



29

WILTON ROAD, SW1

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# MODERN FITTED OUT OFFICES TO LET JUST MOMENTS AWAY FROM VICTORIA STATION

[129wiltonroad.co.uk](http://129wiltonroad.co.uk)



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3 FLOORS OF  
GRADE A OFFICE  
SPACE FROM  
5,374 SQ FT TO  
19,857 SQ FT

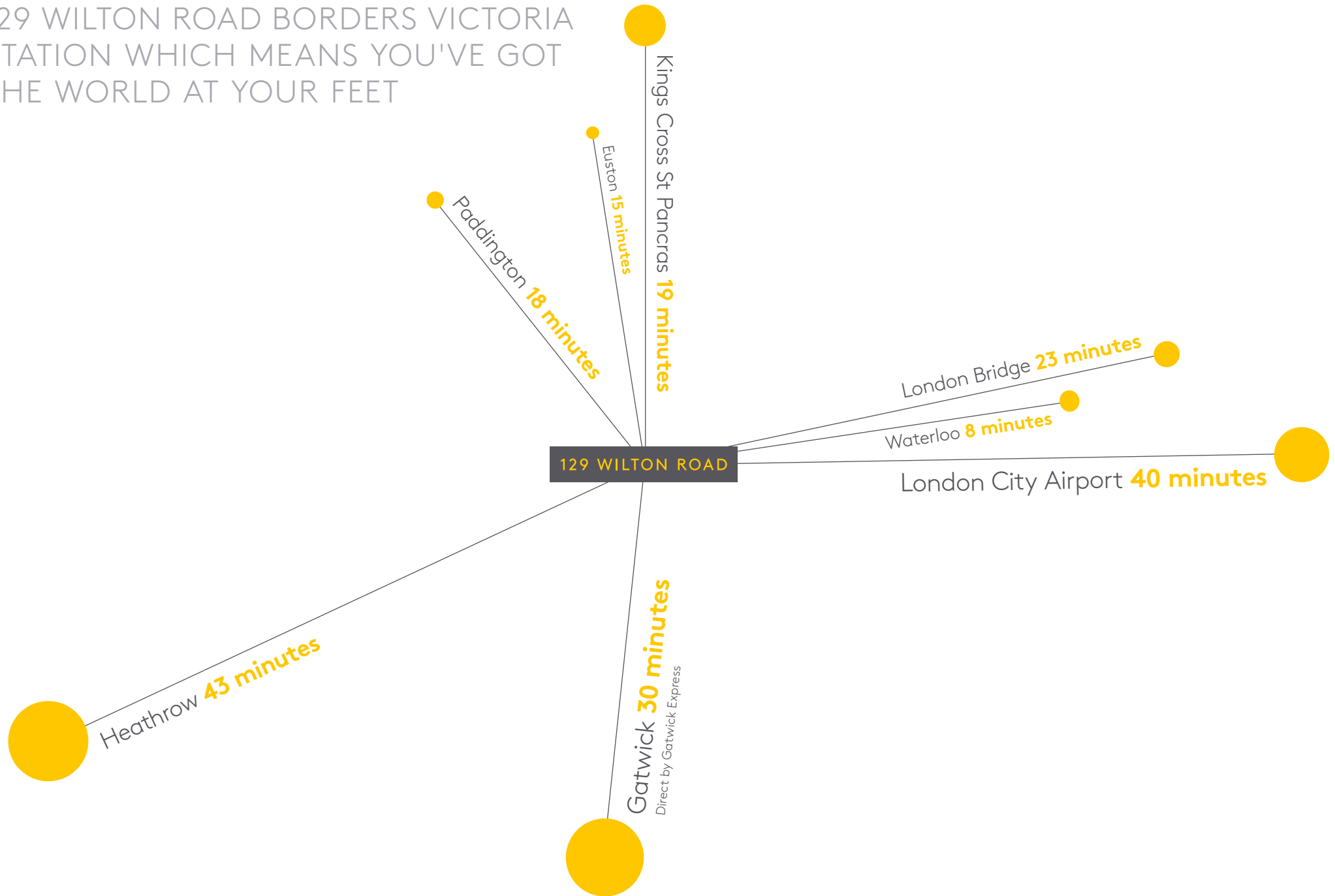
129 Wilton Road, London, SW1V 1JZ is  
a high quality office building located  
on the west side of Wilton Road.

Victoria Station is adjacent providing  
access to Mainline rail services, Gatwick  
Express and the Victoria, District and  
Circle Lines.



