

SIX PRINCES GATE

KNIGHTSBRIDGE

LONDON SW7

INVESTMENT SUMMARY

- **Generational opportunity** to acquire a trophy family office headquarters building with self-contained quadruplex penthouse
- Located in **prime Knightsbridge** London's most exclusive neighbourhood home to the world renowned Harrods department store
- Property totals **20,653 sq ft GIA / 15,970 sq ft NIA** comprising office and residential accommodation
- **Office space** measures **8,286 sq ft** arranged over part ground and five upper floors with dedicated entrance and passenger lift
- **Residential accommodation** extends **7,684 sq ft** arranged as an impressive **4-bed penthouse** spanning across the top four floors with a **private terrace** on the 9th floor along with staff quarters on the lower ground floor comprising **2 apartments**
- Feasibility study undertaken exploring an **extensive refurbishment** replacing the façade along with additional massing to the office element providing an additional **2,573 sq ft NIA**
- **Available** with full vacant possession
- Inviting offers for the **freehold** interest



**GENERATIONAL OPPORTUNITY TO ACQUIRE A TROPHY
FAMILY OFFICE HEADQUARTERS WITH SELF-CONTAINED
QUADRAPLEX PENTHOUSE**



**6
PRINCES
GATE**

ONE HYDE PARK

MANDARIN
ORIENTAL HOTEL

HARRODS

HYDE PARK

V&A MUSEUM

NATURAL HISTORY MUSEUM

THE SERPENTINE

ROYAL ALBERT HALL

ROYAL ALBERT MEMORIAL

THE LOCATION

Located in the heart of Knightsbridge, Princes Gate is a world renowned terrace accessed off a private carriageway from Knightsbridge Road with commanding views overlooking Hyde Park.

Prominently positioned in prime Knightsbridge, one of the capitals most affluent residential and retail catchments, the neighbourhood benefits from London's most famous leisure, retail and tourist destinations including, Harrods, Harvey Nichols, the V&A Museum, the Natural History Museum, and the Royal Albert Hall.

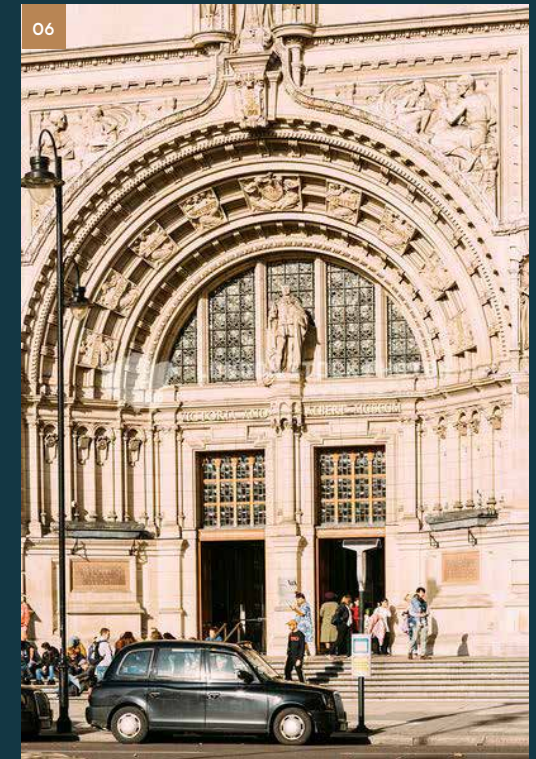
The immediate vicinity is also home to a collection of exclusive luxury hotels including The Mandarin Oriental, The Bulgari, The Berkely and the Lanesborough.

Princes Gate is in the centre of London's most expensive residential areas with development including One Hyde Park, 199 Knightsbridge the Bulgari Residences and the adjoining 5 Princes Gate.



