



NOBEL HOUSE

LONDON SW1



THE OPPORTUNITY

Nobel House, fronting the river in the heart of Westminster, offers an unrivalled freehold opportunity for refurbishment or redevelopment with the added advantage of UK Government income until June 2024

- A significant freehold ownership with entrances on Smith Square and Millbank and a prominent frontage to Millbank, Victoria Gardens South and the River Thames waterfront.
- Office building comprising 143,412 sq ft net internal area (215,939 sq ft GIA) over basement, mezzanine, ground and eight upper floors.
- Located in the heart of Westminster, within 260m of the Houses of Parliament.
- Entirely let to the Secretary of State for Environment, Food and Rural Affairs (DEFRA) until June 2024 at a passing rent of £5,026,344 per annum.
- A diverse range of nearby leisure, entertainment and retail amenities.
- Strong transport connections with numerous nearby mainline and underground stations.
- Potential to create a best in class scheme through refurbishment or redevelopment on expiry of the lease.



NOBEL HOUSE

LONDON SW1

St James's Park

St James's Park

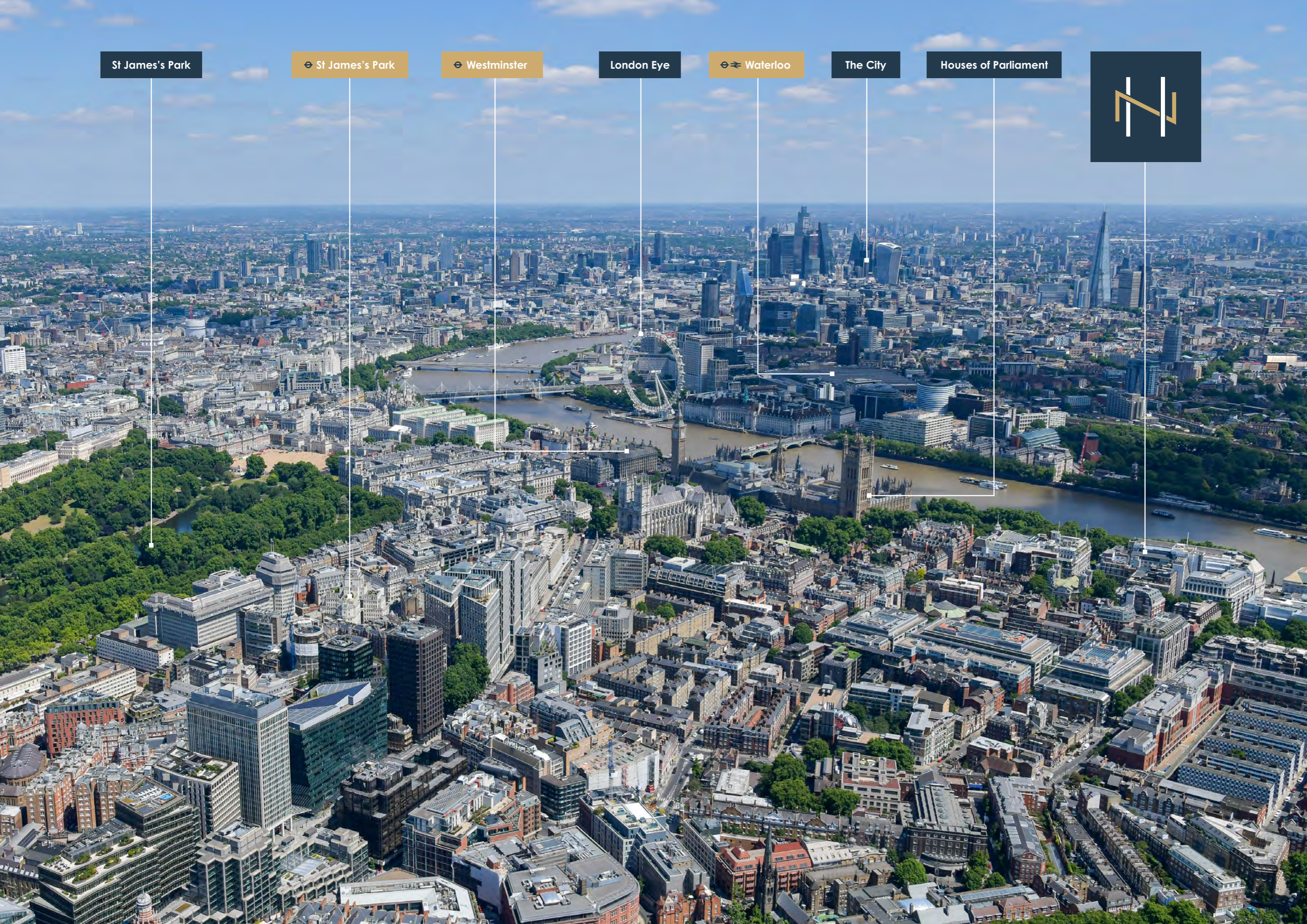
Westminster

London Eye

Waterloo

The City

Houses of Parliament



LOCATION

The primary main entrance to Nobel House is located in the south east corner of Smith Square. The building's main frontage is to Millbank where there is a secondary entrance. The building is situated approximately 260m from the Houses of Parliament and just to the north of Lambeth Bridge. The Millbank frontage overlooks the Listed Victoria Tower Gardens South (less than 50m wide at this point) and further onto the River itself.

Smith Square is a historic and attractive address with a central garden that houses St John's, a former church that is now a renowned concert hall. The immediate local area is characterised by the presence of office, residential, hotel, retail and restaurant uses.

