

## The Peak, 5 Wilton Road, London SW1

A superb quality fitted out Grade A office in a highly prestigious location  
8<sup>th</sup> Floor: 6,105 Sq Ft offices with 388 Sq Ft private terrace



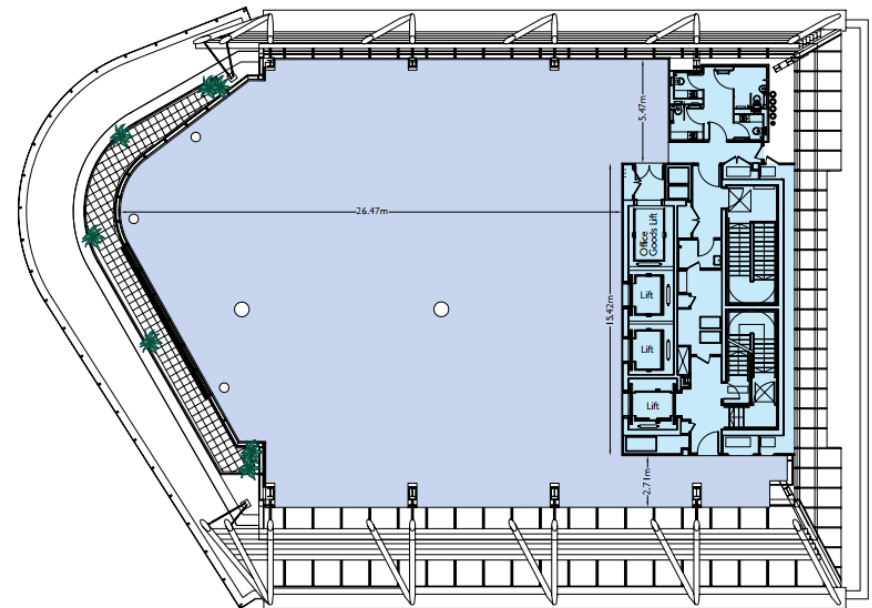
# The Peak, 5 Wilton Road – 8<sup>th</sup> Floor

Completed in 2009, The Peak is one of the great Landmark buildings within Victoria, offering tenants an unrivalled location, twinned with superb quality Grade A office accommodation and an outstanding reception and common parts.

The suite itself offers a highly flexible floor plate of 6,105 Sq Ft that has been fitted out to exacting standards, benefitting from superb views and high levels of natural light, as well as superbly appointed private roof terrace of 388 sq ft.

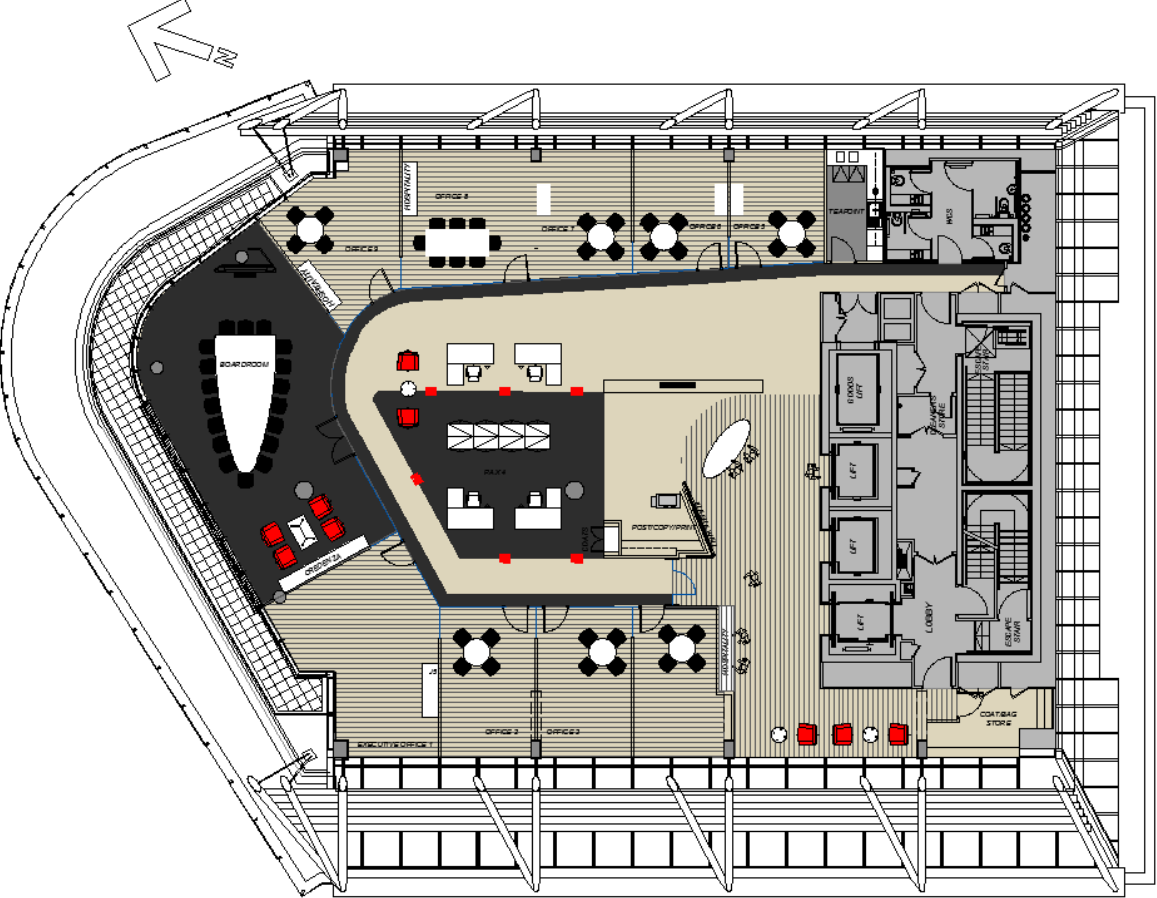
The Summary specification is as follows:

- HIGH QUALITY FIT OUT
- HEAT PUMP FAN COIL AIR-CONDITIONING
- PERFORATED METAL TILED SUSPENDED CEILINGS
- LG3 COMPATIBLE LIGHTING
- 150 MM NOMINAL RAISED FLOOR
- 2.7 M FLOOR TO CEILING HEIGHT
- 1.5 M PLANNING GRID
- FULL HEIGHT GLAZING
- 3 X 17 PERSON PASSENGER LIFTS, 1,275 KG
- 2 X GOODS LIFT 2,000 KG
- WC PROVISION 60/60 MALE/FEMALE AND 1:10 SQ M OCCUPATION
- 24 HOUR MANNED RECEPTION
- FLOOR LOADING 3.5kN/M2 (+1.0kN/M2 PARTITIONS)
- BICYCLE PARKING AND SHOWER FACILITIES AT BASEMENT LEVEL
- BREEAM RATING “VERY GOOD”, EPC RATING “B” (49)
- 24 HOUR ACCESS AND SECURITY
- COMPUTERISED BUILDING MANAGEMENT SYSTEM
- 800 KVA STANDBY GENERATOR



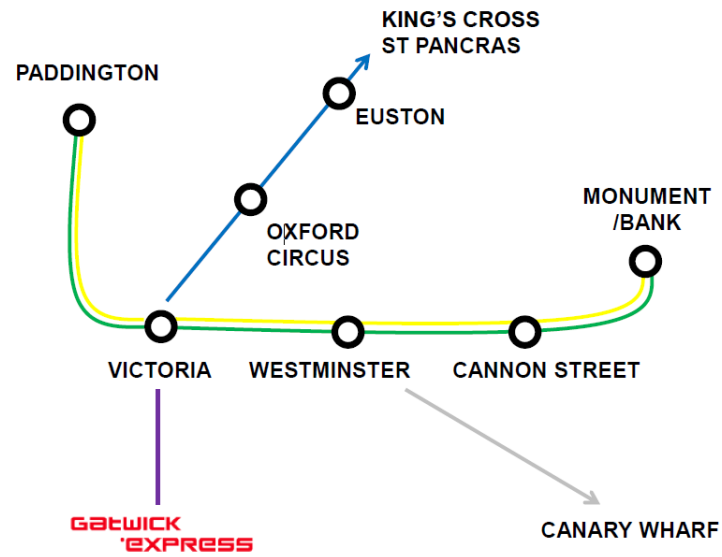
8<sup>th</sup> Floor – Base Plan

# Current Layout

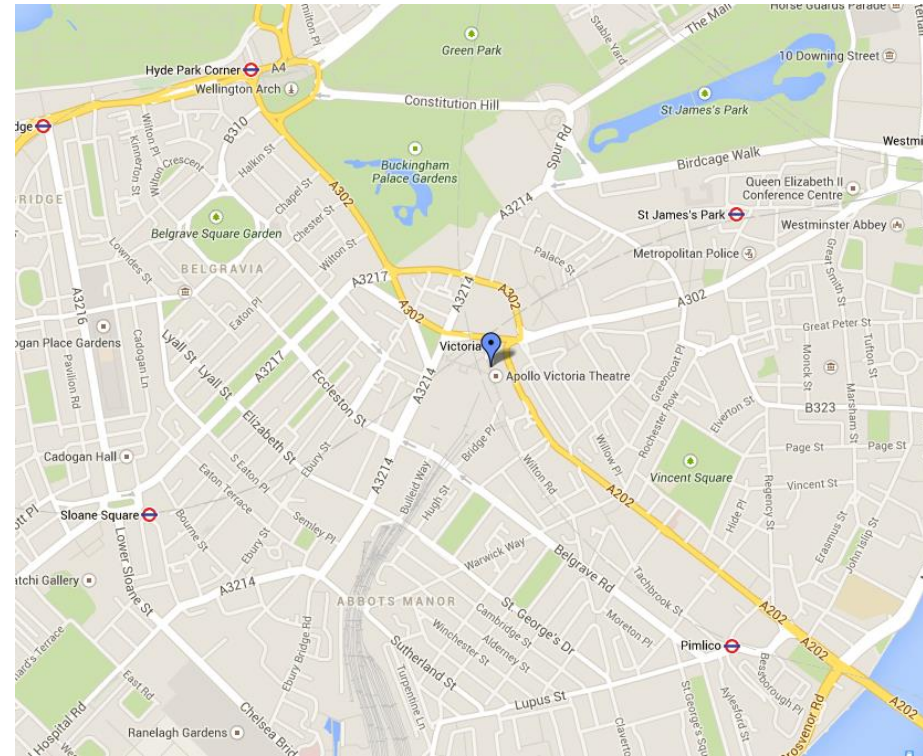


8TH FLOOR

# Excellent **Direct** Connections



Victoria Station – Less than 1 minute walk



Extract From Google Maps

# Victoria – Superb Public Spaces, Shops, Restaurants and Hotels



## Tenure

Our client holds a lease to 24<sup>th</sup> December 2026, at a passing rental of £385,000 per annum (£63.06 psf), subject to review and tenant-only break in December 2021. The lease is inside the 1954 Act.

The premises are available by way of assignment. Alternatively our client may consider granting a sublease for a term to expire December 2021.

Rental level for sublease available upon application.

## Conditions

Subject to Contract

## Through Sole Agents Tuckerman – 020 7222 5511

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