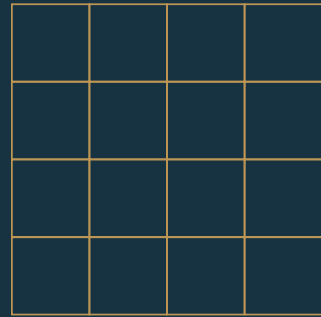




ONE PAGE STREET

WESTMINSTER | SW1





EXECUTIVE SUMMARY

- An attractive existing Freehold office building in Westminster formerly single-let to Burberry Limited.
- Comprehensive refurbishment and recladding of the façade undertaken by Derwent London in 2012.
- Comprising 125,272 sq ft (11,638 sqm) NIA, 165,982 sq ft GIA (15,420 sqm), arranged over basement, lower ground, ground and nine upper floors with terraces on the eighth and ninth floors benefitting from panoramic views across London.
- Opportunity for value enhancement through a range of alternative uses, subject to planning, including residential development under Permitted Development Rights.
- The property has been substantially stripped out, allowing refurbishment or development plans to commence without delay.
- Benefitting from views across London, located adjacent to St John's Gardens and within a short walk to the River Thames.
- Offers are invited on an unconditional basis, subject to contract only, for 100% of the shares in the UK SPV owning the asset.



VICTORIA
STATION

VINCENT
SQUARE

MILLBANK
TOWER

HYDE
PARK

BUCKINGHAM
PALACE



ST JAMES'S PARK
STATION

ST JAMES'S
PARK

WESTMINSTER
ABBEY

PALACE OF
WESTMINSTER



WESTMINSTER
STATION

RIVER
THAMES



LOCATION

One Page Street occupies a prominent corner site at the junction of Page Street and John Islip Street in the heart of Westminster, within a short walk of the Tate Britain Art Gallery and the River Thames.

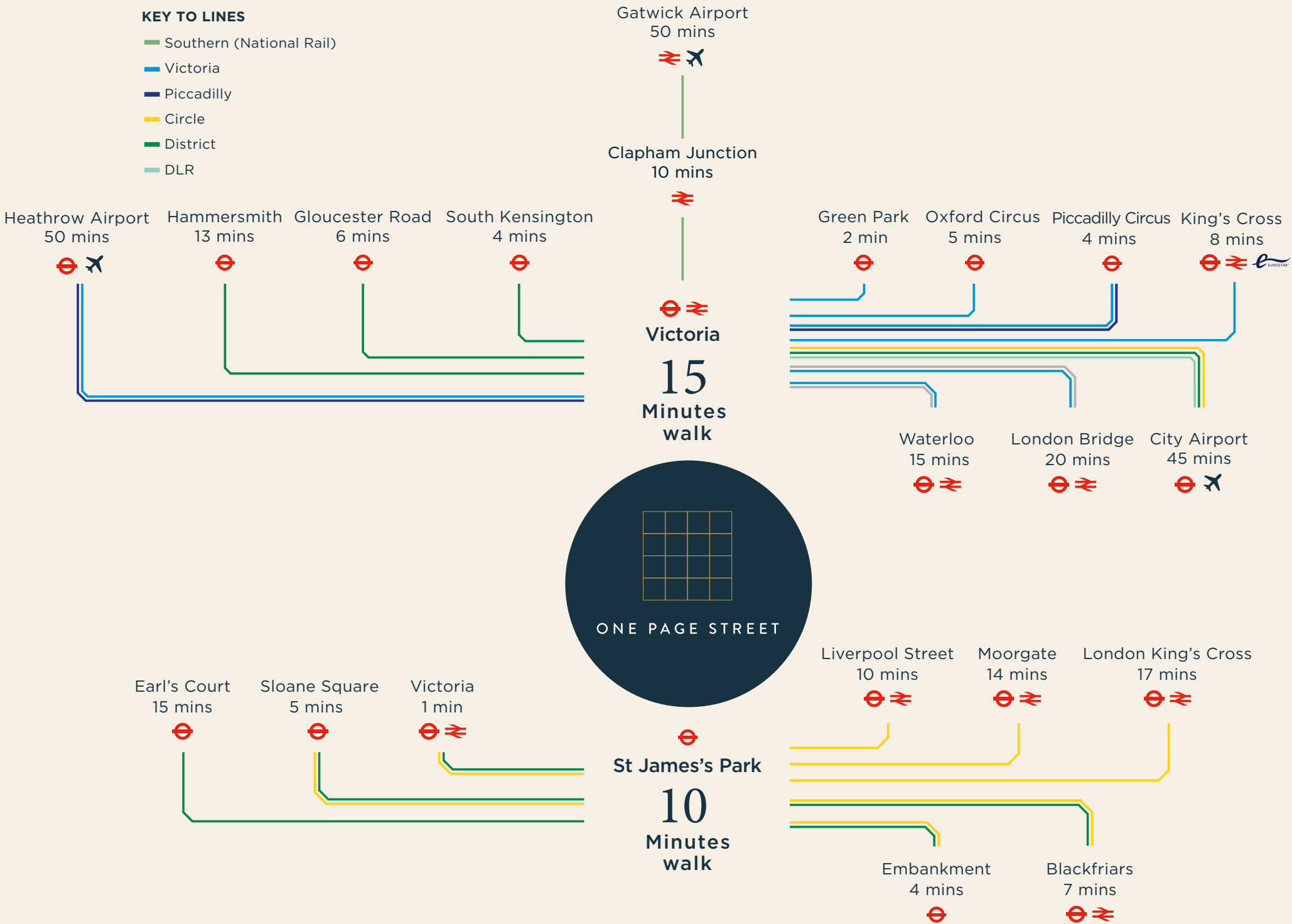
The surrounding area has traditionally been characterised by central government occupiers and historic residential developments.

Victoria's evolving amenity offering has been a key driving force behind the changing occupier base and is now home to an exciting mix of retail, restaurant, and leisure brands, ranging from global names to independents.



KEY TO LINES

- Southern (National Rail)
- Victoria
- Piccadilly
- Circle
- District
- DLR



CONNECTIVITY

Access to both the West End and the City via the London Underground network. Victoria mainline station is accessible within a short walk, with connections to the South East and internationally from Gatwick Airport.





THE PROPERTY

Originally forming part of Westminster Hospital, One Page Street was converted to an office building in 1999.

A comprehensive refurbishment was undertaken in 2012, after which One Page Street was pre-let to Burberry Limited and occupied until December 2025. Burberry occupies Horseferry House as its global headquarters, located at the junction of Horseferry Road and Dean Ryle Street adjacent to One Page Street.

The building benefits from an imposing double height reception with exceptional natural light across three elevations and floor to ceiling glazing on a number of floors. The top two floors are set back with large terraces offering remarkable views across Central London, Westminster and towards the River Thames. The building benefits from uninterrupted views across St John's Gardens.

One Page Street is now vacant, with strip-out works scheduled to complete by the end of Summer 2026.