In recent years, high profile projects have diversified the public sector focus of Westminster and Victoria to attract big name corporate occupiers alongside numerous luxury residential schemes. The area benefits greatly from the draw of tourism with the attractions of Parliament, Tate Britain and the River Thames all being on the doorstep.





LOCAL OCCUPIERS

1. Burberry
2. MI5
3. University of Arts London
4. Penguin Random House
5. Channel 4
6. Tom Ford
7. Giorgio Armani
8. Edenred UK
9. Office for National Statistics
10. Department for Transport
11. US Embassy
12. Penguin Random House
13. M16
14. Comic Relief
15. The Office Group
16. Macmillian Cancer Support
17. Metropolitan Police

LANDMARKS

1. Tate Britain
2. Buckingham Palace
3. Thames Path
4. Vincent Square
5. Lambeth Palace
6. St James's Park
7. Horse Guards Parade
8. Westminster Abbey

RESTAURANTS

1. Cinnamon Club
2. Cacio & Pepe
3. O'Sole Mio
4. Skewers Victoria
5. Uno
6. Cheeky Olives
7. Cyprus Mangal
8. Osteria dell'Angelo
9. Saporì
10. Ma La Sichuan
11. A Wong

CAFES & EATERIES

1. Goya
2. Little Bread Pedlar
3. Relish
4. Grumbles
5. Ben Venuti
6. Tachbrook St Market
7. Brewhouse
8. Khalouk & Taylor Deli
9. La Maison du Chat

LEISURE/HOTELS

1. VauxWall West Climbing Centre
2. F45 Vauxhall
3. The Westminster London
4. Park Plaza Victoria, VBR
5. Eccleston Square Hotel
6. The Goring Hotel

CONNECTIVITY

Nobel House is located approximately 600m from Westminster and St James's Park London Underground Stations and 950m from Pimlico Station, all being within a 10-15 minute walk.

The Site has a public transport accessibility level (PTAL) of 6a, where 1 is 'very poor' and 6b is 'excellent'.

Overground train services can be reached at Victoria, Waterloo and Vauxhall stations which are all approximately 1.1km from the property.

Numerous bus routes are immediately accessible from nearby main roads including stops on Millbank and Horseferry Road.

Walking times to:

20

min walk to Buckingham Palace

9

min walk to Big Ben

9

min walk to Tate Britain

14

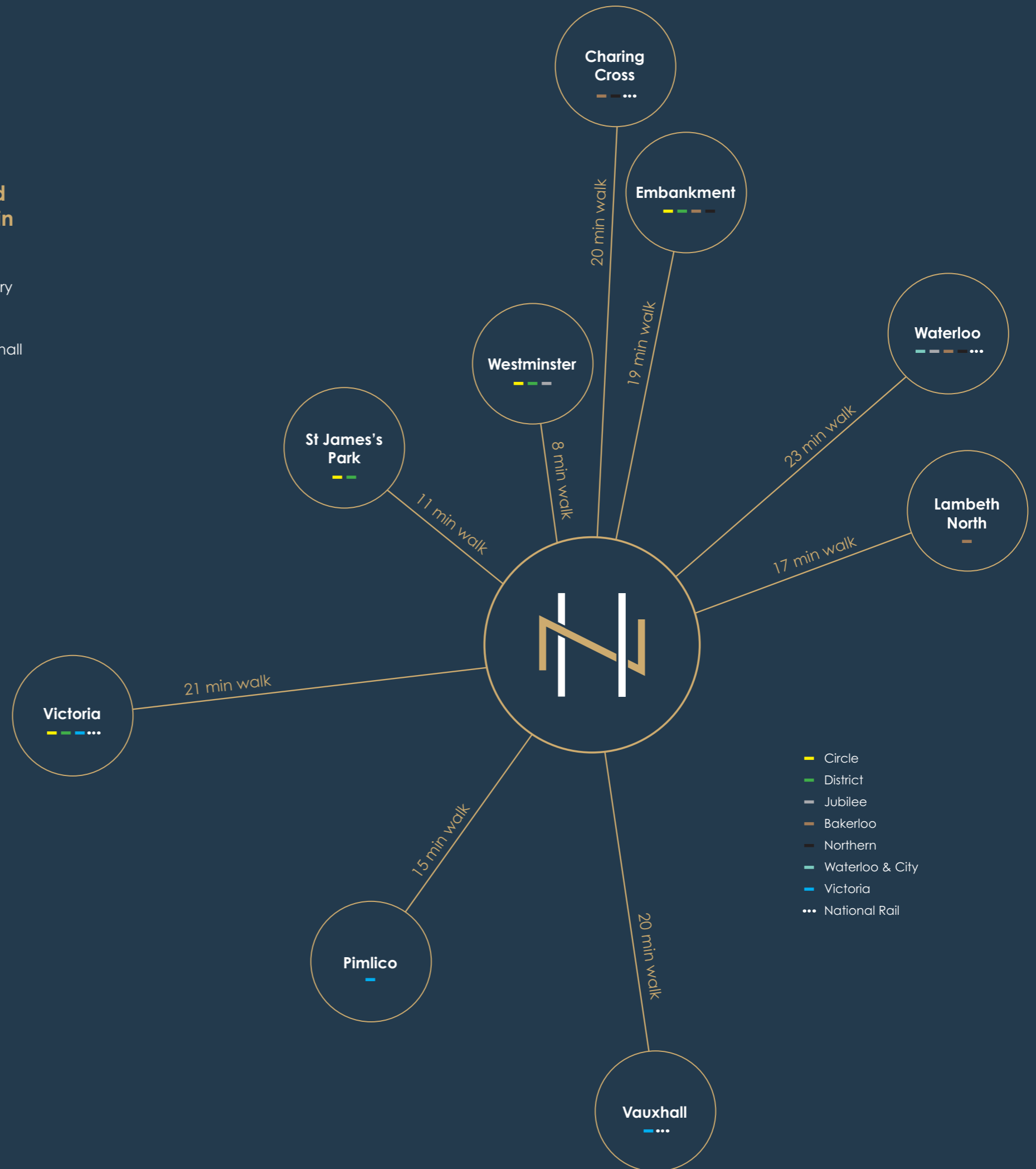
min walk to St James's Park

17

min walk to the London Eye

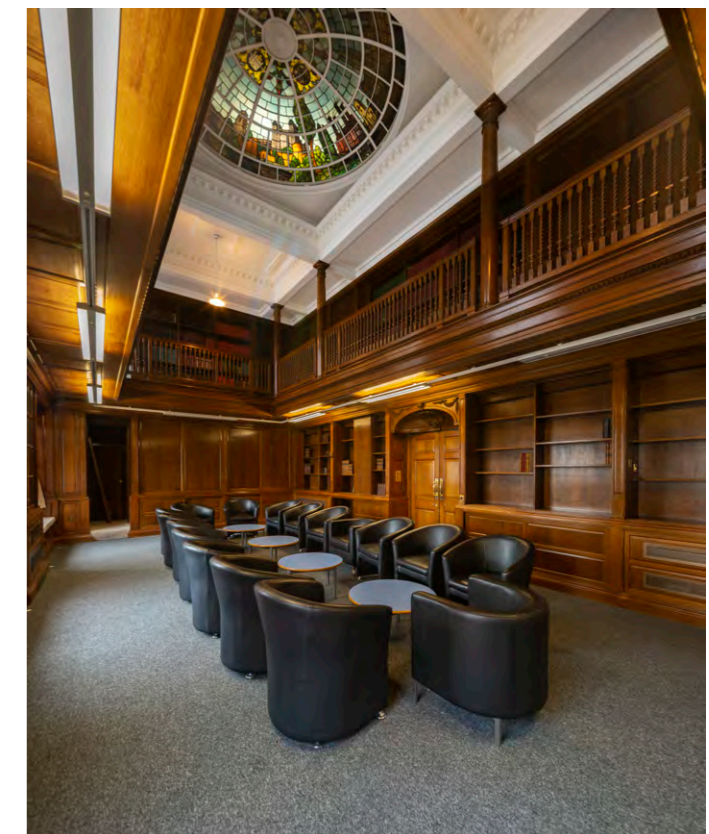
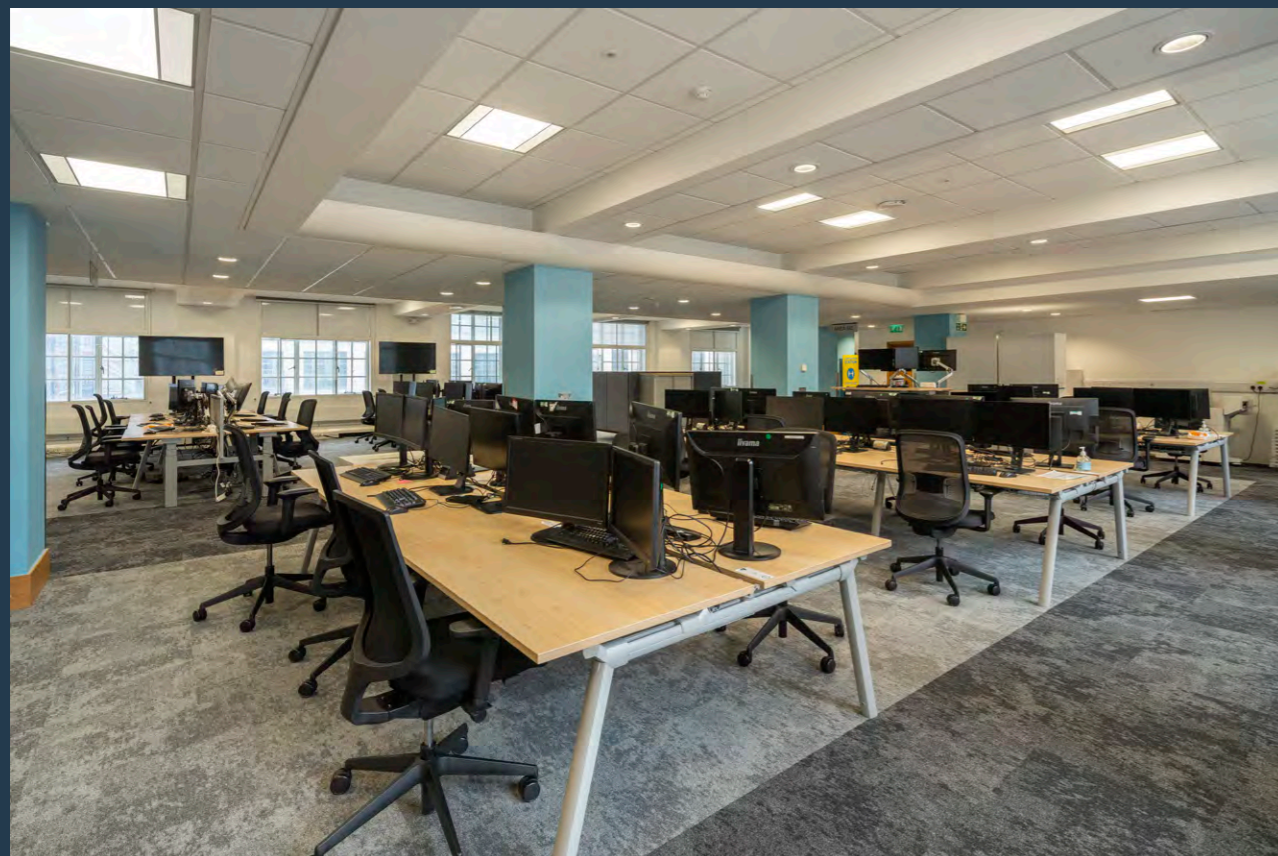
23

min walk to Green Park



THE EXISTING PROPERTY

- Constructed in the late 1920s to be part of the headquarters of Imperial Chemical Industries (ICI).
- Grade II listed and within the Smith Square Conservation Area.
- The building is arranged around two atria – the eastern is enclosed and the western is open.
- The building is characterised by formal panelled rooms behind the imposing stone façade on Millbank with regular office accommodation making up the remainder of the building.
- The current main entrance is from Smith Square with various secondary points of access, including a Minister's entrance on Millbank.
- The adjoining southern section of what was the larger headquarters building has been portioned off and redeveloped as luxury residential apartments by St Edward/Berkeley Group.
- The building is arranged over basement, ground, mezzanine and eight upper floors, the basement providing valuable car parking accessed off Dean Bradley Street.





