

# WELBY HOUSE, 96 WILTON ROAD, LONDON, SW1V 1DW

## AFFORDABLE, LOWER GROUND FLOOR OFFICE TO RENT

JOHN D WOOD

### LOCATION

Welby House is a four-minute walk from Victoria station, which serves the Circle, District, and Victoria lines, as well as Victoria Mainline. Located on Wilton Road, it is also a five-minute walk from Victoria Overground and Underground stations. The area boasts numerous local amenities, including Le Pain Quotidien, Pret, Waitrose, and Sainsbury's. Wilton Road is renowned for its culinary scene, featuring excellent restaurants such as Kazan, Rosa's Thai, and A.Wong. In recent years, major developments at Nova, The Broadway, and Eccleston Yards have significantly revitalised Victoria.

### Local Stations

Victoria: 4 minutes walk (Circle, District, and Victoria lines, as well as Victoria Mainline).

### DESCRIPTION

Welby House is a mid-terrace building with an entrance facing the south side of Wilton Road. The front features large bay windows with lead panels, giving it a distinguished appearance. Its London Stock Brick façade, combined with a mansard and pitched slate tiled roof, makes the building unique compared to its neighboring properties.

Built in the 1990s, Welby House spans the lower ground, ground, and three upper floors. The recently refurbished reception area provides access to bicycle storage, and the lower ground includes changing and shower facilities. The lower ground floor office is easily accessible via the lift or stairs. The unit benefits from AC and a small outside space.

### AMENITIES

- Air Conditioning
- Passenger lift
- Suspended ceilings
- Raised Floors
- Reception/breakout area

### TERMS

The property is available by way of a new lease, or on flexible license.

Floor	Size (sq ft)	Rent (psf)	Rent (pa)
Lower ground	302	£25	£7,550

### VAT

Payable

### LEGAL COSTS

Each party to be responsible for their own costs



### GET IN TOUCH

For further information, or to arrange an inspection of the property, please contact:

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