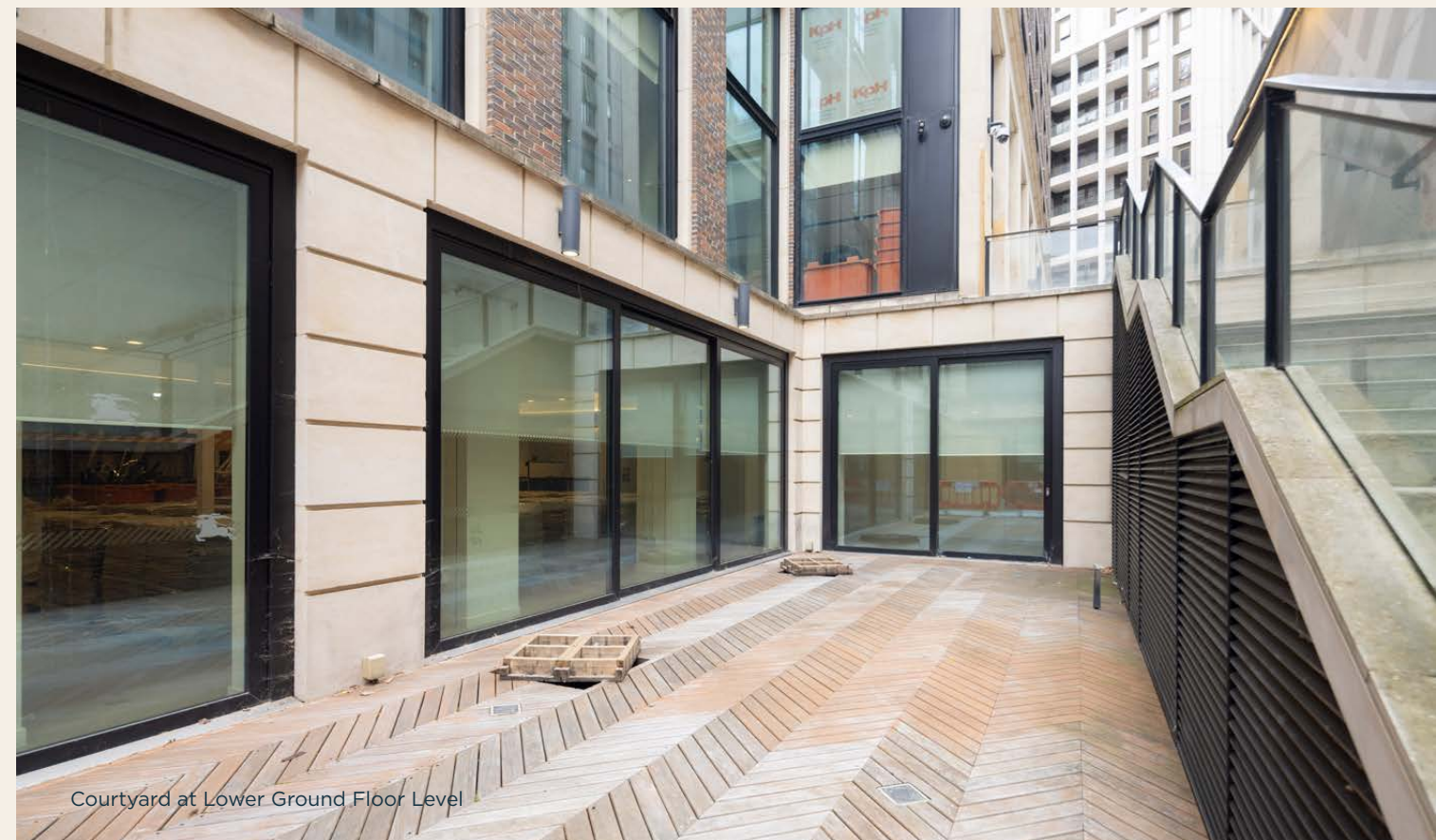
Ninth Floor Terrace



Ninth Floor Terrace



Ground Floor Reception



Courtyard at Lower Ground Floor Level

EXISTING ACCOMMODATION SCHEDULE

The property has been measured by Plowman Craven in accordance with the Sixth Edition of the RICS Code of Measuring Practice and provides the following areas.

Level	Approx NIA (sqm)	Approx NIA (sq ft)	Approx GIA (sqm)	Approx GIA (sq ft)	Finish - Finish Height (m)
9	350	3,762	419	4,506	3.7*
8	829	8,918	1,023	11,008	3.9
7	1,173	12,624	1,366	14,701	3.9
6	1,150	12,375	1,353	14,564	3.8
5	1,151	12,384	1,354	14,573	3.8
4	1,151	12,389	1,354	14,573	3.8
3	1,152	12,395	1,354	14,573	3.8
2	1,151	12,392	1,354	14,573	3.6
1	1,010	10,876	1,211	13,031	3.2
GF	864	9,298	1,357	14,607	3.2
LGF	1,188	12,791	1,595	17,166	3.7
B	471	5,069	1,682	18,105	3.2
TOTAL	11,638	125,273	15,420	165,982	

Not to be relied upon.
*Level 9 est.

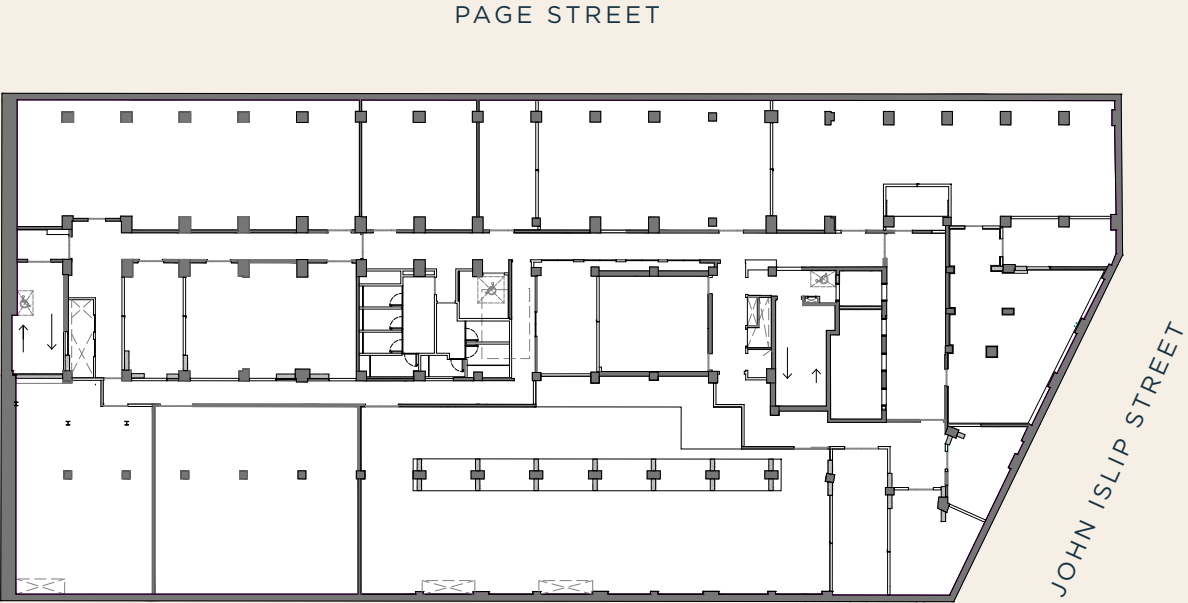


View from St John's Gardens

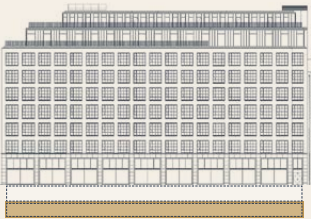


EXISTING FLOOR PLANS

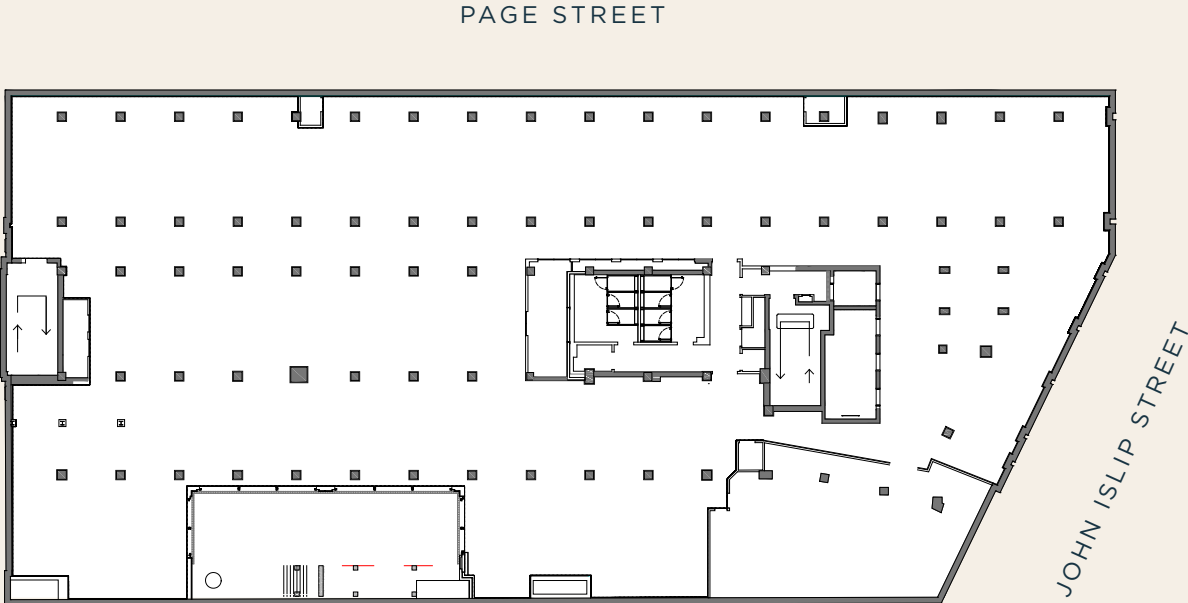
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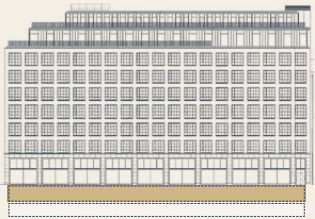
NIA: 5,069 Sq ft
GIA: 18,105 Sq ft