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FULLY CONNECTED FOR BUSINESS  
129 WILTON ROAD BORDERS VICTORIA  
STATION WHICH MEANS YOU'VE GOT  
THE WORLD AT YOUR FEET



# SUMMARY SPECIFICATION

CONTEMPORARY  
GRADE A OFFICE  
SPACE WITH FULL  
HEIGHT GLAZING  
FILLING THE FLOORS  
WITH NATURAL  
LIGHT

- + Grade A specification
- + Impressive reception area
- + Three 13 person passenger lifts
- + Four pipe fan coil air conditioning
- + Metal tiled suspended ceilings
- + Fully accessible raised floors
- + Two terraces on each of 7<sup>th</sup> and 8<sup>th</sup> floors
- + Full height glazing
- + 2.8m floor to ceiling height
- + High quality fit out
- + Shower on each floor
- + 24 hours access and security
- + Cycle spaces



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## SCHEDULE OF AREAS

### FLEXIBLE LEASING – OPPORTUNITY TO LET ONE FLOOR OR MULTIPLE FLOORS

<b>Eighth Floor</b>	5,374 sq ft
<b>Seventh Floor</b>	6,395 sq ft
<b>Sixth Floor</b>	8,088 sq f
<b>Fifth Floor</b>	Let
<b>Fourth Floor</b>	Let
<b>Total</b>	<b>19,857 sq ft</b> Net Internal

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## TERMS

### Lease

To August 2018

### Rent

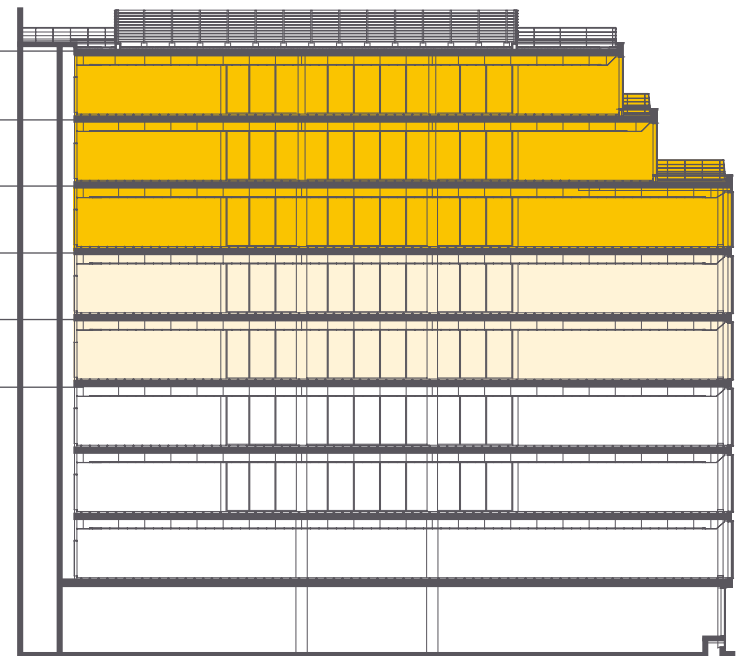
Guide £52.50 per sq ft

### Rates

Circa £25.00 per sq ft (2016/2017)