**PROMINENTLY
SITUATED ON PRINCES
GATE IN PRIME
KNIGHTSBRIDGE
– LONDON'S
MOST EXCLUSIVE
NEIGHBOURHOOD.**

- 01 Royal Albert Hall
- 02 Natural History Museum
- 03 Hyde Park
- 04 Mandarin Oriental
- 05 Harrods
- 06 Victoria & Albert Museum



LOCAL OCCUPIERS

EXCEPTIONAL LINE UP OF RETAIL,
RESTAURANT AND HOTEL OCCUPIERS
ENHANCED BY WORLD-RENOWNED
TOURIST ATTRACTIONS

RESTAURANTS

- 1 L'Eto
- 2 Carpo
- 3 EL&N London
- 4 Clap
- 5 Petrus by Gordon Ramsay
- 6 Zaffareno
- 7 Crazy Pizza
- 8 Harry's Dolce Vita
- 9 SetteGreen
- 10 Mr Chows
- 11 Osteria Romana
- 12 Dinner by Heston Blumenthal
- 13 Beirut Knightsbridge
- 14 Signor Sassi
- 15 Sale e Pepe
- 16 The Alfred Tennyson Belgravia
- 17 Zuma
- 18 Chisou
- 19 The Good Earth
- 20 Daphne's
- 21 Alba
- 22 Brasserie Brompton
- 23 Nammos
- 24 Akira Black

FURNITURE

- 1 Dolce & Gabbana Casa
- 2 B&B Italia
- 3 Kartell
- 4 BoConcept Harrods
- 5 Molteni & C
- 6 Roche Bobois
- 7 OKA
- 8 Cassina
- 9 YDF Interiors
- 10 Sterling Interiors
- 11 Vissionaire

HOTELS

- 1 Mandarin Oriental Hotel
- 2 The Berkley Hotel
- 3 The Peninsula
- 4 The Lanesborough
- 5 Sloane Square Hotel
- 6 Bulgari Hotel London
- 7 Millenium Hotel London
- 8 The Beaufort Knightsbridge
- 9 The Knightsbridge Hotel
- 10 Jumeriah Carlton Tower
- 11 The Park Tower
- 12 Pavilion Club
- 13 The Pelham
- 14 The Franklin

RETAIL

- 1 Harrods
- 2 Harvey Nichols
- 3 Rolex
- 4 Watches of Switzerland
- 5 Louis Vuitton
- 6 Giorgio Armani
- 7 Crockett & Jones
- 8 Bottega Veneta London
- 9 Breitling
- 10 Aesop
- 11 Lacoste
- 12 Burberry
- 13 Alo Yoga
- 14 AppleFurla
- 15 Tommy Hilfinger
- 16 Ba&sh
- 17 Lamborghini
- 18 Levi's
- 19 L K Bennett
- 20 Les 100 Cielis



LOCAL DEVELOPMENTS

MAJOR ACTIVITY INCLUDING SOME OF LONDON'S NEWEST LANDMARK BUILDINGS



01

28 Pavillion Road, SW1

Status: Under Construction

Developer: Dartmouth Capital Advisors / City Developments

Size: 120 room hotel with 23,000 sq ft of retail accommodation



02

The Emory Hotel, Old Barrack Yard, SW1

Status: Complete

Developer: Maybourne Hotel Group

Size: 61 room hotel



03

The Collection at Knightsbridge, SW1

Status: Complete

Developer: APML Estate

Size: 15 apartments, 12 retail units
18,000 sq ft of office space



04

1 Knightsbridge Green, SW1

Status: Complete

Developer: Berkeley Estate Asset Management

Size: 204,516 sq ft mixed use development comprising Grade A office space and retail



05

Pantechnicon, 19 Motcomb Street, SW1

Status: Complete

Developer: Grosvenor

Size: c. 182,000 sq ft restaurant and retail space



06

Lancer Square, Kensington Church St

Status: Complete

Developer: CIT

Size: 220,000 sq ft mixed-use offices, retail and 51 residential apartment



07

Northcliffe House, 2 Derry Street, SW1

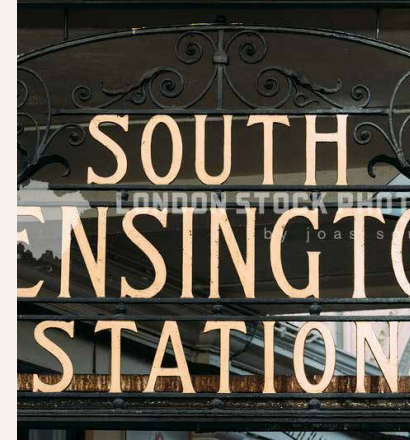
Status: Under Construction

Developer: Resia Properties & Emerys Architecture

Size: Retro fit of the 580,000 sq ft former department store

CONNECTIVITY

THE PROPERTY BENEFITS FROM EXCELLENT TRANSPORT LINKS WITH BOTH SOUTH KENSINGTON AND KNIGHTSBRIDGE STATION WITHIN A 9 MINUTE WALK