LGF



NIA: 12,791 Sq ft
GIA: 17,166 Sq ft



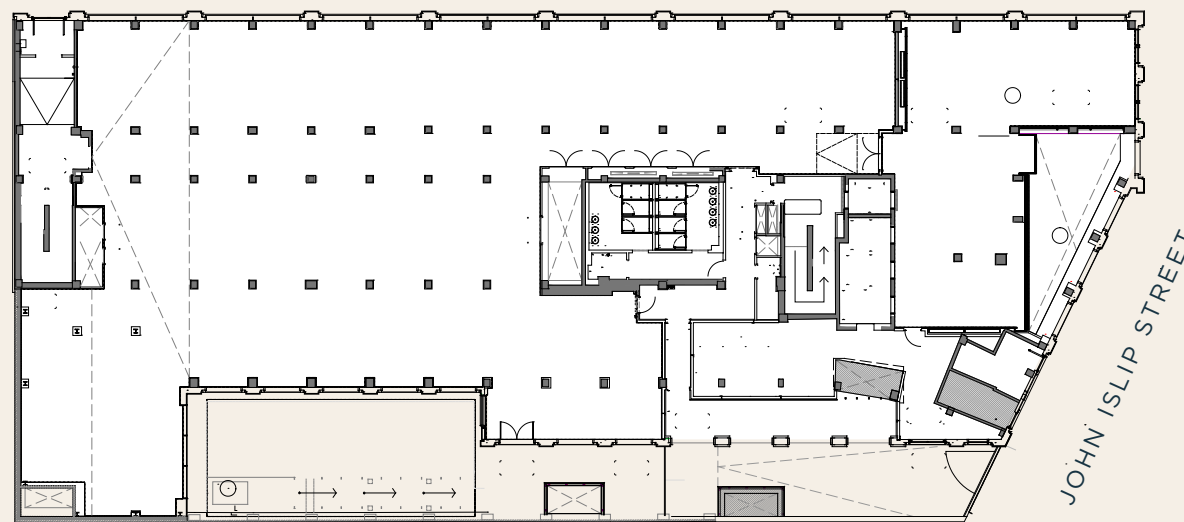
Plans not to scale and for indicative purposes only.



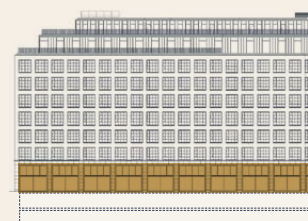
EXISTING FLOOR PLANS

GF

PAGE STREET

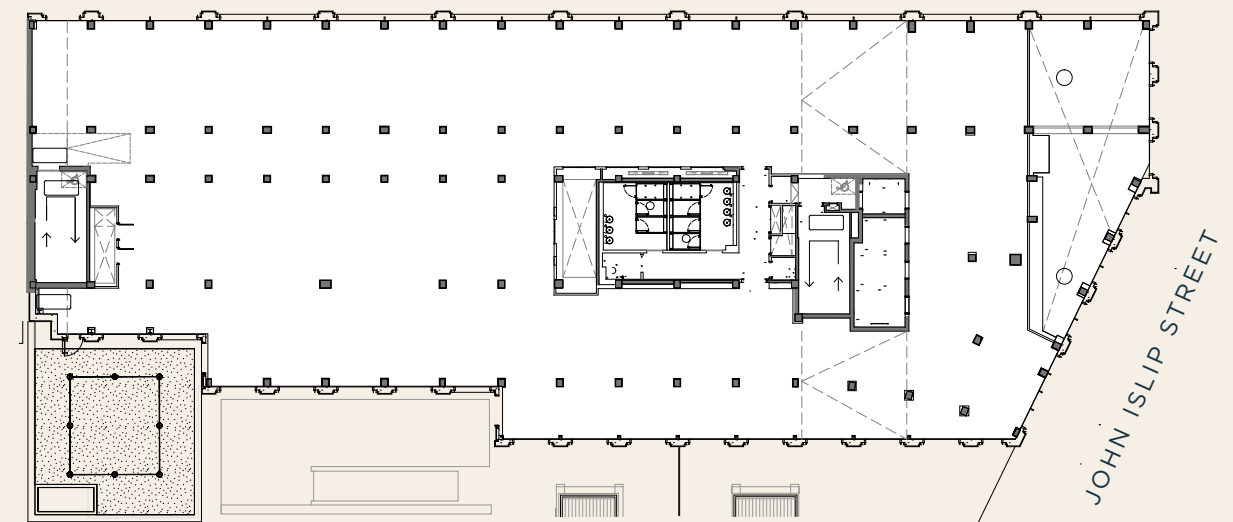


NIA: 9,268 Sq ft
GIA: 14,607 Sq ft

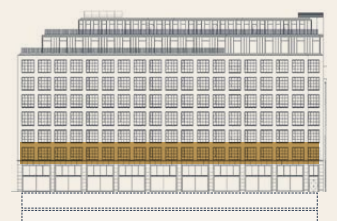


L01

PAGE STREET



NIA: 10,876 Sq ft
GIA: 13,031 Sq ft



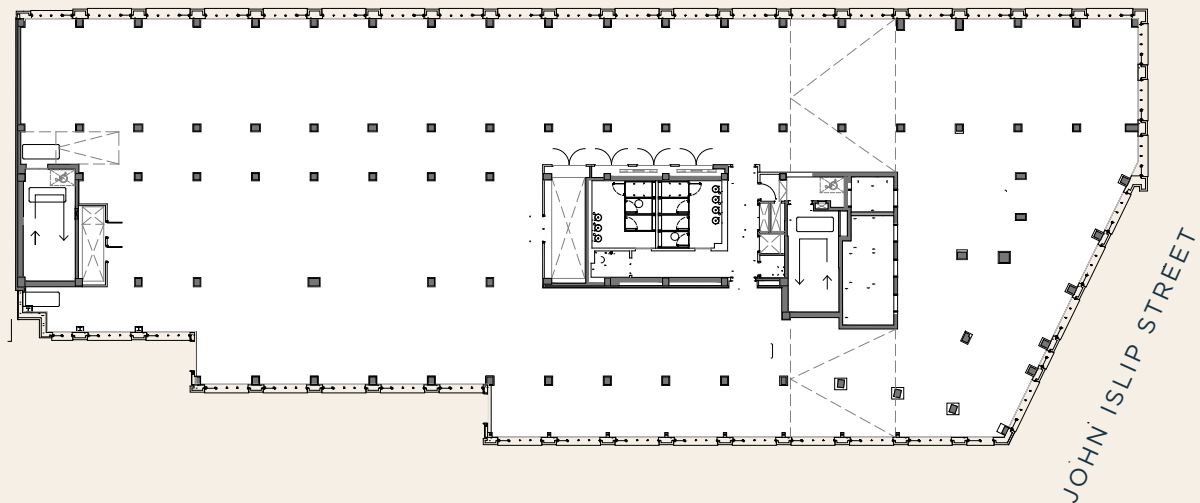
Plans not to scale and for indicative purposes only.



