short walk from Hyde Park

An elegant Grade II listed building forming part of a grand terrace of stucco-fronted properties dating from the mid-19th century

The property was redeveloped in 2006, with further decorative refurbishment works undertaken in 2021, and retains many exceptional period features

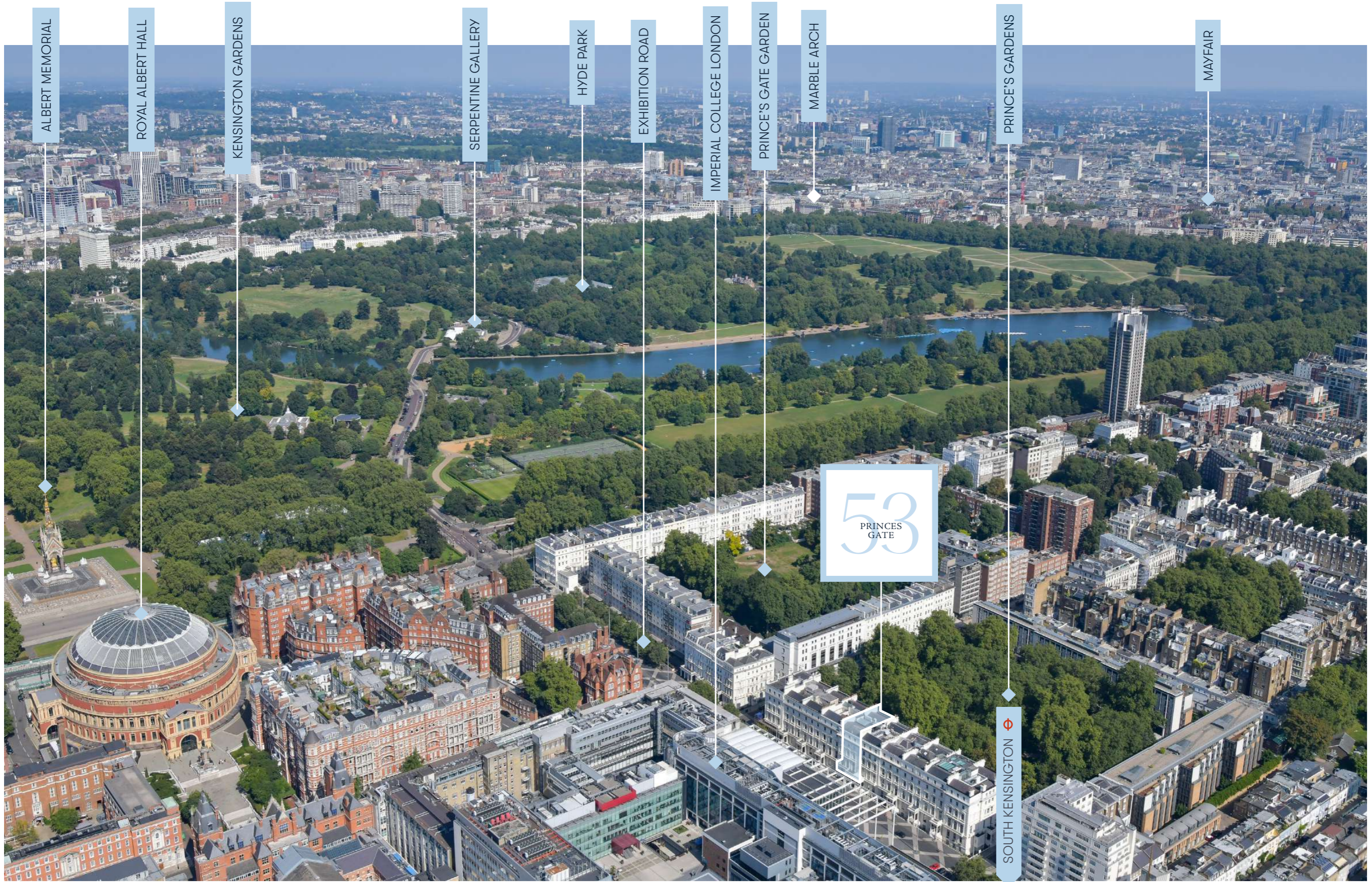
The property provides 8,643 sq ft NIA (14,026 sq ft GIA) of accommodation arranged over six storeys with generous floor to ceiling heights and a large private terrace leading to Princes Gardens to the rear

Single let to globally recognised Imperial College London – rated the no.2 university in the world and no.1 university in the UK, providing 6.3 years of secure income at a rent of £521,750 per annum (£60.37 per sq ft overall)