JOURNEY TIMES (FROM KNIGHTSBRIDGE)

HYDE PARK	●	1 MIN
SOUTH KENSINGTON	● ● ●	2 MINS
SLOANE SQUARE	● ●	3 MINS
VICTORIA	🚉 ● ● ● ●	5 MINS
GREEN PARK	● ● ●	6 MINS
LEICESTER SQUARE	●	7 MINS
HOLBORN	● ●	9 MINS
BAKER STREET	● ● ● ● ● ● ●	9 MINS
OXFORD CIRCUS	● ● ●	10 MINS
KING'S CROSS	🚉 ● ● ● ● ● ● ● ●	12 MINS
HEATHROW AIRPORT	✈️	47 MINS
CITY AIRPORT	✈️	60 MINS
GATWICK	✈️	61 MINS

All journeys times taken from the building entrance. Source: TfL

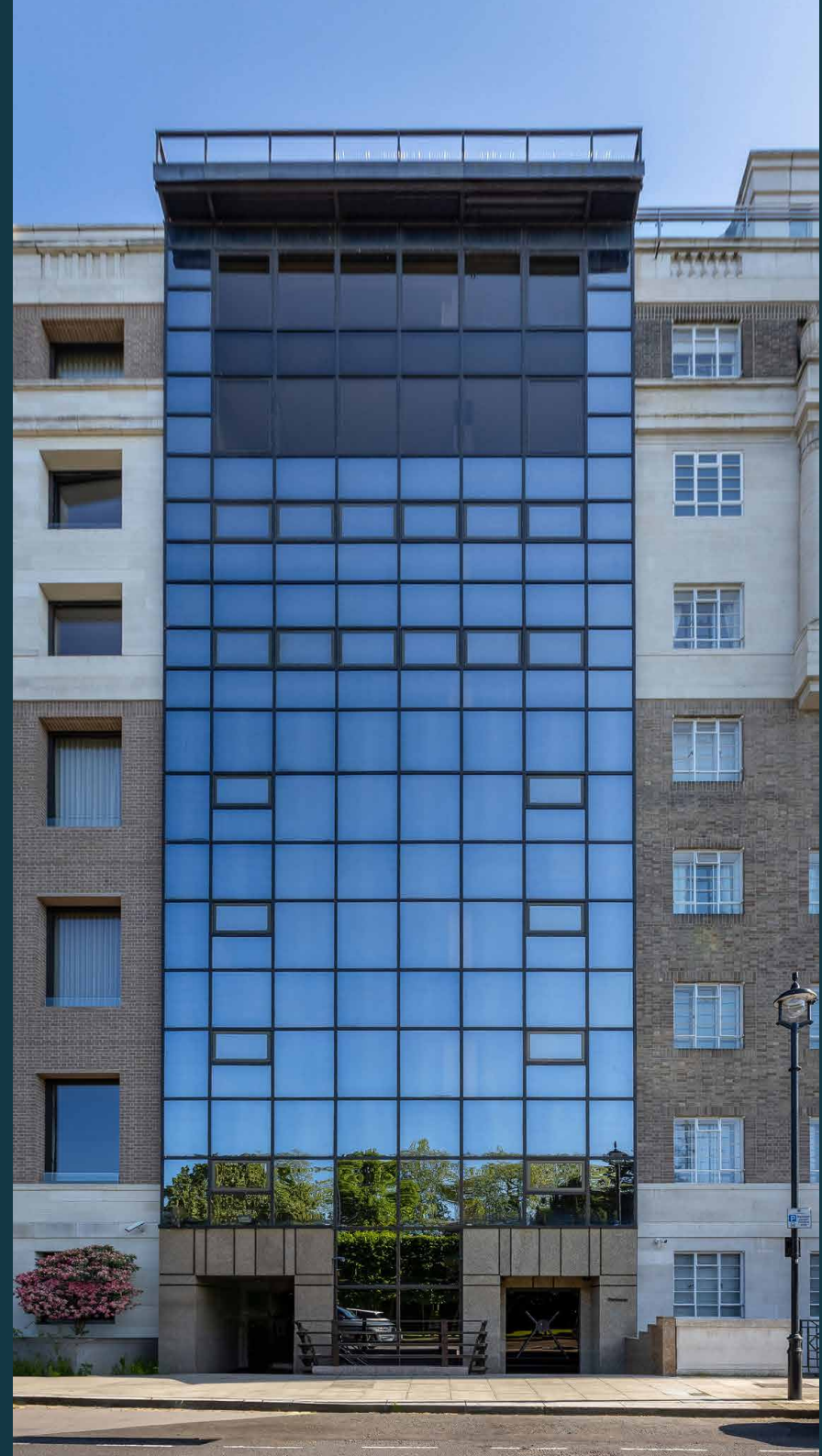
DESCRIPTION