EXISTING FLOOR PLANS

L02-07

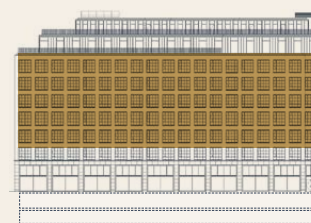
PAGE STREET



NIA: 12,392 Sq ft

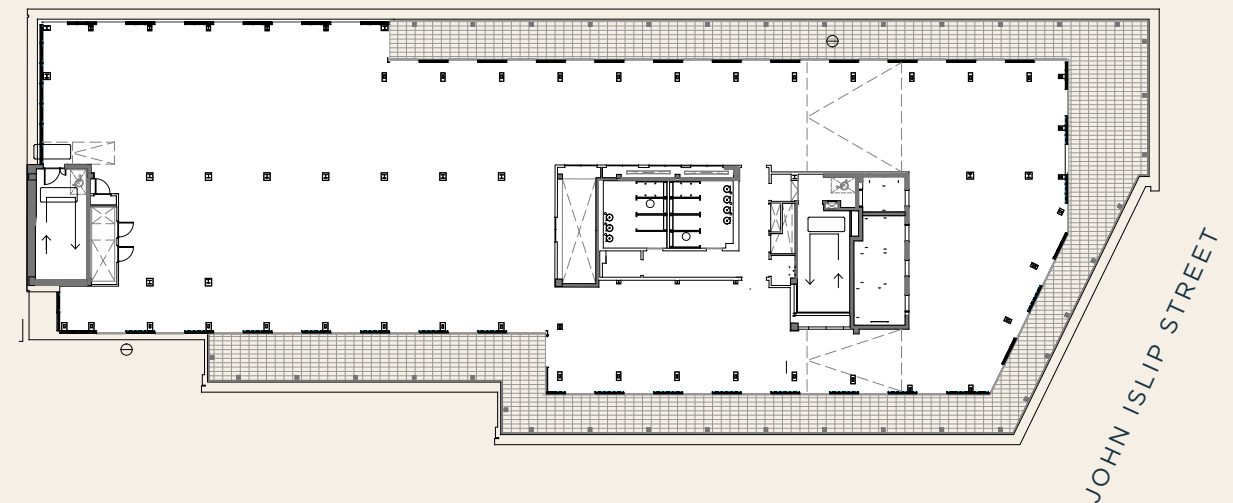
GIA: 14,573 Sq ft

*Size varies from floors 2-7



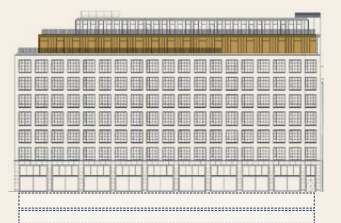
L08

PAGE STREET



NIA: 8,918 Sq ft

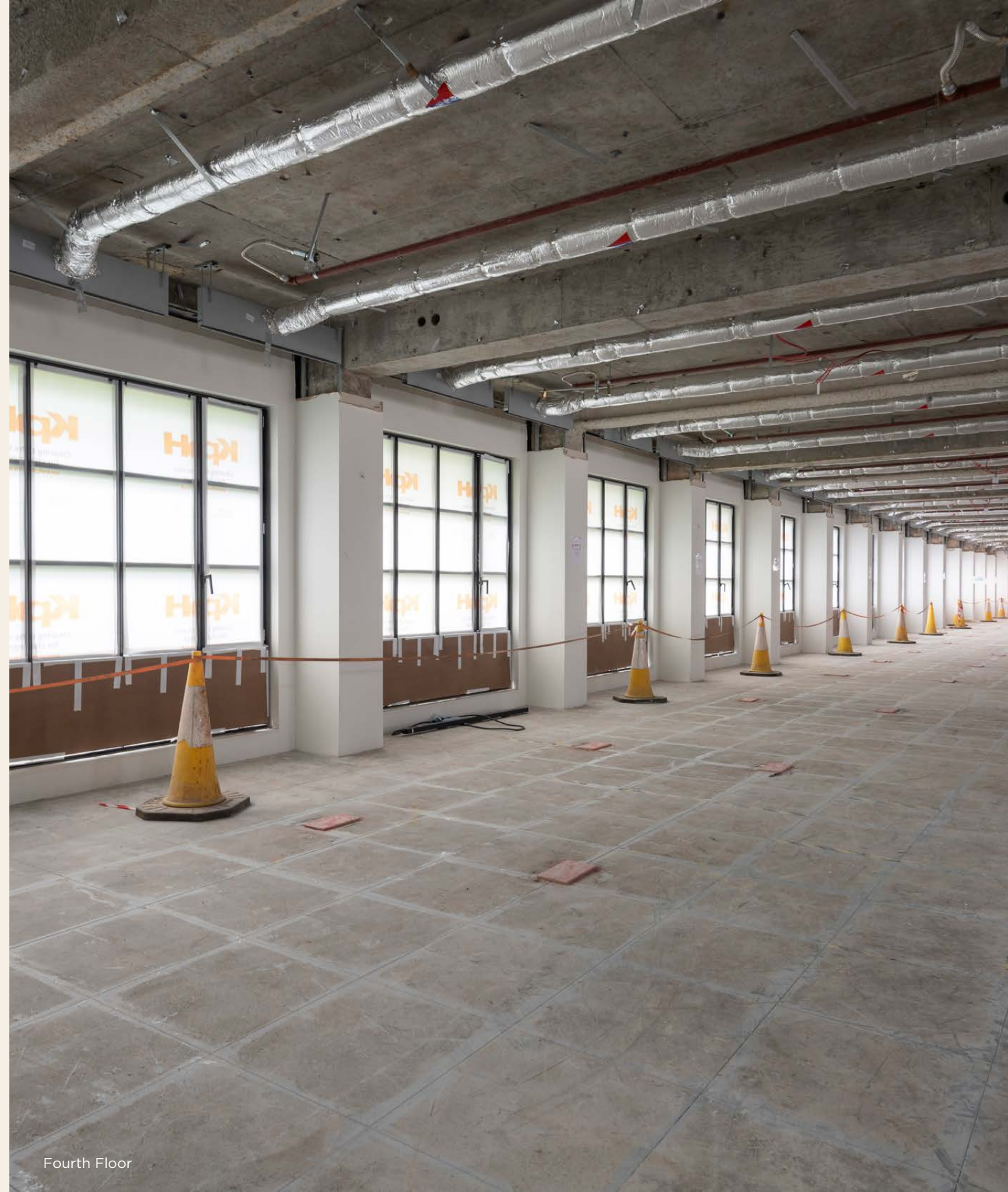
GIA: 11,008 Sq ft



Plans not to scale and for indicative purposes only.



Grand Staircase Ground / Lower Ground



Fourth Floor

ASSET ENHANCEMENT

This striking brick office building presents an exceptional opportunity for refurbishment of the existing office accommodation, or repositioning into a high-quality **residential, hotel, co-living** or **medical-led** scheme, subject to the necessary consents.

Strong architectural character, generous slab heights, a well-proportioned structural grid, and an attractive outlook over St John's Gardens position the building as a standout opportunity for repositioning.



Indicative Scheme - Residential living room



Indicative Scheme - Reception

RESIDENTIAL REPOSITIONING

Three carefully considered options have been developed by **MSMR Architects** to maximise potential saleability, efficiency, and adhere to the indicative requirements for conversion under Permitted Development Rights.

A Planning Briefing Note has been undertaken by **Newmark**, which sets out the key considerations in respect of a change of use of the property to a residential-led scheme under Permitted Development.

Both documents are available on the dedicated project dataroom. Please click button below:

[CLICK HERE](#)

OPTION 01

RETAINED CORE LOCATION

A considered approach that works with the existing structure to deliver an efficient and deliverable scheme including the following.

- Retention of the existing core supplemented by an additional lift within the secondary stair core, enhancing vertical circulation and resident convenience.
- Apartment layouts designed to maximise repetition and drive efficiency.
- Premium units positioned to take advantage of direct and oblique views across St John's Gardens.
- A robust, simple and practical option with minimal structural intervention.

OPTION 02

NEW CENTRAL CORE

A transformative approach that reimagines the building's entrance strategy to create additional value and enhanced apartment layouts.

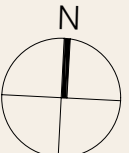
- Introduction of a new centrally positioned core.
- Creation of approximately 516 sq ft (48 sqm) of additional saleable area per typical floor, compared to Option 01.
- Enhanced apartment layouts, optimising views and creating additional value.
- Relocated residential entrance providing a stronger sense of arrival and a direct relationship with St John's Gardens.
- Enhanced flexibility at ground and lower levels, including the potential for independent commercial units.
- Inclusion of disabled car parking at basement level.
- This option represents a best-in-class repositioning strategy, balancing placemaking, efficiency and long-term value.