Offers are invited for a new 125 year long leasehold interest at a peppercorn rent, however offers would be considered for the freehold interest



SECURE INCOME FROM IMPERIAL
COLLEGE - THE NO.1 UNIVERSITY
IN THE UK



ALBERT MEMORIAL

ROYAL ALBERT HALL

KENSINGTON GARDENS

SERPENTINE GALLERY

HYDE PARK

EXHIBITION ROAD

IMPERIAL COLLEGE LONDON

PRINCE'S GATE GARDEN

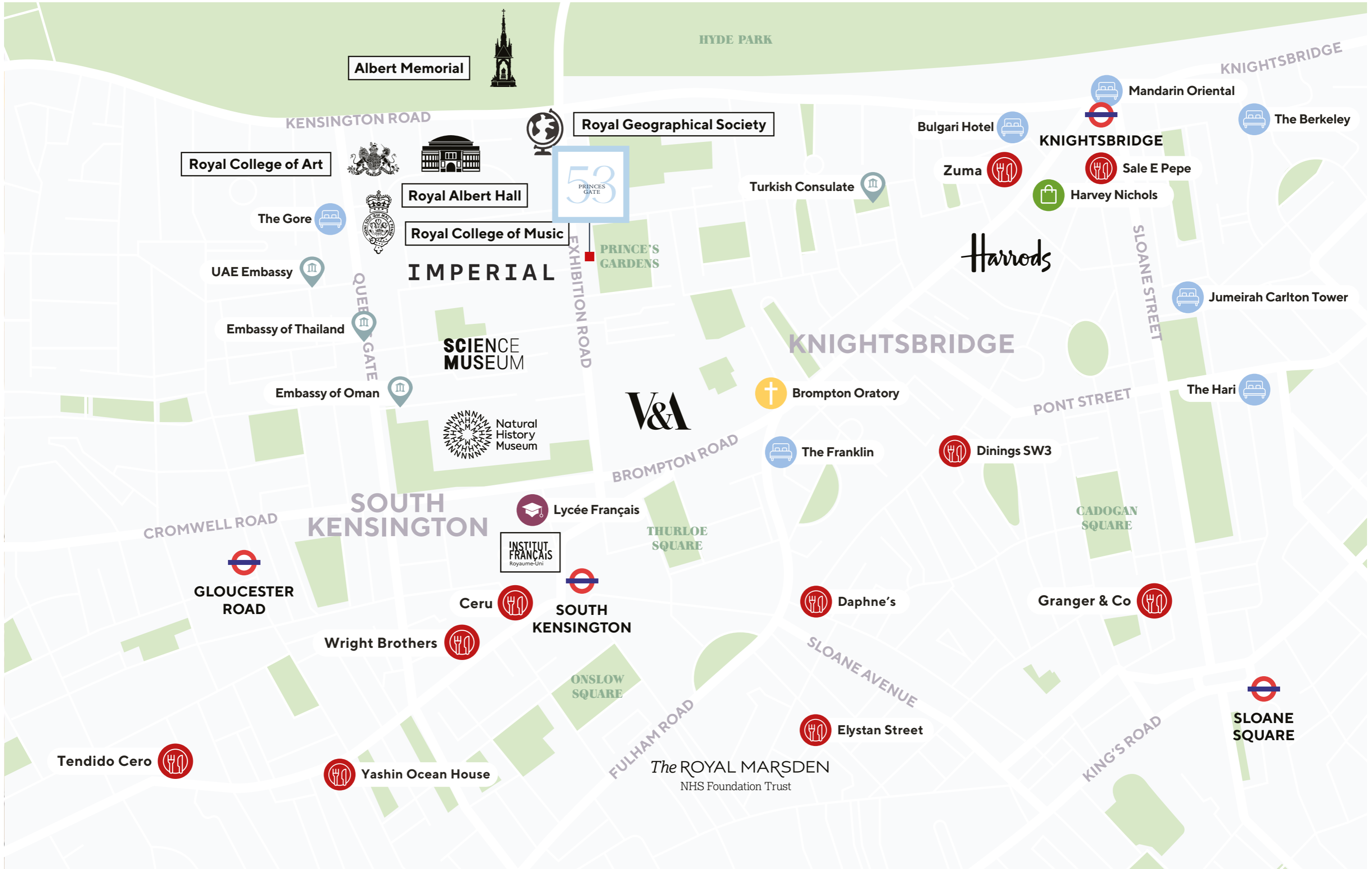
MARBLE ARCH

PRINCE'S GARDENS

MAYFAIR

53
PRINCES
GATE

SOUTH KENSINGTON



LOCATION

53 Princes Gate occupies a prime position in the prestigious South Kensington and Knightsbridge area of Central London, renowned for its significant historical and architectural landmarks. The area is bound by Hyde Park to the north, with the distinguished residential areas of Belgravia, Chelsea and Kensington to the east, south and west respectively.