Property totals 15,970 sq ft of office and residential accommodation arranged over lower ground, ground and 9 upper floors with access to a sizable private communal garden to the rear.

Redeveloped in the 1970s designed by Turner Lansdown Holt & Partners the property is a notable example of modern architecture with a striking glass façade.

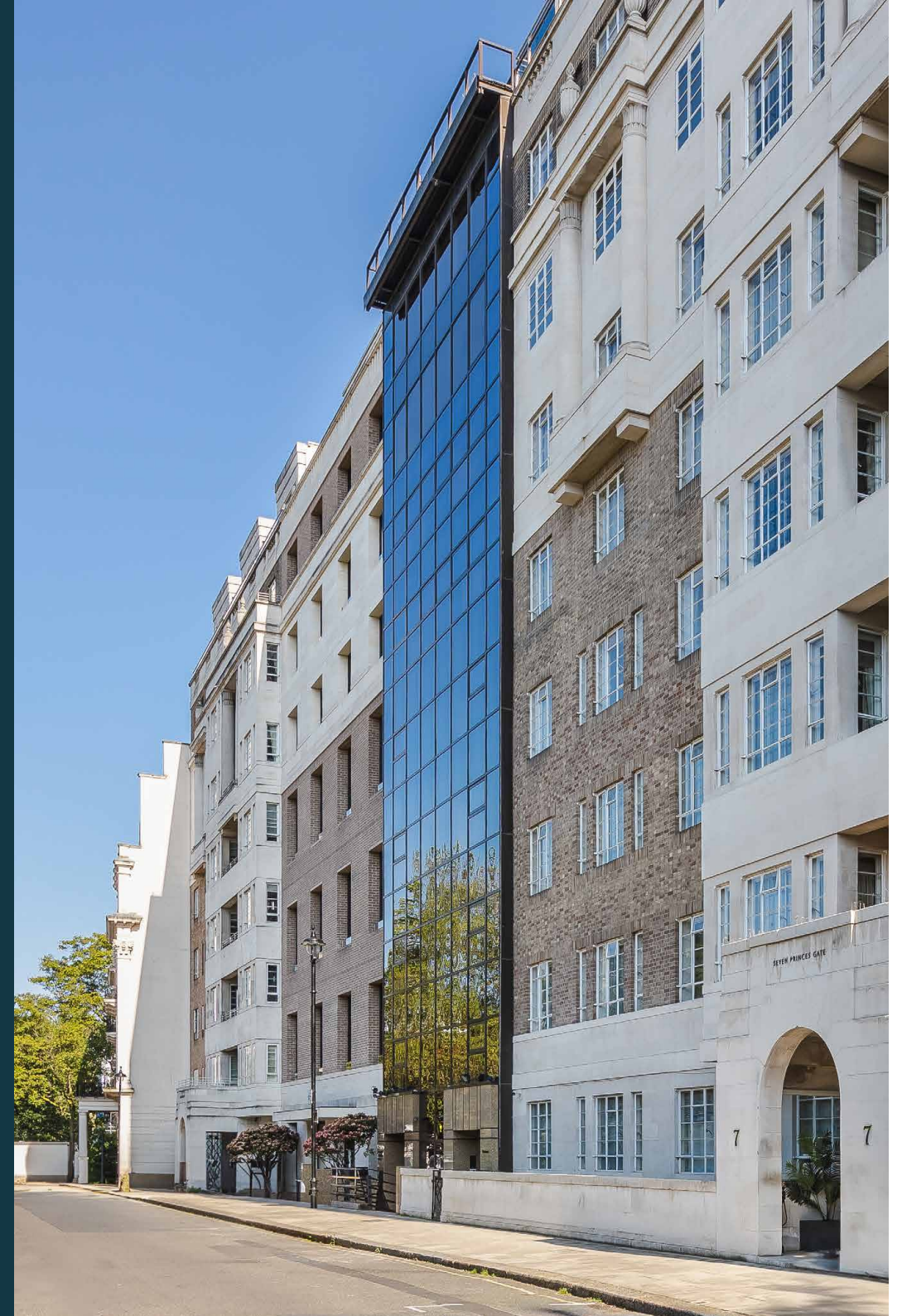
The office element of the property extends 8,286 sq ft laid over 1st to 5th floor with a dedicated entrance and lift access benefitting from excellent natural light throughout and unrivalled views across Hyde Park.