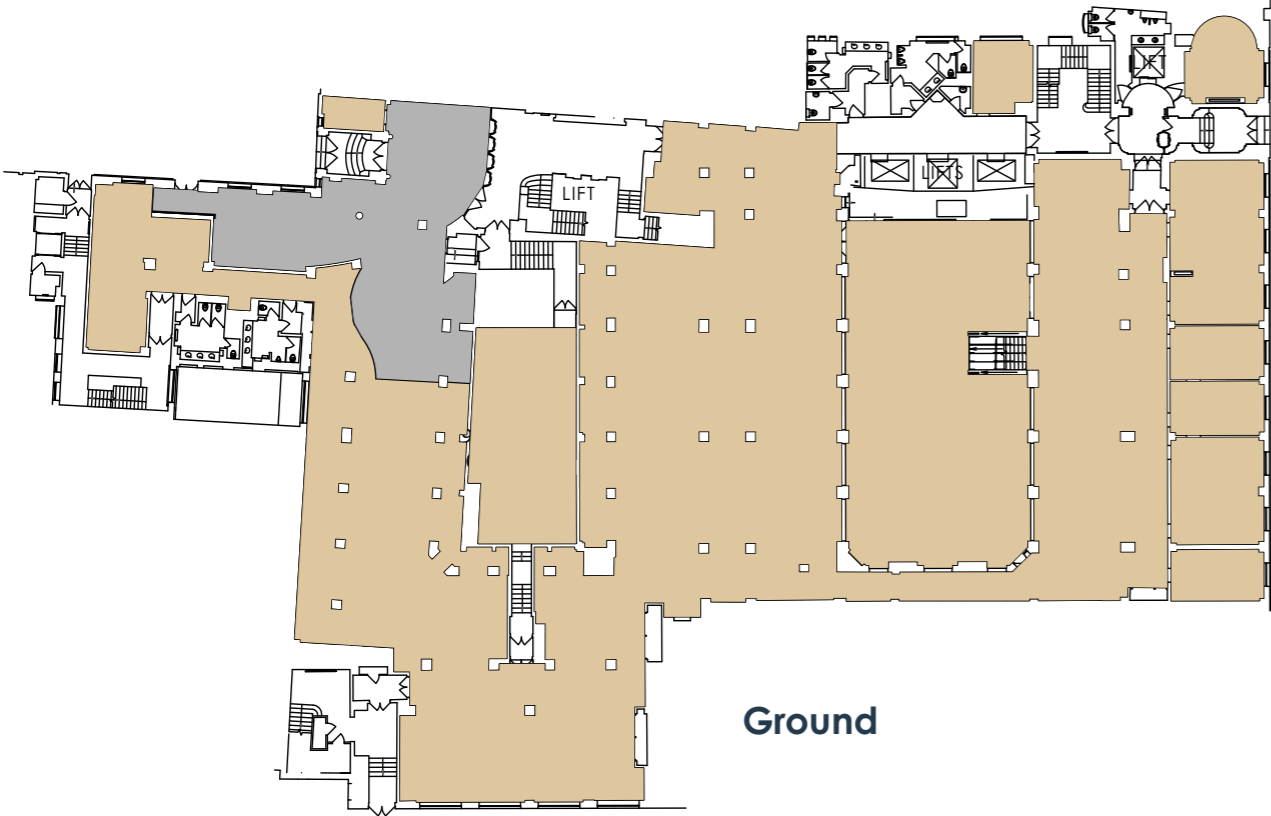
ACCOMMODATION

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice. The existing floor areas are detailed below. In addition, there are approximately 15 car parking spaces at basement level.