The borough is home to a number of world class tourist attractions including the Natural History Museum, the Victoria & Albert Museum, the Science Museum and the Royal Albert Hall. Some of London's most well-known hotels are nearby, including The Mandarin Oriental, The Bulgari, The Berkeley and The Lanesborough.

The area is also served by an excellent shopping and entertainment provision including Harrods, Harvey Nichols, along with many other fashionable boutiques and exclusive restaurants.

The area is also home to numerous embassies and several acclaimed educational institutions including Imperial College London, the Royal College of Art and the French Lycée.



SITUATION



Princes Gate is a grand terrace of prominent stucco fronted properties running alongside Exhibition Road. Lined with famous museums and other institutions, Exhibition Road has been recently upgraded to create a generously proportioned shared space providing the key link between Hyde Park and South Kensington.

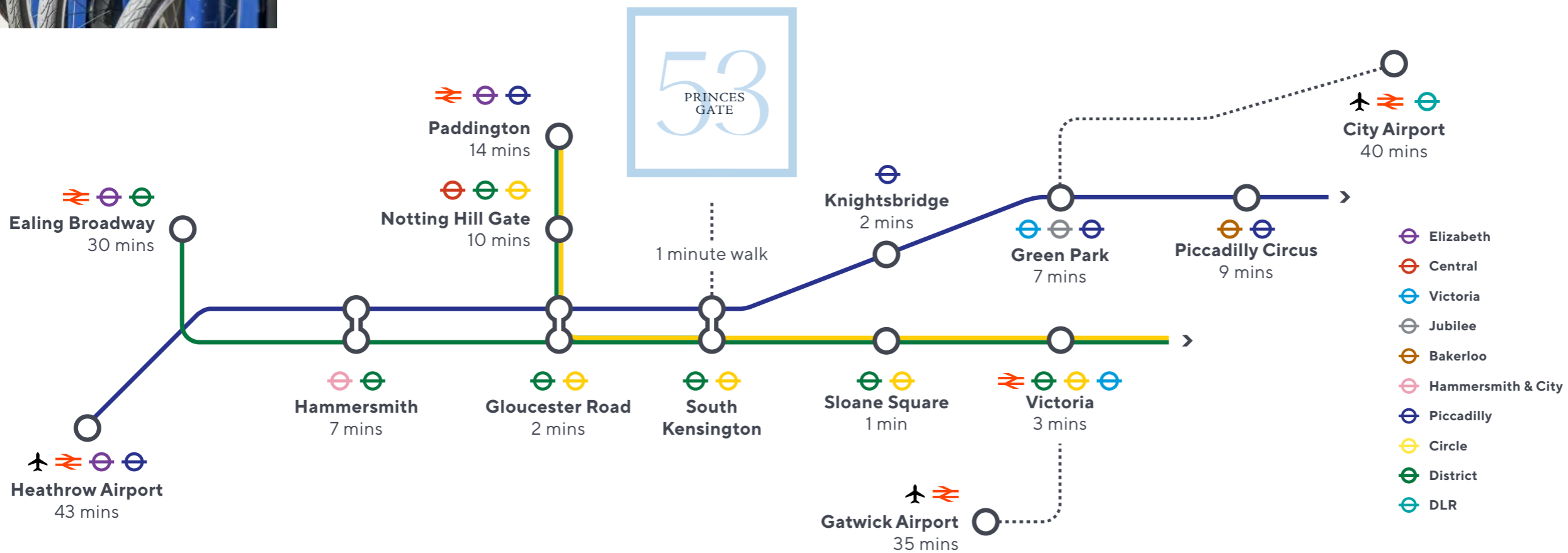
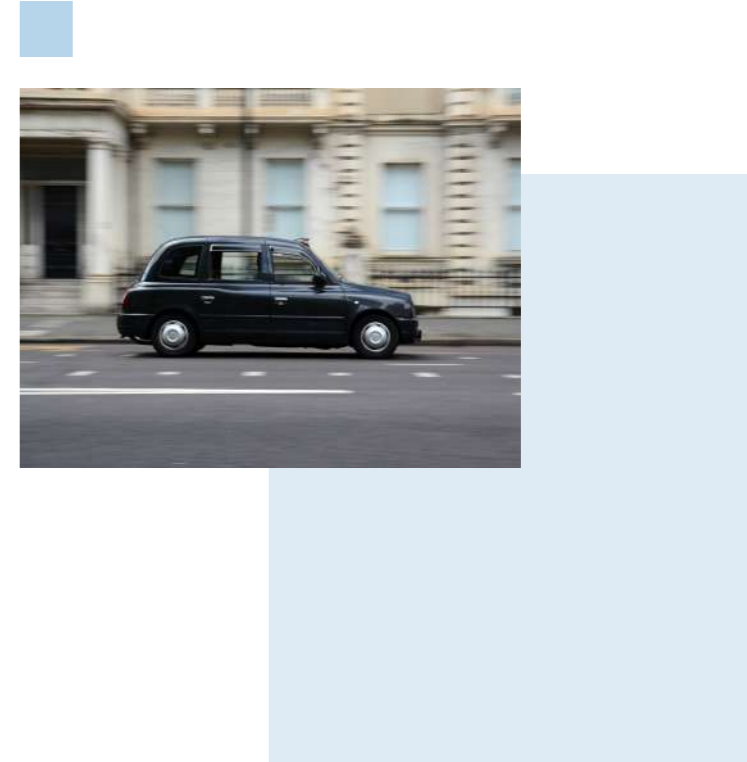
53 Princes Gate commands a prominent position opposite the main Imperial College London building and the Royal College of Music, with the private terrace to the rear leading onto the peaceful Prince's Gardens park.