Residential accommodation measuring 7,684 sq ft comprises an impressive 4-bed penthouse across the top four floors with a private terrace on the 9th floor, and two staff apartments on the lower ground floor. Both are accessed via a self-contained entrance with a passenger lift



ACCOMMODATION

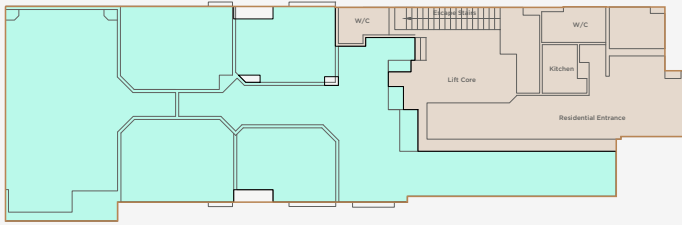
FLOOR	USE	GROSS INTERNAL AREA (GIA)		NIA / NSA	
		SQ.M.	SQ. FT.	SQ.M.	SQ. FT.
Ninth	Residential	113.6	1,223	113.6	1,223
Eight		154.7	1,665	154.7	1,665
Seventh		148.1	1,594	148.1	1,594
Sixth		153.3	1,650	153.3	1,650
Fifth	Office	152.8	1,644	105.8	1,139
Fourth		168.2	1,811	125.1	1,347
Third		168.7	1,816	114.6	1,234
Second		167.6	1,804	128.1	1,379
First		170	1,830	118	1,270
Ground		Office / Residential Entrance	262.4	2,824	246.4
Basement	Front Apartment	259.4	2,792	40.8	439
	Rear Apartment			35.1	378
Total		1,918.8	20,653	1,484	15,970



COMMERCIAL FLOORPLANS

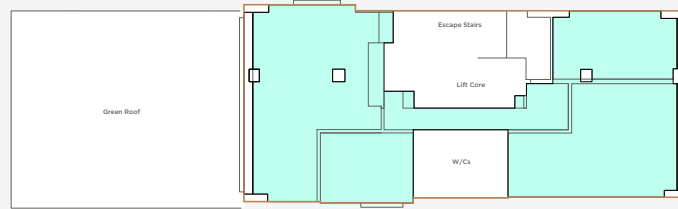


Ground:



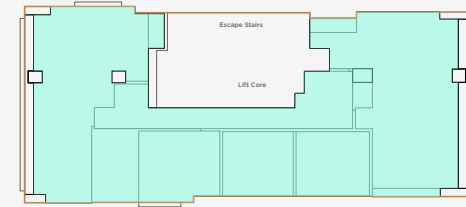
□ GIA:	262.4 SQ M	2,824 SQ FT
■ OFFICE:	178.1 SQ M	1,917 SQ FT
■ NSA:	68.3 SQ M	735 SQ FT

First:



□ GIA:	170.0 SQ M	1,830 SQ FT
■ OFFICE:	118.0 SQ M	1,270 SQ FT

Second:



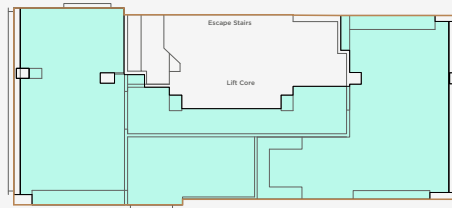
□ GIA:	167.6 SQ M	1,804 SQ FT
■ OFFICE:	128.1 SQ M	1,379 SQ FT

Third:



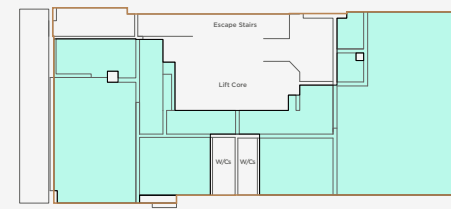
□ GIA:	168.7 SQ M	1,816 SQ FT
■ OFFICE:	114.6 SQ M	1,234 SQ FT

Fourth:



□ GIA:	168.2 SQ M	1,811 SQ FT
■ OFFICE:	125.1 SQ M	1,347 SQ FT

Fifth:

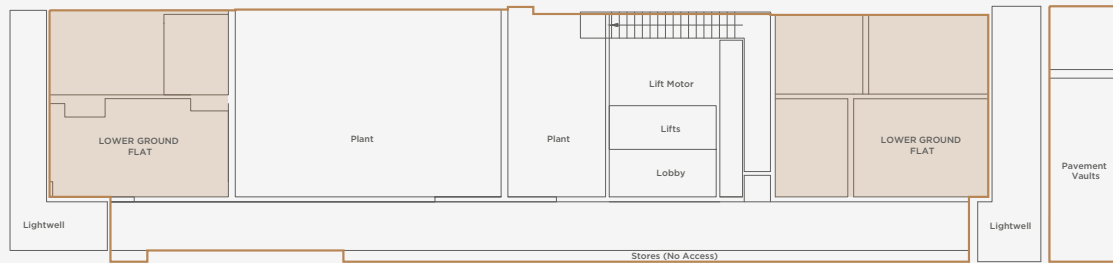


□ GIA:	152.8 SQ M	1,644 SQ FT
■ OFFICE:	105.8 SQ M	1,139 SQ FT

RESIDENTIAL FLOORPLANS

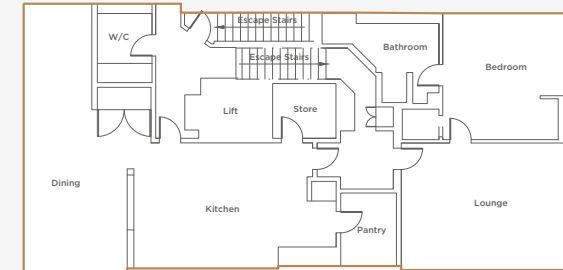


Lower Ground:



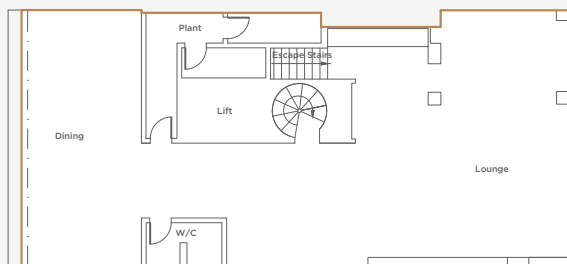
GIA: 259.4 SQ M 2,792 SQ FT
 NSA: 75.9 SQ M 817 SQ FT

Sixth:



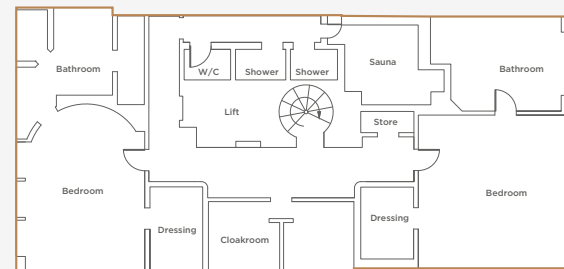
GIA: 153.3 SQ M 1,650 SQ FT

Seventh:



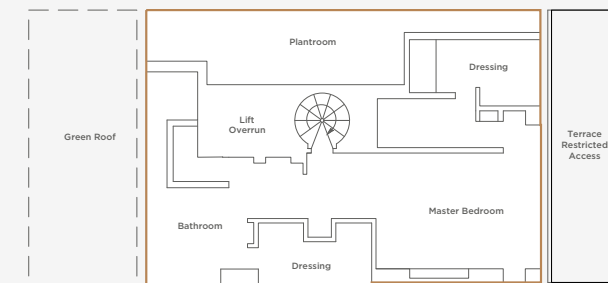
GIA: 148.1 SQ M 1,594 SQ FT

Eighth:



GIA: 154.7 SQ M 1,665 SQ FT

Ninth:



GIA: 113.6 SQ M 1,123 SQ FT

DEVELOPMENT POTENTIAL

RARE OPPORTUNITY TO CREATE A PRESTIGIOUS BEST IN CLASS OFFICE SPACE WITH UNRIVALLED PENTHOUSE

A feasibility study has been undertaken by Anomaly Architects exploring an extensive refurbishment replacing the façade along with additional massing to the office element extending the 1st to 5th floors to the rear of the property providing an additional 2,573 sq ft NIA. The scheme will deliver high end residential accommodation and Grade A office space.