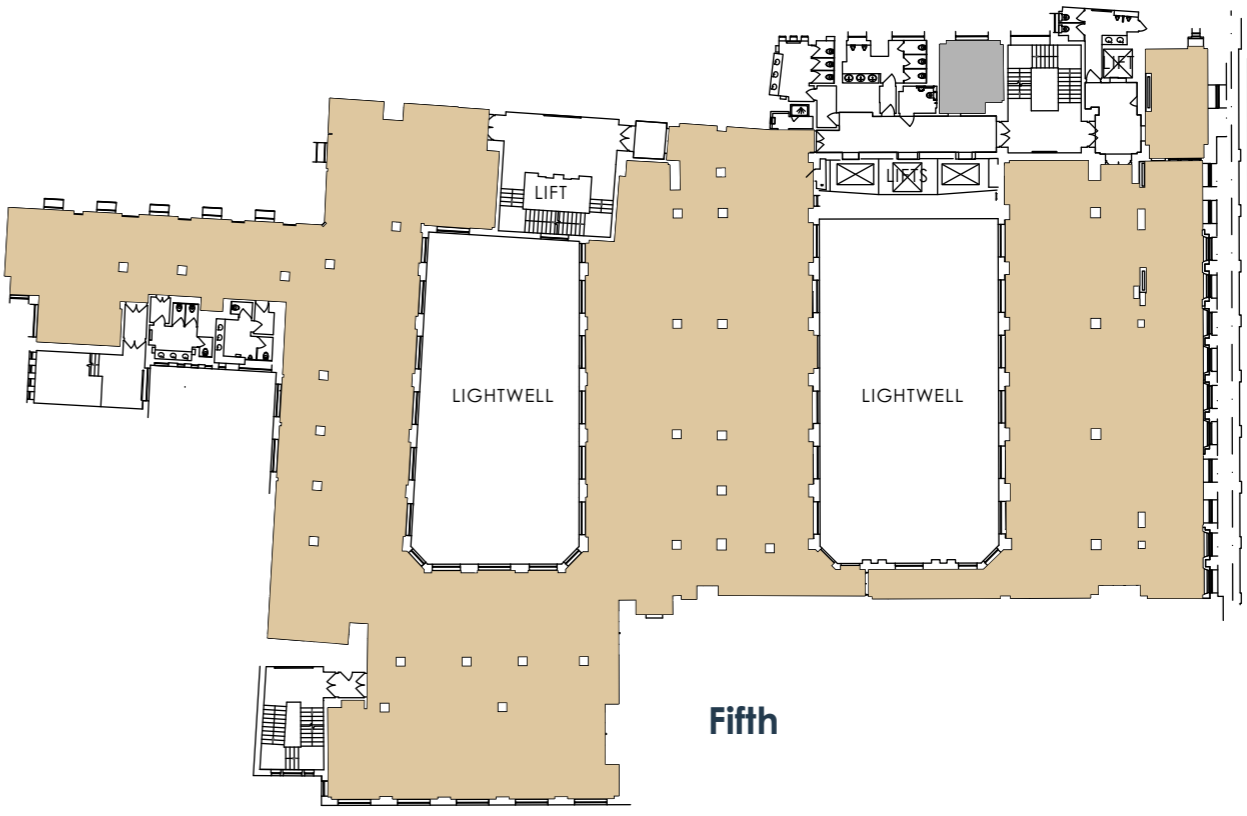
Floor	Use	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)
Ninth	Plant	0.0	0	67.9	731
Eighth	Office	772.1	8,311	1,122.7	12,085
Seventh	Office	738.3	7,948	1,150.9	12,388
Sixth	Office	1,092.7	11,760	1,549.5	16,679
Fifth	Office	1,552.5	16,710	2,027.3	21,822
Fourth	Office	1,597.3	17,194	2,112.4	22,738
Third	Office	1,656.9	17,834	2,132.6	22,955
Second	Office	1,658.9	17,857	2,142.1	23,057
First	Office	1,641.8	17,672	2,154.7	23,193
Ground	Office/reception	1,964.9	21,146	2,699.9	29,061
Basement mezzanine	Office	122.4	1,318	357.0	3,843
Basement	Storage/ancillary	526.0	5,662	2,544.3	27,387
Total		13,323.8	143,412	20,061.3	215,939