CONNECTIVITY



The property benefits from excellent transport connections commensurate with its Zone 1 location.

The entrance to South Kensington Underground station (Circle, District, and Piccadilly lines) is 150 metres south of the property. Knightsbridge Underground station (Piccadilly line) is located approximately 0.7 miles east, and High Street Kensington Underground station (Circle and District lines) is located approximately 0.8 miles west.



THE PROPERTY

53 Princes Gate is a Grade II listed Victorian townhouse dating from c.1870, constructed by the renowned builder and developer C.F. Freake, and forming part of an elegant and historically significant terrace on Exhibition Road.

The property underwent a redevelopment in 2006, comprising internal refurbishment and remodelling to deliver modern office accommodation behind its period façade, including new mechanical and electrical services and updated internal finishes. Further decorative refurbishment works were undertaken in 2021.

Internally, the building retains a number of attractive period features, including ornate plaster cornicing and decorative ceiling roses. A grand central staircase is complemented by an upper level atrium which enhances levels of natural light throughout the upper floors.

The property also benefits from a passenger lift serving all levels and a large rear private terrace overlooking Prince's Gardens.

The accommodation schedule is outlined below:

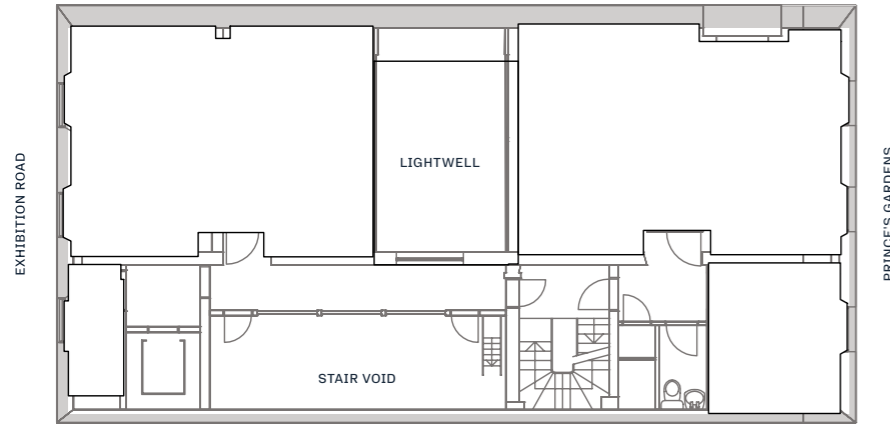
Floor	NIA (sq ft)	NIA (sq m)	GIA (sq ft)	GIA (sq m)
Fourth	1,303	121.1	1,863	173.1
Third	1,305	121.3	1,865	173.3
Second	1,567	145.6	2,340	217.4
First	1,597	148.3	2,298	213.5
Ground	1,444	134.1	2,316	215.2
Lower Ground	1,427	132.5	3,344	310.7
Total	8,643	802.9	14,026	1,303.2