Contemporary travertine stone façade



Bronze window frame and metalwork



Juliette window to each window on the residential aspect



Generous roof terraces on both North and South aspects



PROPOSED ACCOMMODATION

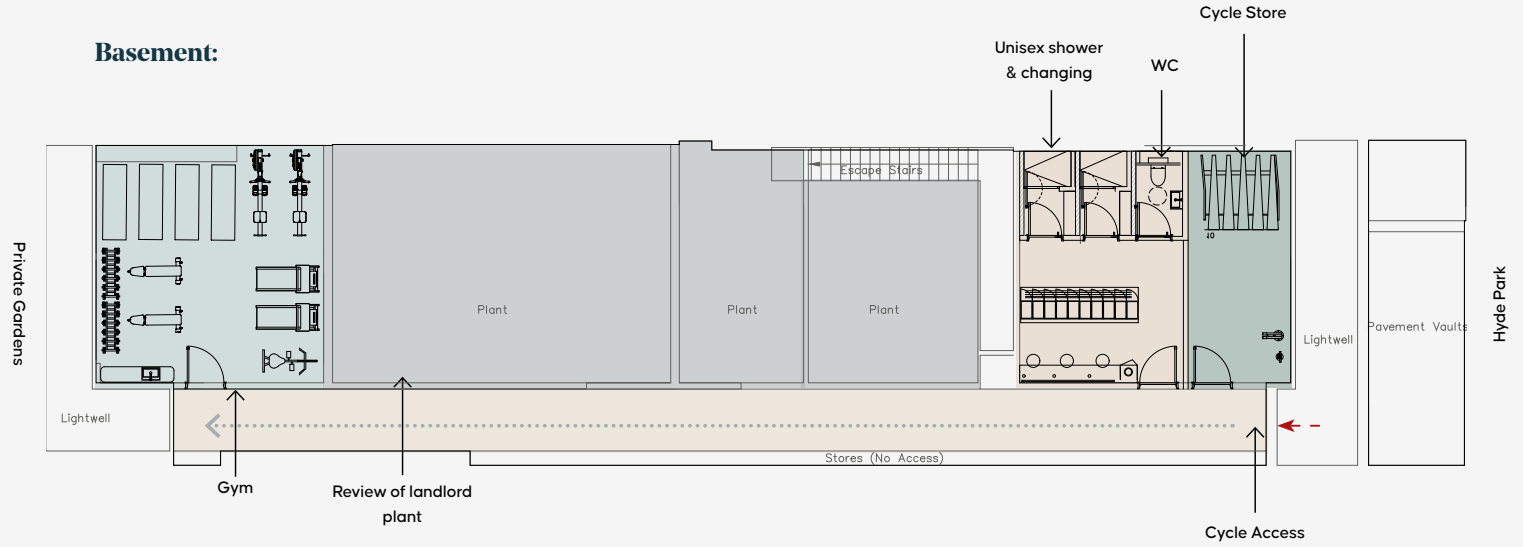
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Seventh		148.1	1,594	148.1	1,594
Sixth		153.3	1,650	153.3	1,650
Fifth	Office	200.6	2,159	153	1,646
Fourth		216.1	2,326	173	1,862
Third		216.6	2,331	163	1,754
Second		215.4	2,319	176	1,894
First		217.9	2,345	166	1,786
Ground	Office / Residential Entrance	262.4	2,824	246	2,652
Basement	Residential	259.4	2,792	76	817
Total		2,158.1	23,228	1,723	18,543