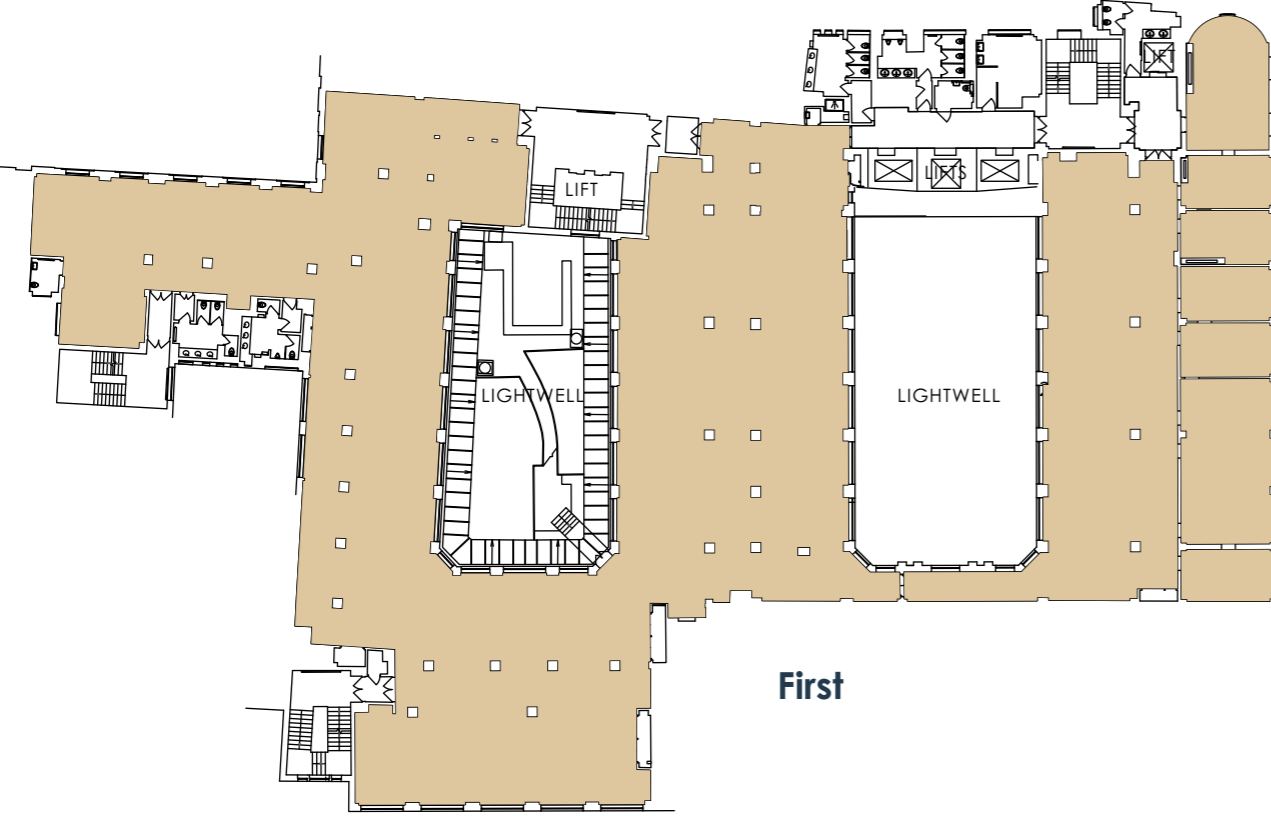
FLOOR PLANS



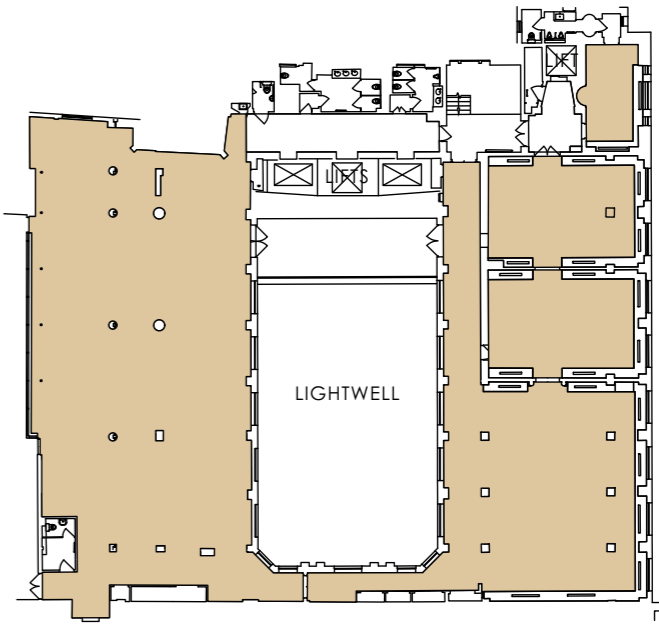
Ground



Fifth



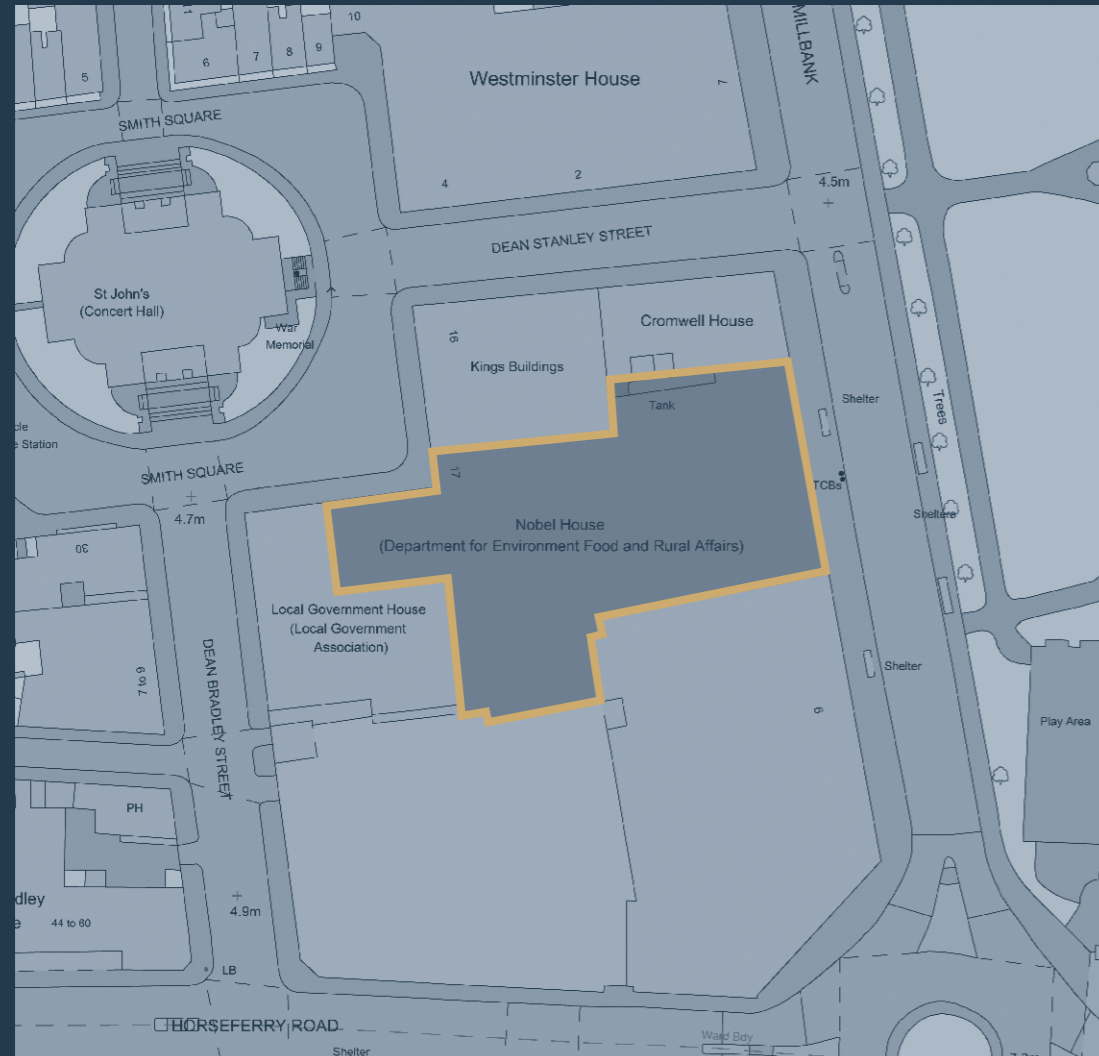
First



Eighth

TENURE

The property is held freehold under title number NGL844480.



TENANCY

Nobel House has been occupied by the UK government since 1987 and is entirely let to the Secretary of State for Environment, Food and Rural Affairs (DEFRA) until 24th June 2024 at a passing rent of £5,026,344 per annum (lessee's Land Registry title number is NGL957628) reflecting a rent of only £35.05 per sq ft (NIA) overall.

THE OPPORTUNITY

Nobel House offers a significant opportunity to enhance the existing accommodation on the site by way of refurbishment and/or redevelopment with the further potential to change the uses on site, subject to planning.

Trehearne Architects have undertaken a feasibility study to understand various options for reconfiguring and extending the existing accommodation whilst having consideration for the building's Listing.

Alternative or supplementary uses to the existing office accommodation considered are residential and hotel use (other uses may also be possible).

The feasibility study is available in the sale data site (see Further Information).

Planning Position

- Current planning use is offices (Use Class E)
- Grade II listed (list entry number: 1222795)
- Within the City of Westminster (Westminster City Council)
- Located in the Smith Square Conservation Area
- Within a Core Central Activities Zone – not considered to be a commercial location
- Informal consultation with Westminster City Council indicates that a full or partial change of use from offices may be acceptable on the site (subject to planning approval).
- The adjoining building originally formed Imperial Chemicals House together with Nobel House (now partitioned but covered by the same listing). It has recently been converted and extended to provide luxury residential apartments demonstrating a past acceptance of this change of use by Westminster City Council.



View from the building