OPTION 03

SMALLER UNIT SCHEME

A density-driven option designed to respond to emerging urban living demand trends.

- Core arrangement retained broadly in line with Option 01, maintaining structural efficiency.
- Reconfiguration of the floorplate to deliver a greater number of smaller units, increasing overall unit count.
- Apartments designed with a minimum size of 420 sq ft (39 sqm).
- A layout strategy suited to young professionals, renters and students.

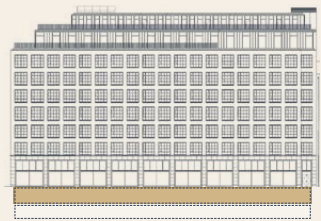
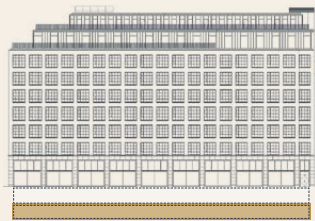
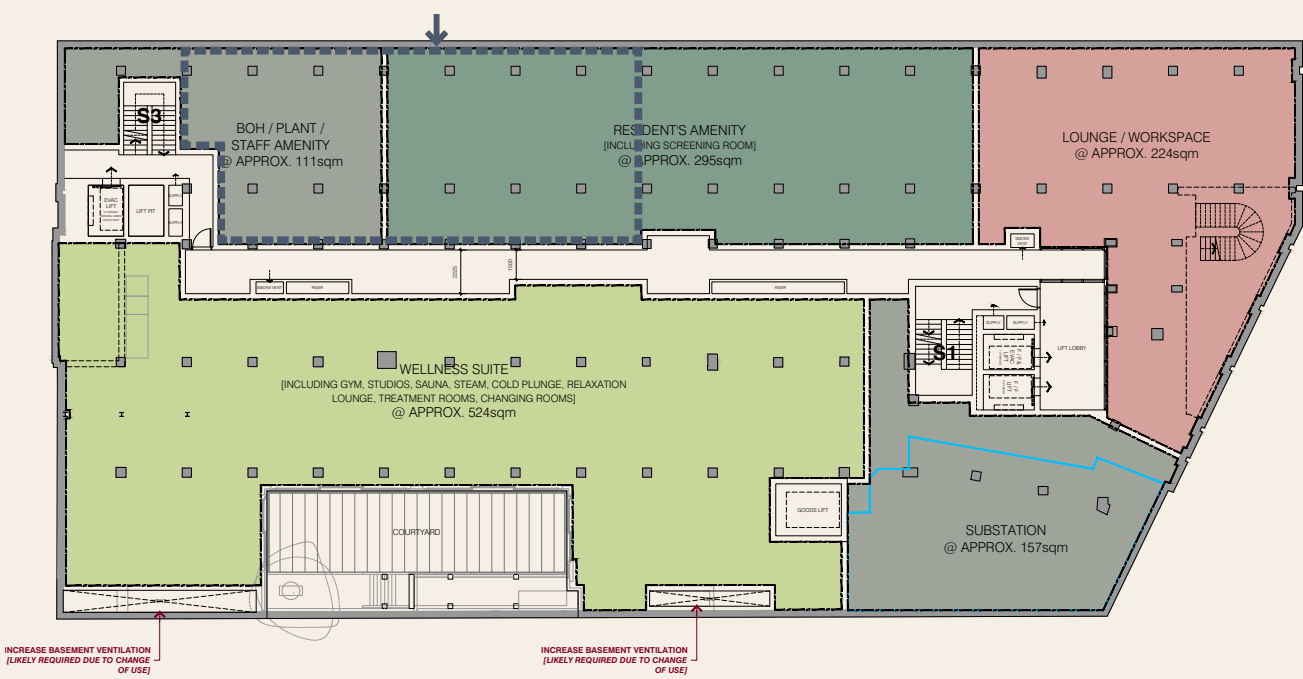
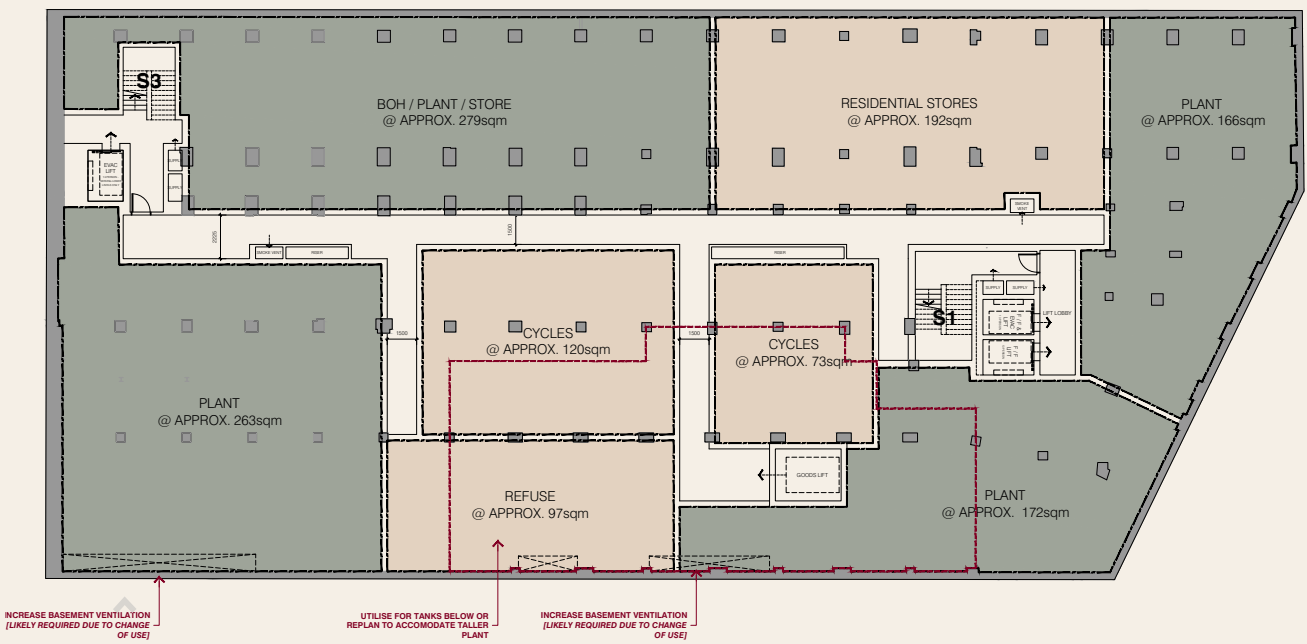