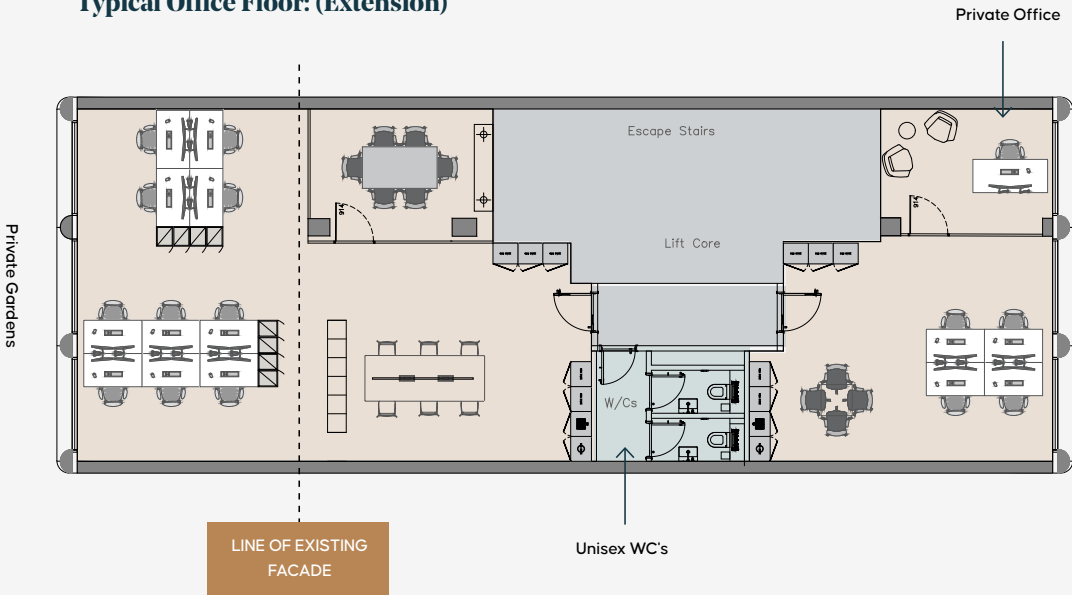
PROPOSED FLOORPLANS



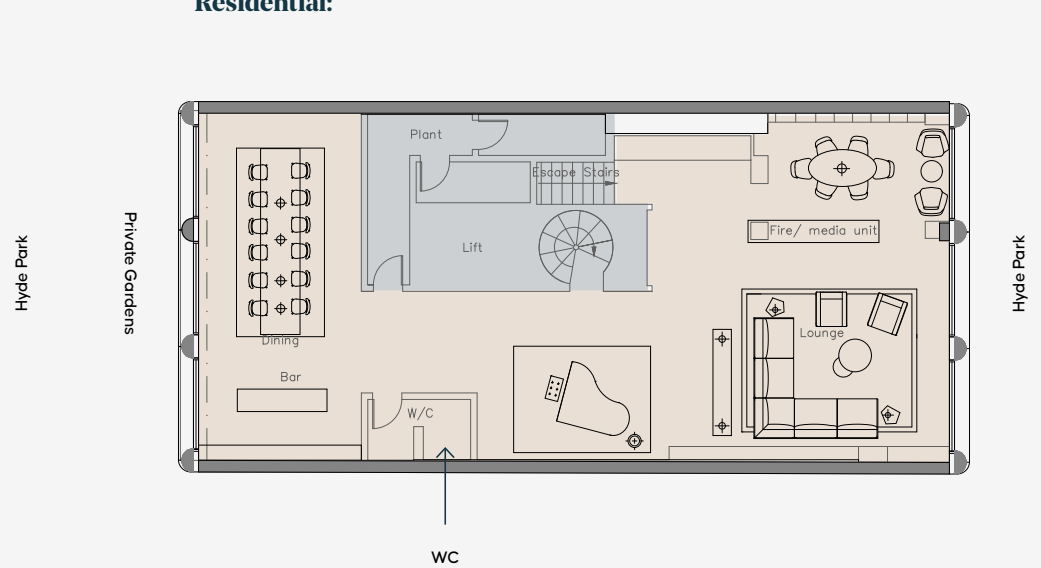
Basement:



Typical Office Floor: (Extension)



Residential:



TENURE

The property is held freehold, under title number LN207710.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved

INVESTMENT SUMMARY

Costings

A costing report and indicative schedule of works program by Gardener Theobald are available upon request.

Planning

Located within the City of Westminster the property lies within the Knightsbridge Conservation Area and is not listed.

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