FLOORPLANS

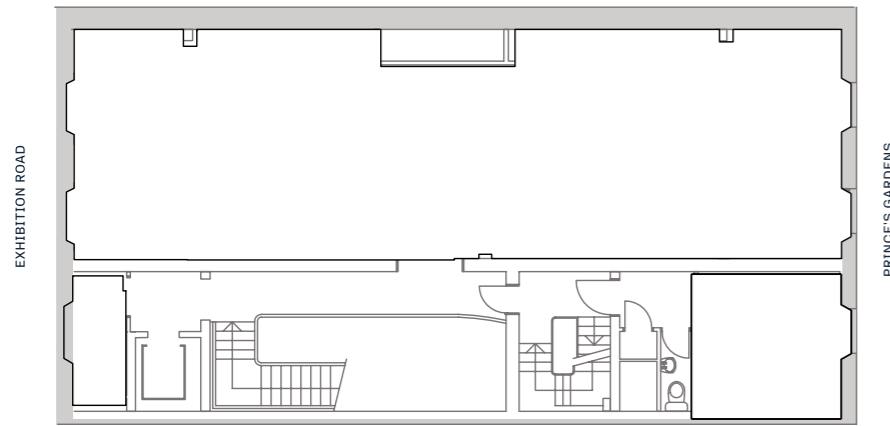
FOURTH FLOOR

1,303 SQ FT



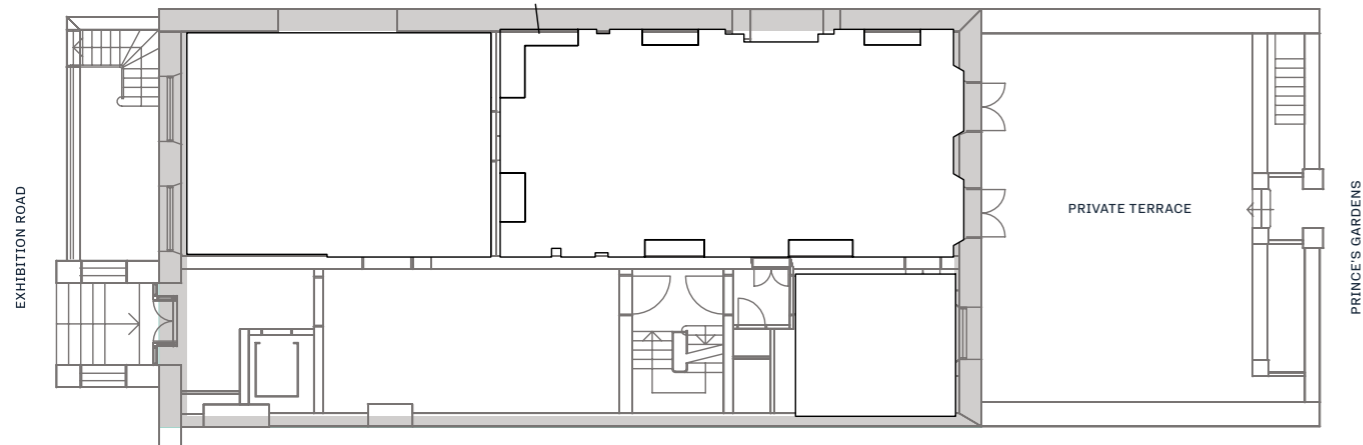
SECOND FLOOR

1,567 SQ FT



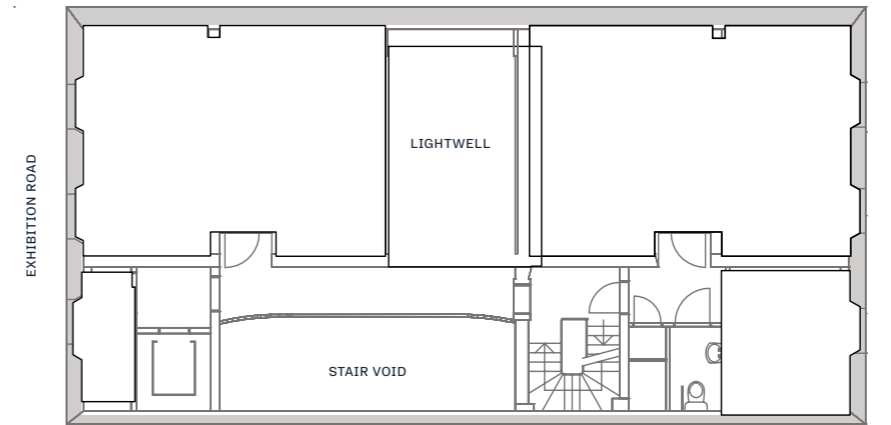
GROUND FLOOR

1,444 SQ FT



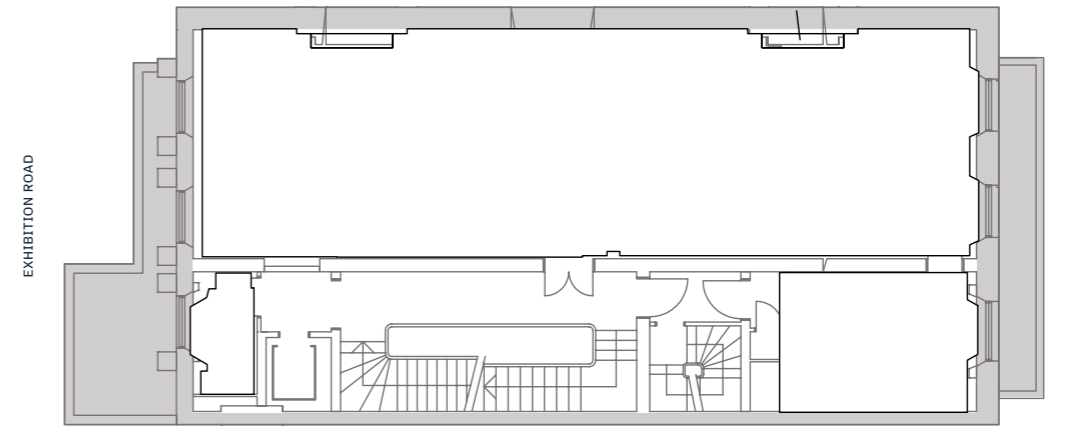
THIRD FLOOR

1,305 SQ FT



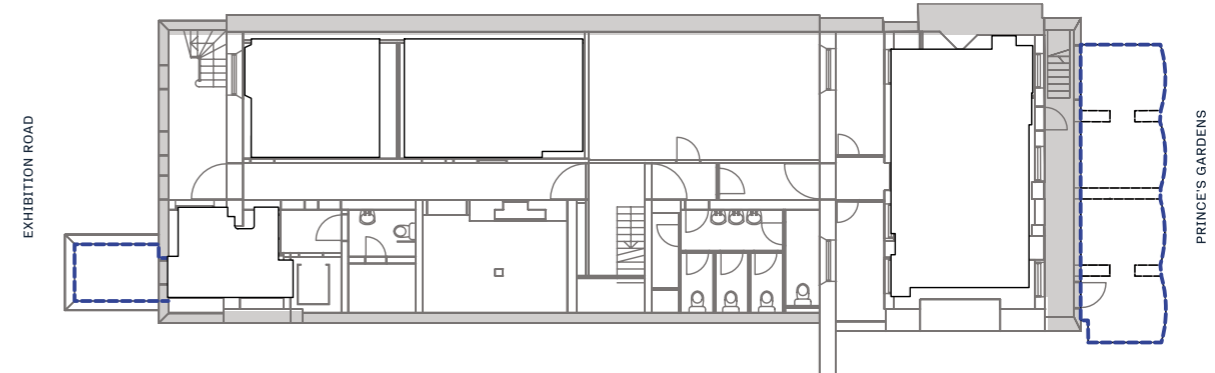
FIRST FLOOR

1,597 SQ FT

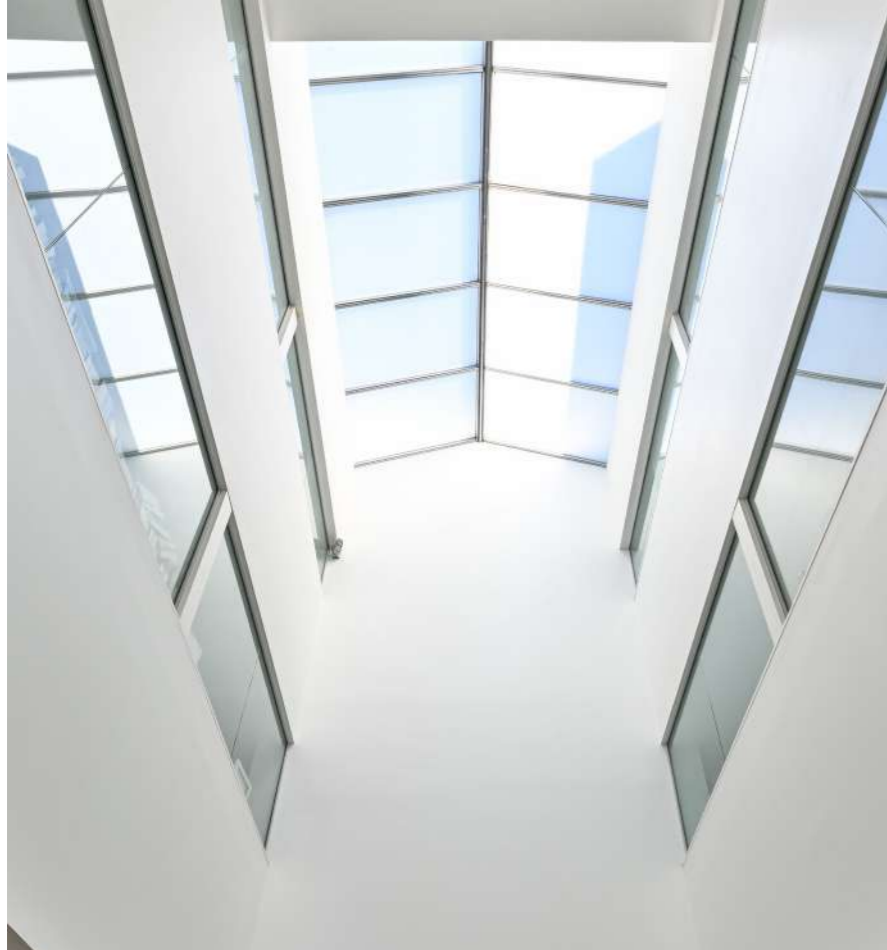


LOWER GROUND

1,427 SQ FT







TENANCY

The property is occupied in its entirety by Imperial College of Science, Technology and Medicine and on completion of the proposed sale that occupation will be formalised by the grant of a lease back to Imperial College for a term expiring 30 September 2032, therefore providing 6.3 years of secure income.

The lease will reserve a passing rent of £521,750 per annum, reflecting £60.37 per sq ft. The lease will be on full repairing and insuring terms, subject to a Schedule of Condition, and contracted outside the Landlord and Tenant Act 1954.