PROPOSED FLOOR PLANS

PERMITTED DEVELOPMENT (RETAINED CORE) - 95 RESIDENTIAL UNITS

B

LGF

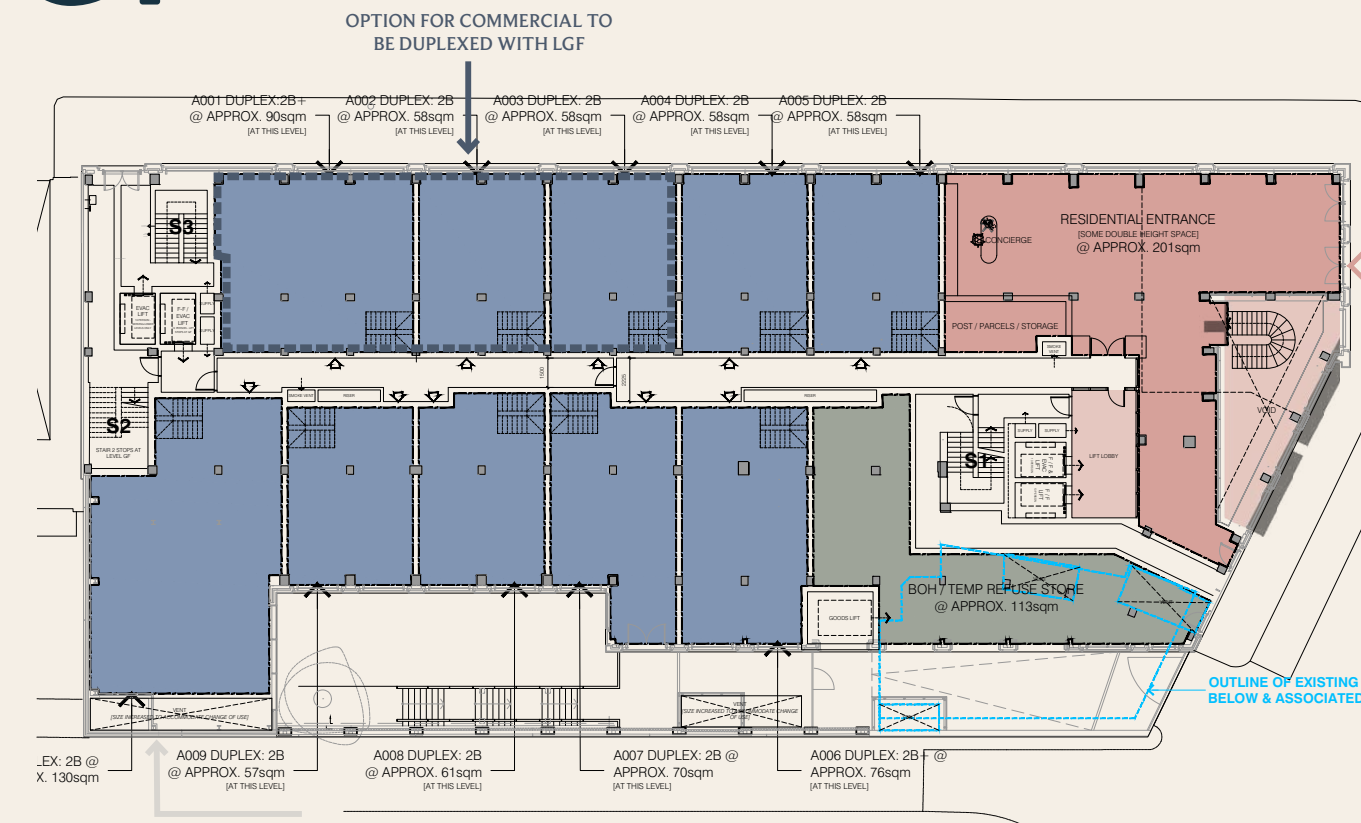


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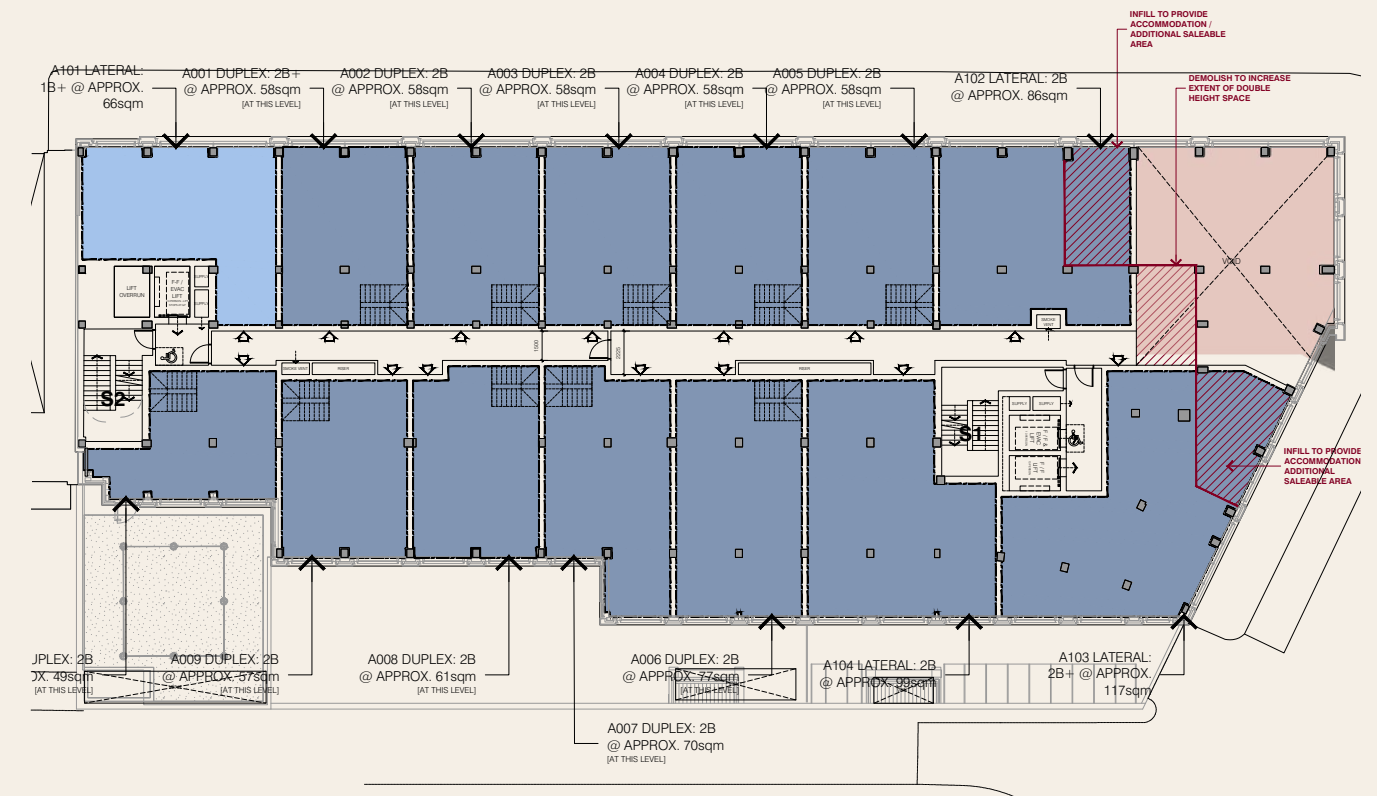
PROPOSED FLOOR PLANS

PERMITTED DEVELOPMENT (RETAINED CORE) - 95 RESIDENTIAL UNITS

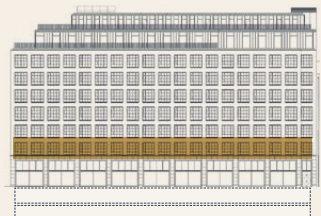
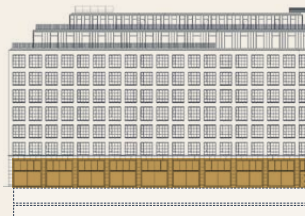
GF



L01



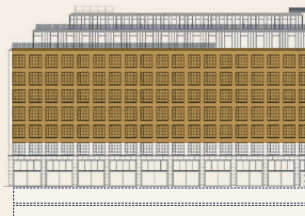
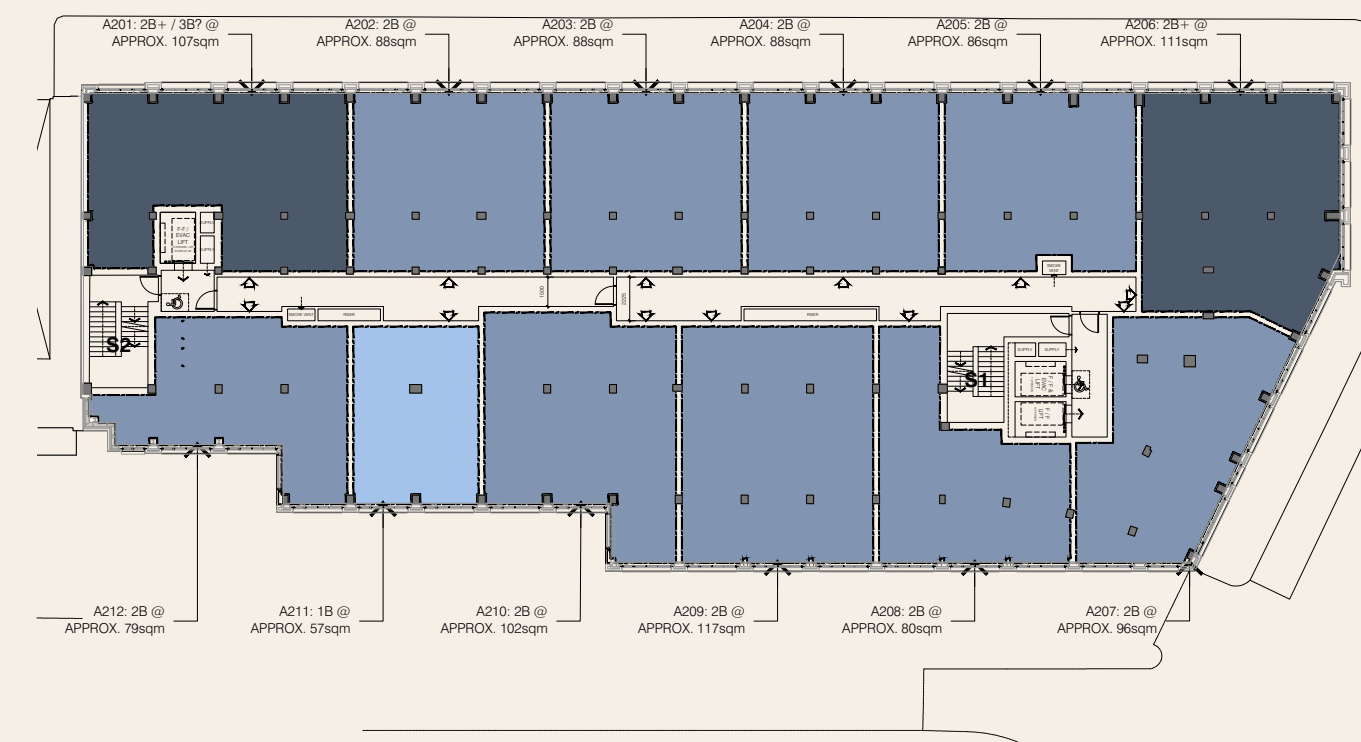
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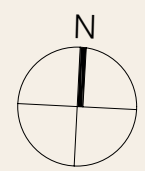
PROPOSED FLOOR PLANS