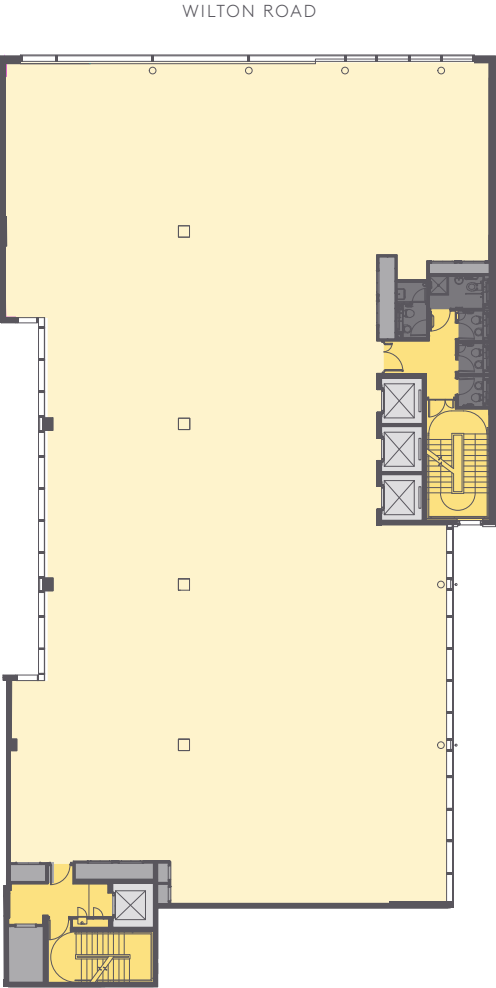
### Service Charge

Circa £10.50 per sq ft



# FLOOR PLANS

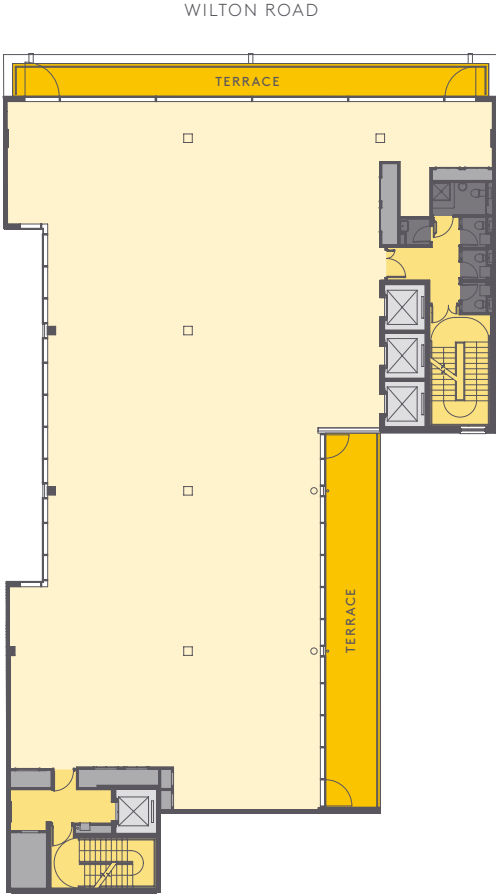
6<sup>th</sup> Floor  
8,088 sq ft  
N



- Key
- Office
  - Common
  - Lifts
  - Toilets
  - Risers

Not to scale. For indicative purposes only.

8<sup>th</sup> Floor  
5,374 sq ft  
N



- Key
- Office
  - Common
  - Lifts
  - Toilets
  - Risers
  - Terrace



## LOCAL AREA

### Restaurants

1. Santini
2. Boisdale of Belgravia
3. M Victoria
4. Ibérica Victoria
5. Browns

### Hotels

6. The Goring Hotel
7. Grange Wellington Hotel
8. Park Plaza Victoria London
9. The Grosvenor Hotel
10. DoubleTree by Hilton Hotel London
11. Grange Rochester Hotel

### Shopping

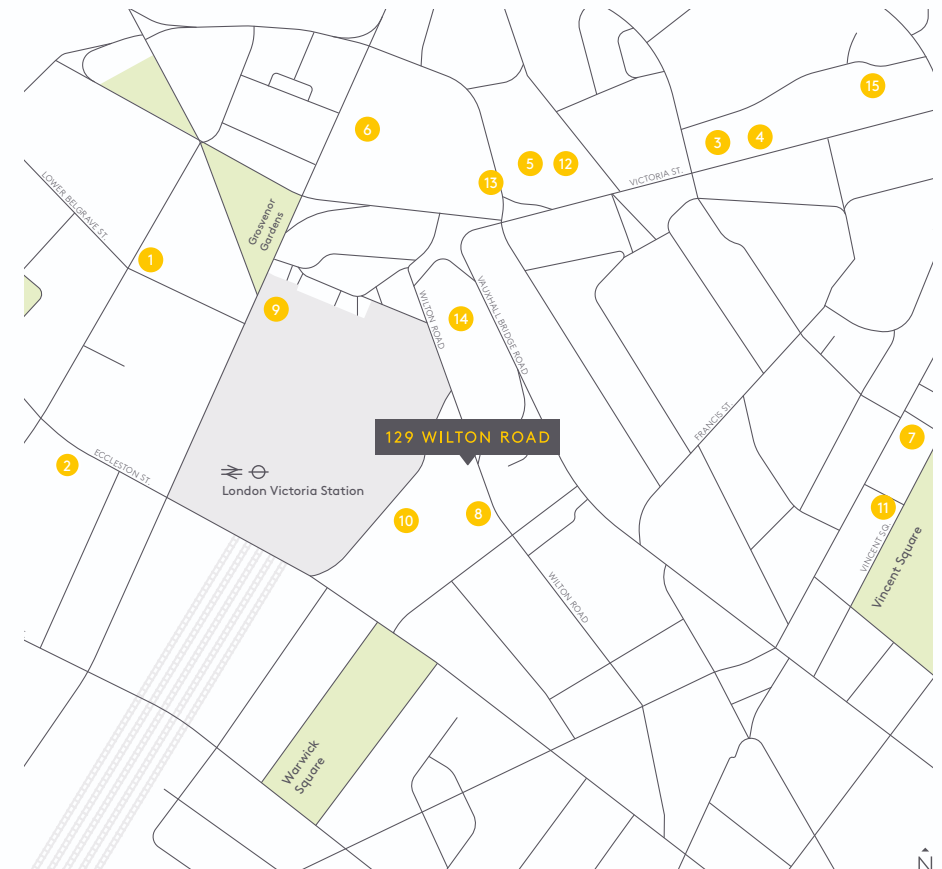
12. Cardinal Place

### Theatre / Cinema

13. Victoria Palace Theatre
14. Apollo Victoria Theatre
15. Curzon Victoria



129 WILTON ROAD HAS A WEALTH OF AMENITIES ON IT'S DOORSTEP FROM FIVE STAR HOTELS AND MICHELIN-STARRED RESTAURANTS TO BOUTIQUE SHOPPING AND AWARD WINNING THEATRES



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# CONTACT

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