

Welby House

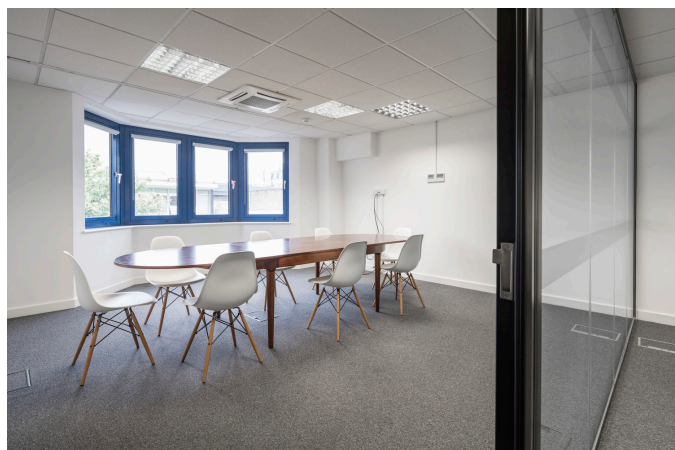
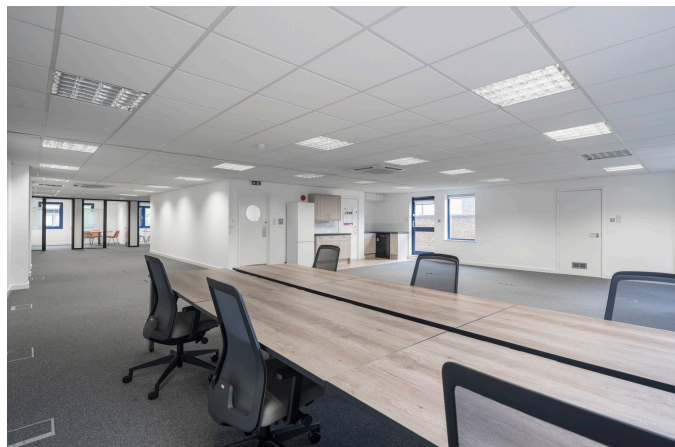
96 Wilton Road, Victoria SW1



SITUATED IN THE HEART OF VICTORIA,

on the southern end of Wilton Road, Welby House is a short walk from Victoria station, (Circle, District & Victoria lines and Victoria Mainline).

2,001 sq ft of economical office space is available on a new lease, direct from the Landlord.