IMPERIAL

In 1907, the Royal College of Science, the Royal School of Mines and the City & Guilds College were combined to form Imperial College London. Imperial College London stands out in the UK as an institution dedicated exclusively to science, engineering, medicine and business.

The institution is renowned for its groundbreaking and globally influential research. The core focuses of Imperial are four main disciplines of science, engineering, medicine and business.

Imperial's faculty boasts numerous award winners, including Nobel Prize recipients and holders of prestigious Fellowships from organisations such as the Royal Society, the Royal Academy of Engineering, and the Academy of Medical Sciences.

Imperial is ranked 1st in UK & Europe, 2nd in the world in the acclaimed QS World University Rankings while also becoming the top-ranked University in the UK and Europe, ahead of Oxford and Cambridge for the second year in a row.

- 4 Campuses across London, with South Kensington forming the main campus
- 23,248 Students forming a vibrant, diverse student body

- 8,783 Staff including academic, research and support
- 10,521 Degrees awarded in 2025

- Over 150 Nationalities represented within the student body
- The greatest concentration of high-impact research of any major UK University

IMPERIAL COLLEGE LONDON RANKINGS

NO. 1 UNIVERSITY IN THE UK & EUROPE, NO.2 UNIVERSITY IN THE WORLD

(QS WORLD UNIVERSITY RANKINGS 2026)

NO. 1 UNIVERSITY IN THE UK FOR RESEARCH QUALITY

(TIMES GOOD UNIVERSITY GUIDE 2026)

NO. 1 UNIVERSITY IN THE UK FOR GRADUATE EMPLOYMENT

(THE TIMES AND THE SUNDAY TIMES GOOD UNIVERSITY GUIDE 2025)

