



96 Wilton Road, London, SW1

Prime Victoria office space, 4 mins from Victoria station. Ground & lower ground floors available, 756 - 1,673 sq ft. Flexible lease terms.

Key Points

- Affordable Rents at £25 psf (Lower Ground floor) and £42.50 (Ground floor)
- Generous 3.0 Metre Ceiling Heights — Above-average ceiling heights that flood the space with light and a premium feel
- Prime Victoria Address — Neighbours include Google, Microsoft, American Express and Burberry
- Flexible Lease Terms — New lease or licence arrangement available, offering genuine flexibility for businesses of all sizes
- Four Minutes from Victoria Station — Circle, District and Victoria lines plus mainline rail, all on your doorstep
- Fully Fitted to a High Specification — Air conditioning, raised floors and suspended ceilings, ready for immediate occupation.
- Refurbished Wellness Facilities — Modern showers, toilets and bike storage for ten, built for the active commuter.
- Exceptional EPC Rating of B — Future-proofed against energy legislation and ideal for occupiers with ESG commitments

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Summary

Available Size	756 to 1,673 sq ft
Rent	£25 - £42.50 per sq ft
Rates Payable	£7,992 - £17,172 pa
Service Charge	£26.04 psf (Ground) - £26.50 psf (Lower Ground)
Total	£51.04 - £69 per sq ft excl rates
EPC Rating	B (29)

Description

Welby House is a distinctive mid-terrace building constructed in the 1990s, with large bay windows framed with lead panels, and a mansard pitched slate-tiled roof that sets it apart from neighbouring properties on Wilton Road.

The available accommodation comprises 917 sq ft on the ground floor and 756 sq ft on the lower ground rear, offering a combined 1,673 sq ft of well-specified office space. Both units benefit from a recently refurbished reception and breakout area, with bicycle storage and modern changing and shower facilities on the lower ground floor. The building is served by a passenger lift for eight people, ensuring easy access throughout.

Offices are finished to a high standard, featuring air conditioning, raised floors, suspended mineral fibre ceilings, and a generous slab-to-slab height of 3.0 metres. WC facilities are available on each floor.

Location

Welby House sits on the south side of Wilton Road in the heart of Victoria, one of Central London's most established business districts. Victoria station is just a four-minute walk away, with access to the Circle, District and Victoria Underground lines, and mainline rail services to Brighton, Dover and Southampton.

The immediate area has undergone significant transformation, with developments at Nova, The Broadway and Eccleston Yards bringing high-quality retail, dining and leisure options to the neighbourhood. Occupiers will find an exceptional range of amenities on their doorstep, including Waitrose, Pret and Le Pain Quotidien, as well as restaurants such as A. Wong, Kazan and Rosa's Thai, alongside gym facilities at Pure Gym and the Queen Mother Sports Centre.

Victoria attracts global occupiers across banking, finance, technology and fashion, with names such as Google, Microsoft, American Express and Burberry all represented in the area, underpinning its credentials as a premier business address at a competitive price point.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground rear	917	85.19	Coming Soon
Lower Ground Front	756	70.23	Coming Soon
Total	1,673	155.42	

Terms

Available on a new lease with an asking rent of £25 psf (lower ground) £42.50 psf (ground) exclusive of VAT, SC, and Rates.



Get in touch



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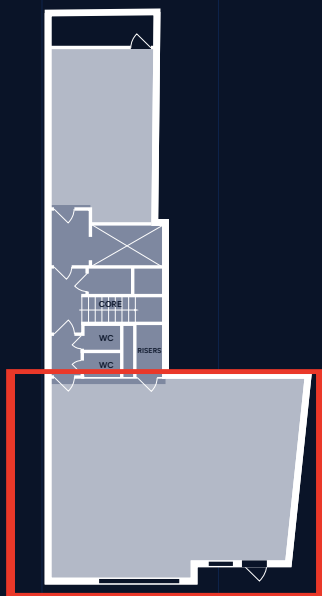
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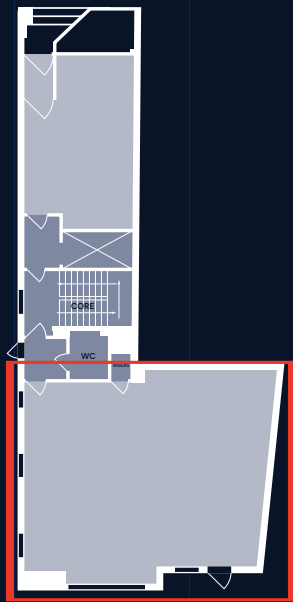
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FLOORPLANS

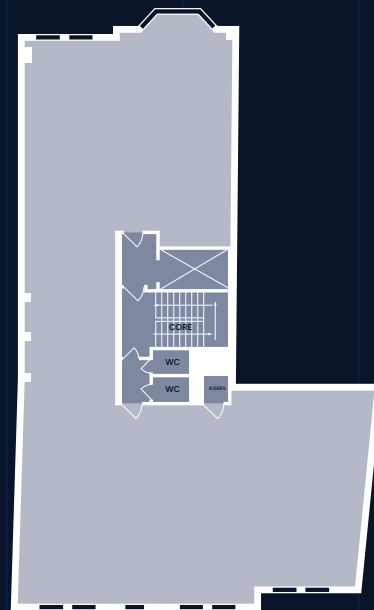
LOWER
GROUND FLOOR



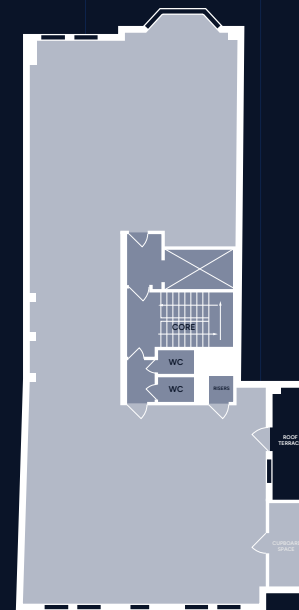
GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR



THIRD
FLOOR



OFFICE SPACE

COMMON AREAS

OUTSIDE SPACE