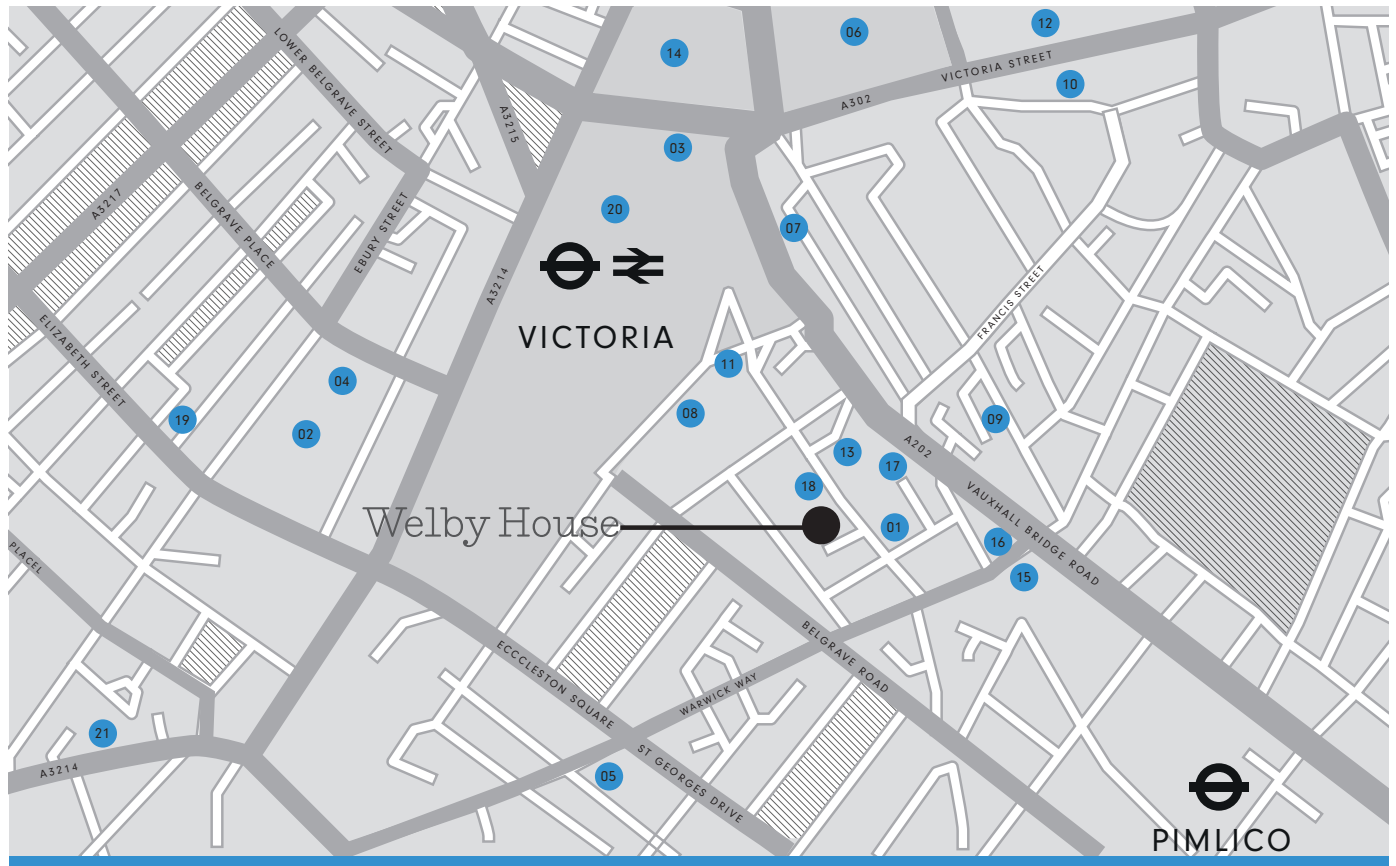
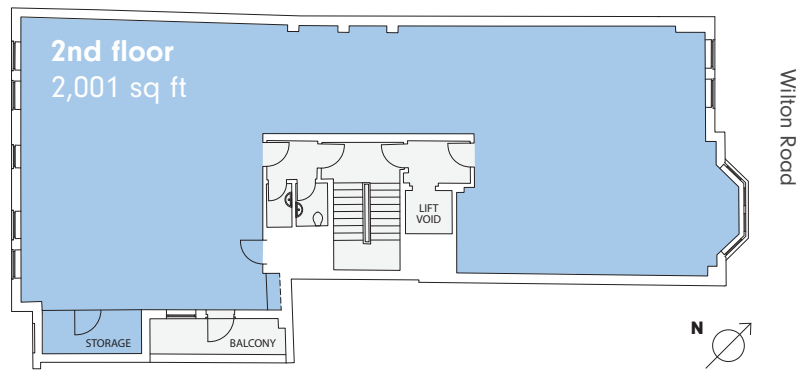
FLOOR	SQ FT*	SQ M*
2nd	2,001	186
Total	2,001	186

*IPMS measurements on request

KEY FEATURES

Amenities include:

- Air conditioning
- Passenger lift
- Suspended ceilings
- Raised floors
- Capped off services
- Reception/breakout area



LOCAL AMENITIES

- | | | | |
|-----------------------------|---------------------------|-------------------------------|----------------------------|
| 01 A Wong | 07 Evans Cycles | 14 Nova | 18 Sainsburys |
| 02 Barry's Bootcamp | 08 Frame Victoria | - Aster | 19 Thomas Cubitt |
| 03 Black Sheep Coffee | 09 Gustoso Ristorante | - Hai Cenato | 20 Victoria Station |
| 04 Boisdale | 10 Gym Box | - Notes | - Boots |
| 05 Cambridge Street Kitchen | 11 Le Pain Quotidien | - Ole & Steen | - Nero |
| 06 Cardinal Place | 12 Little Waitrose | - Rail House Café | - Oliver Bonas |
| - Bills | 13 Marquis of Westminster | - Sticks'n'Sushi | - Superdrug |
| - Coffee Geeks | | - Stoke House | - Timpson |
| - H2 Gym | | | - Wasabi |
| - M&S | | 15 Pret | 21 Wild at Heart |
| - Pure Gym | | 16 Queens Arms | |
| - Wagamama | | 17 Queen Mother Sports Centre | |

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