Dear Sir/Madam,

OLD WAR OFFICE BUILDING, 57 WHITEHALL, LONDON SW1A 2EU
ON THE INSTRUCTIONS OF THE SECRETARY OF STATE FOR DEFENCE

On the instructions of the Secretary of State for Defence, GVA are delighted to present the Old War Office Building, 57 Whitehall, London, which is being marketed for sale with the benefit of a long leasehold interest.

The property is situated in a prestigious location in London’s West End and is one of the City of Westminster’s most prominent buildings. Just along from Westminster Abbey, the Houses of Parliament and Trafalgar Square, it enjoys a magnificent position overlooking Horse Guards, benefits from extensive frontage on to Whitehall and is within a short walk of London’s theatreland.

The key features of this exceptional property are summarised as follows:

- It is arranged over basement, lower ground, ground and four upper floors, plus roof areas, equating to circa 54,000 sq.m (580,000 sq ft) (gross internal area). The accommodation is arranged as offices as well as ancillary and storage space.

- A new long leasehold interest of 250 years is offered. Ground rent to be £100 per annum, doubling every 25 years for the whole term of the lease.

- It is Grade II* listed and provides a fantastic opportunity for a range of alternative uses, including residential, hotel or offices. Fully understanding the heritage significance of the building, both architectural and historically, will be vital to any proposal to pursue alternative use. Any proposal for the property will need to be presented as being ‘heritage-led’ and will need to be carefully designed so as not to harm the special architectural and historic interest of the building. All of the alternative uses would be subject to the necessary consents.

- The footprint of the property extends to approximately 1.025 hectares (2.53 acres).

FURTHER INFORMATION:
A dedicated project website is available, which contains detailed information on the opportunity at [www.theoldwaroffice.co.uk](http://www.theoldwaroffice.co.uk). The information will be accessible once an ‘Expression of Interest’ has been fully completed.

18th September 2014

Without prejudice and subject to contract

Tom Marshall
Direct Dial: 020 7911 2336
tom.marshall@gva.co.uk
This includes the following information:

- Title Summary Report
- Land Registry Title, Title information and Plan
- Standard searches
- Heads of Terms for new long leasehold
- LEB sub-station lease
- Wayleave Plans
- GVA Planning Statement
- GVA Summary of Planning Statement
- Conservation Plan
- Alan Baxter Statement of Significance
- Alan Baxter non-technical Heritage Summary
- English Heritage correspondence
- EPR Architectural Study
- Michael Gallie Measured Drawings and Measurement Report
- Technical Due Diligence Building Survey Report including:
  - Mechanical, Electrical, Lift and Public Health Report (including infrastructure capacity analysis)
  - Phase 1 Environmental Assessment
  - Photographs
  - Schedule of remedial repairs with budget costs
- MoLA (Archaeology Report)
- Stone façade Report
- Structural Engineers Report
- Asbestos Management Plan and Asbestos Registers
- GVA Bid Guidance letter dated 20th September 2014
- GVA Bid Proforma (must be completed and accompany any bid submission)

**METHOD OF SALE:**
The property is being marketed for sale on a private treaty basis following open competition. Preliminary bids are sought after for the long leasehold interest, subject to contract. A closing date for the submission of bids has been set for **Thursday 6th November 2014 at 12pm**. The intention is for the seller to shortlist bidders, based on these preliminary bids, to take forward to an informal tender. A preferred bidder will then be selected. Full details of the tender process and guidelines on what information will be required as part of any submission will be available on the project website.

**VIEWINGS:**
Viewings are by appointment only through GVA.

*Please note the following procedures very carefully* - the building is still occupied and there are very strict security arrangements in place. Only limited viewings will be offered within the following guidelines:

- Having completed the ‘Expression of Interest’, each interested party will be allowed a viewing with a maximum of up to 4 people attending a viewing, subject to availability. *Early booking is highly recommended and advisable to avoid disappointment.*

- Please allow a minimum of 72 hours’ notice (weekdays) for arranging an appointment with one of the team below.
At the time of arranging the appointment, each person viewing must confirm their Nationality (or in the case of dual, both Nationalities) and full identity at the time of arranging the appointment. Once the identities are submitted, late substitutions will not be permitted access.

Each viewer must present their passport in accordance with the information provided on arrival at the building or access to the building will be denied. No other form of identification will be acceptable.

On arrival at the building:

- Each person viewing will be required to show their passport.
- Mobile devices of any nature are not permitted whilst viewing the building. They can be left securely at reception.
- No cameras, Dictaphones, computers, tablets or any other such devices are allowed within the building. They will be retained for security clearance if found on anyone.
- Please note that each viewing will take altogether approximately 45 mins, but will be no longer than 1 hr. Late arrivals will not be able to join their party once the viewing has commenced.
- The building is very large and requires the use of staircases as well as lifts. Please advise in advance of any mobility issues and we will cater accordingly.

To arrange a viewing, the team are as follows:

Joe Wherity  
+44 (0)20 7911 2445  
Joe.wherity@gva.co.uk

James Warner  
+44 (0)20 7911 2466  
James.wamer@gva.co.uk

James Williamson  
+44 (0)20 7911 2109  
James.williamson@gva.co.uk

Justin James  
+44 (0)20 7911 2678  
Justin.james@gva.co.uk

Tom Marshall  
+44 (0)20 7911 2336  
Tom.marshall@gva.co.uk

Barney Hillsdon  
+44 (0)20 7911 2745  
Barney.hillsdon@gva.co.uk

We look forward to hearing from you and hope that this unique opportunity will be of serious interest.

Yours sincerely

Tom Marshall  
Senior Director  
For and on behalf of GVA