PERMITTED DEVELOPMENT (RETAINED CORE) - 95 RESIDENTIAL UNITS

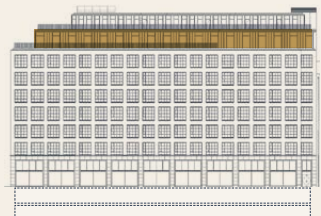
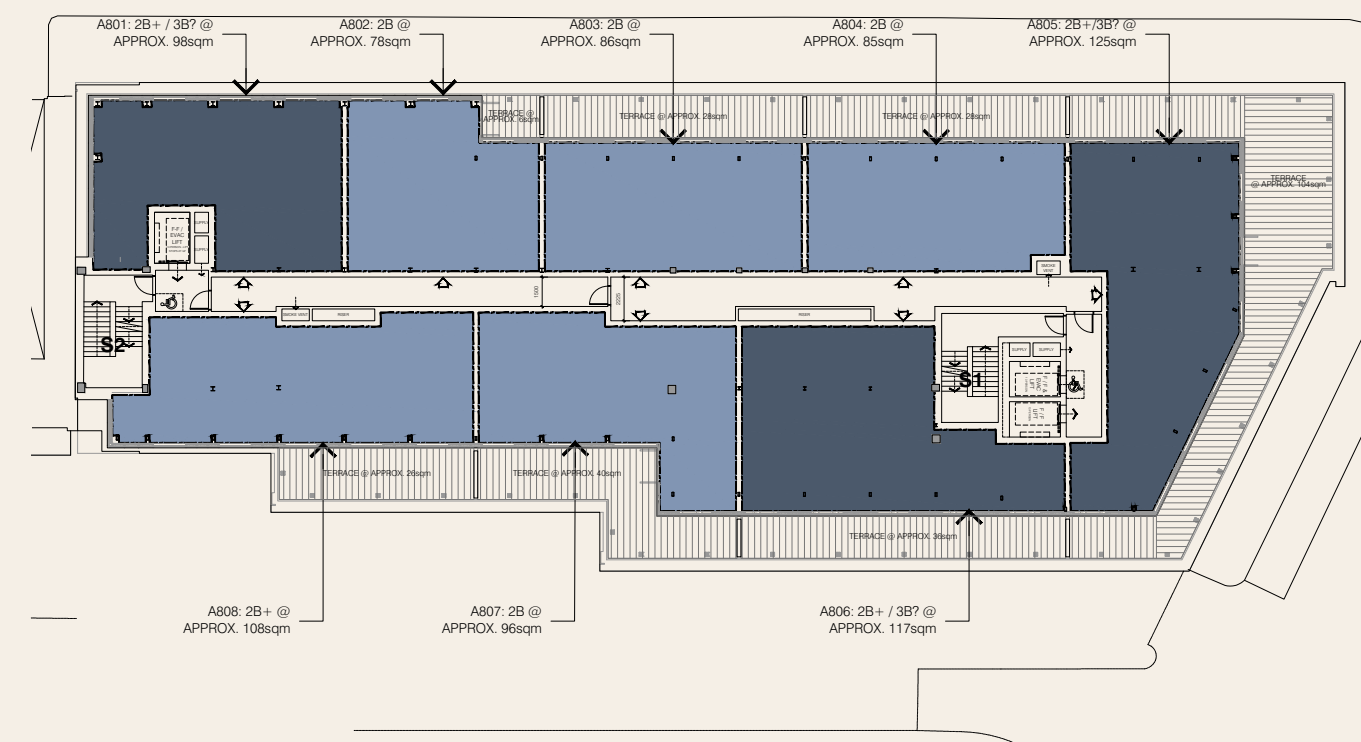
L02-07



- 1 Bedroom Unit
- 2 Bedroom Unit
- 2B+ / 3 Bedroom Unit
- 4 Bedroom Unit



L08



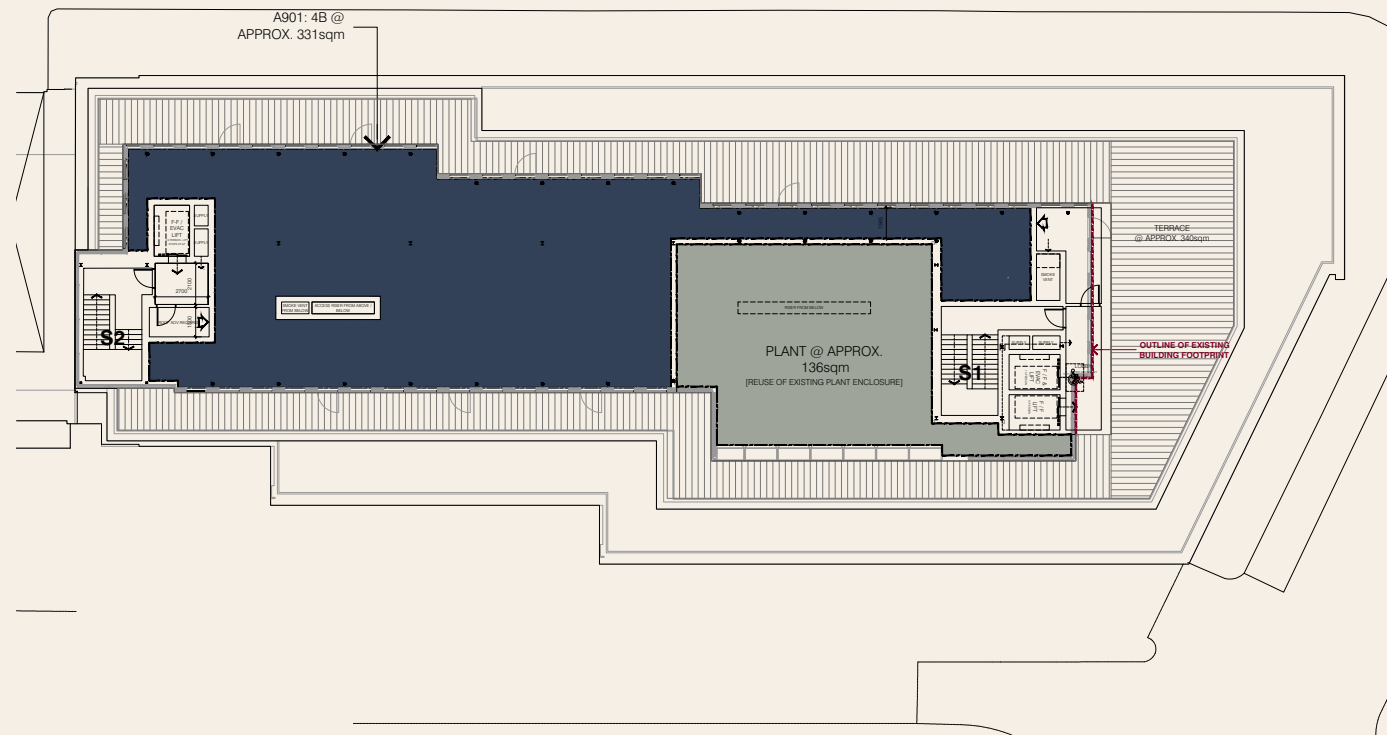
Plans not to scale and for indicative purposes only.