INVESTMENT GRADE COVENANT

MOODY'S

AA3

S&P

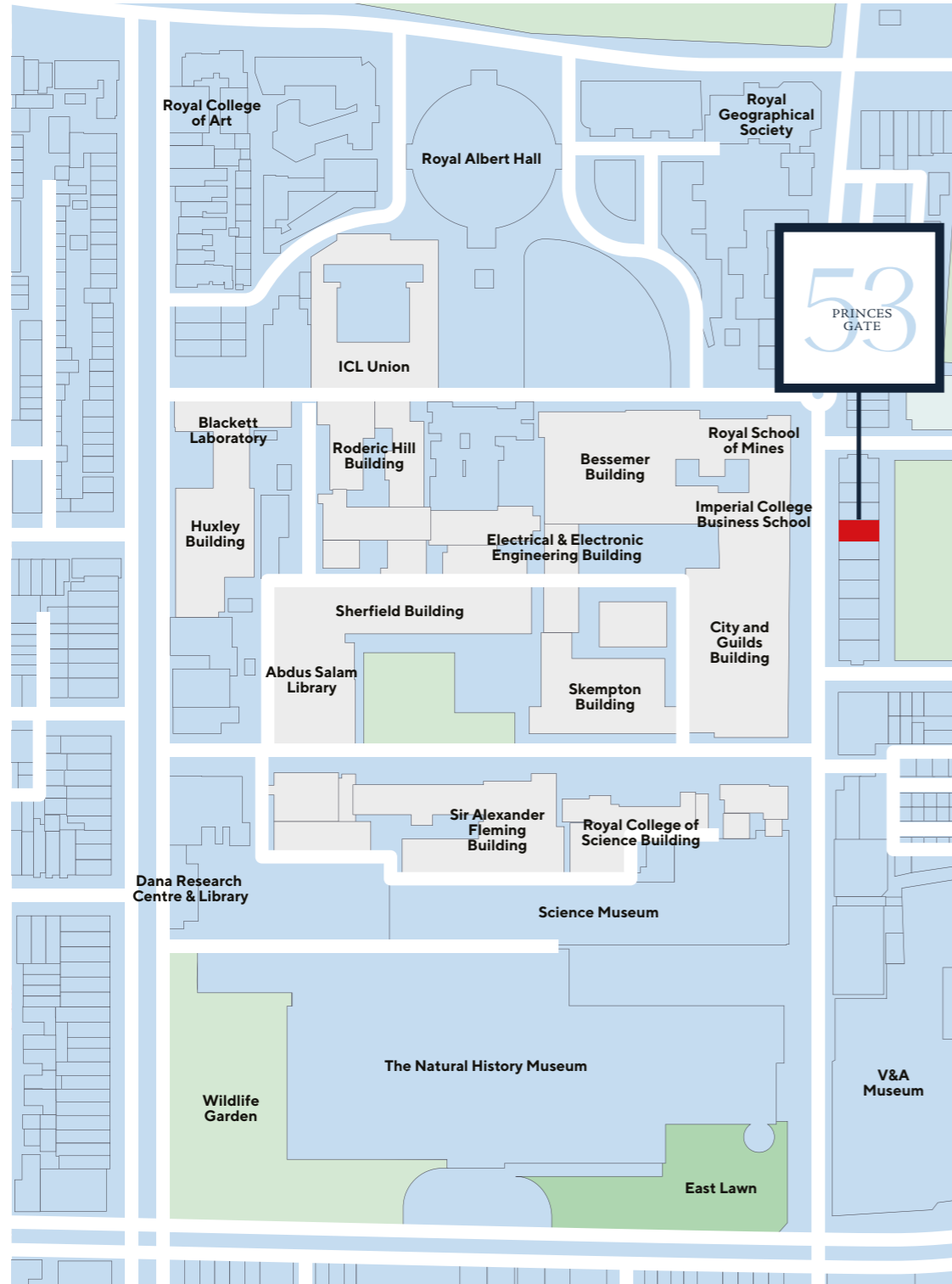
AA-

INCANS® TENANT GLOBAL SCORE

99 /100

IMPERIAL COLLEGE LONDON CAMPUS

53 Princes Gate is strategically located opposite the main Imperial College London campus entrance.



□ Imperial College London Campus Buildings



View over Prince's Gardens from the private rear terrace



TENURE

53 Princes Gate is held Freehold under Title Number LN143078.



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PLANNING

53 Princes Gate is Grade II listed and situated within the Knightsbridge Conservation Area within the City of Westminster.

The property currently has F1 (educational) planning use tied to Imperial's occupation.

A positive pre-application response was received from Westminster Council for change of use to dual Class E (office) and/or Class F1 (educational) uses for the whole building.

There is also potential for a range of future alternative uses, including residential, subject to planning permission.



EPC

Provided on the data room.

VAT

The Property is not elected for VAT.

FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the dedicated project data room:

<https://sites.savills.com/53princesgate/>

PROPOSAL

Offers are invited for a new 125 year long leasehold interest at a peppercorn rent, however offers would be considered for the freehold interest

CONTACT

For further information or to arrange an inspection of the property, please contact one of the following:

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