PROPOSED FLOOR PLANS

PERMITTED DEVELOPMENT (RETAINED CORE) - 95 RESIDENTIAL UNITS

L09

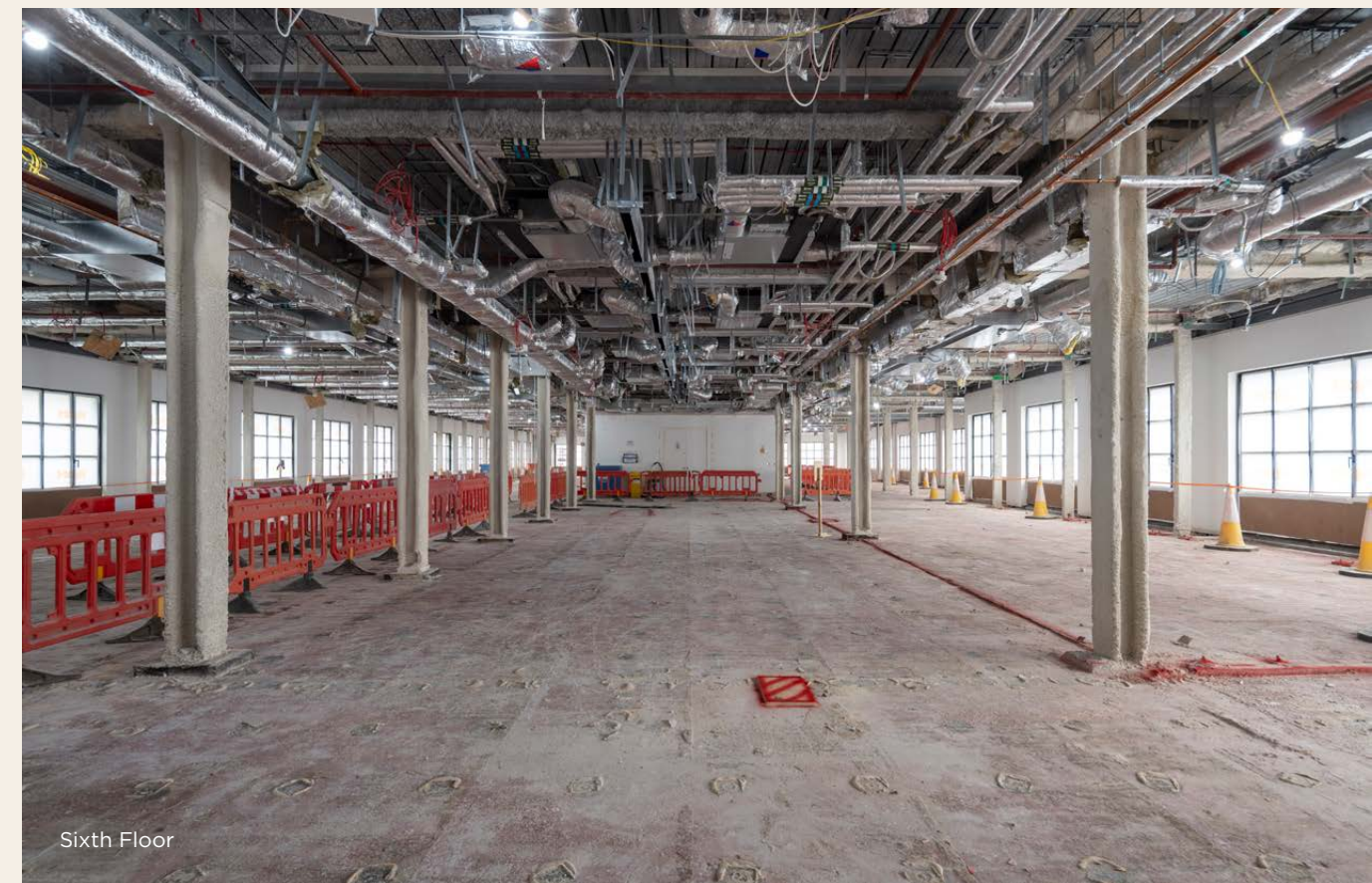
- 1 Bedroom Unit
- 2 Bedroom Unit
- 2B+ / 3 Bedroom Unit
- 4 Bedroom Unit



Plans not to scale and for indicative purposes only.



Fifth Floor



Sixth Floor

LOCAL DEVELOPMENTS



	1 The Courthouse	2 Abell & Cleland	3 Kingsgate House	4 Nova	5 55 Victoria Street	6 Old Queen Street	7 Millbank Quarter	8 Riverwalk	9 The Broadway	10 8 Eaton Lane
Developer	Barratt	Berkeley	Landsec	Landsec	Alchemi Group	Galliard	Berkeley	Heron / Derwent	Valouran	CIT Developments
Units	129	208	102	33	54	16	187	113	84	42
Sold Out	2014	2014	2014	2014	2017	2019	2020	2015	Ongoing	Ongoing
Average est. achieved sale £PSF	£1,500	£1,650	£1,850	£1,895	£1,900	£2,250	£2,000	£2,500	£2,700	£3,250
Average est. achieved rent £PSF	£60-70	£60-85	£50-60	£80-100	£65-85	£80-110	£80-120	£70-85	£75-100	£100-130
Status	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	On Market	On Market

Sales and rental data for indicative purposes only and not to be relied upon.

FURTHER INFORMATION

VAT

The Property is elected for VAT.

EPC

The Property has an EPC Rating of B.

INSPECTIONS

All inspections of the Property will be made strictly by appointment only through the joint selling agents, Savills and Knight Frank.

SALE STRUCTURE

Offers are invited on an unconditional basis, subject to contract only, for 100% of the shares in the UK SPV owning the asset. Should a closing date be set for the submission of offers, all parties who have expressed an interest will be notified. Our client reserves the right to consider early offers or indeed to accept no offers.

DATA ROOM

A full suite of technical and background information can be found in the dedicated project data room. Please click the button below:

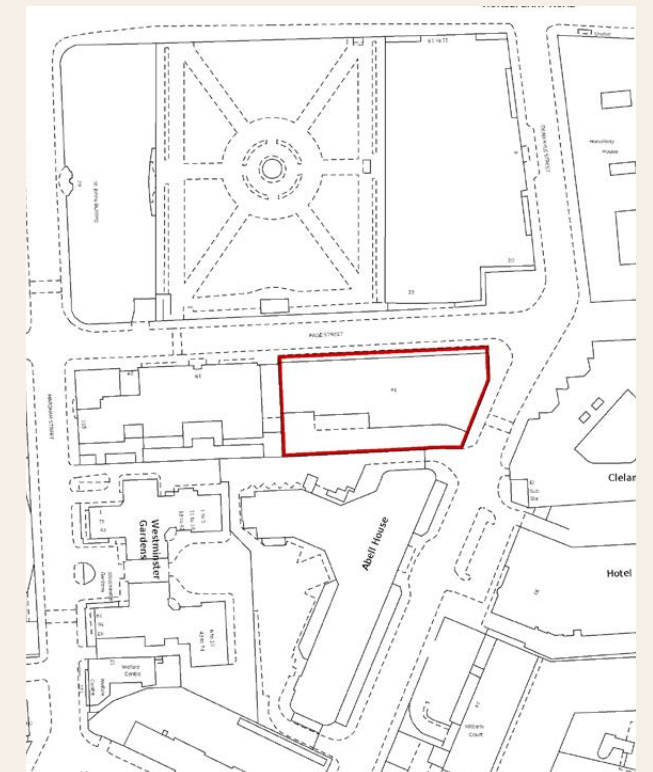
[CLICK HERE](#)

ANTI-MONEY LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

TENURE

Freehold: Title Number LN1900.



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June 2026