

**The Peak, 5 Wilton Road SW1  
5<sup>th</sup> Floor – 10,818 sq ft**



**GERALDEVE**

**High quality fitted offices available for lease**

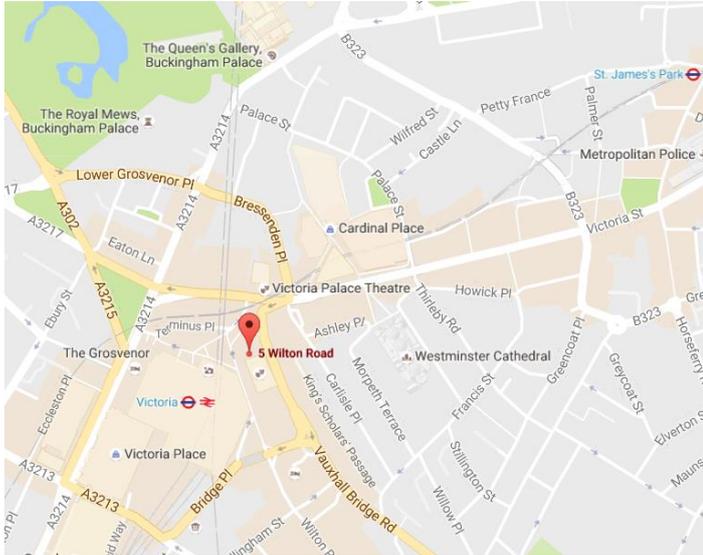


# The Peak, 5 Wilton Road SW1 5<sup>th</sup> Floor – 10,818 sq ft



## GERALDEVE

High quality fitted offices available for lease



### Location

The Peak occupies a highly prominent position opposite Victoria Station at the junction between Victoria Street, Wilton Road and Vauxhall Bridge Road.

The surrounding area is increasingly well served by an array of fine dining restaurants in addition to its extensive shopping and leisure facilities with numerous coffee shops, bars, hotels and theatres.

### Description

The Peak, completed in 2009, is one of the finest landmark buildings within Victoria with its striking architectural design and prominent corner position opposite the station. The building offers an unrivalled location, coupled with high class Grade A office accommodation and an impressive reception and communal facilities.

The available fifth floor offers a highly flexible floorplate that has been fitted to an extremely high standard, benefiting from excellent views and levels of natural light.

- High quality existing fit out
- Heat pump fan coil air-conditioning
- Metal tiled suspended ceilings
- LG7 compatible lighting
- Full access raised floor with 100mm nominal void
- 2.7m finished floor to ceiling height
- 1.5m planning grid
- Full height glazing
- 3 x 17 person passenger lifts
- 2 x goods lifts
- Demised WCs (1:10 sq m occupancy)
- 24 hour manned reception
- 100 secure bicycle spaces

- Showers and locker 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

### Accommodation

5th Floor 10,818 sq ft (1,005 sq m)

### Terms

Our client holds a protected lease for a term expiring March 2022 subject to a rent review in March 2017. The current passing rent equates to £62.00 per sq ft. Consideration will be given to a sub-lease or assignment of the lease.

### Rates Payable

2017/18 £30.00 per sq ft

### Service Charge

c. £10.50 per sq ft

### Viewing

By appointment through, Gerald Eve LLP.

Rhodri Phillips

[rphillips@geraldev.com](mailto:rphillips@geraldev.com)

Tel. (0)20 3486 3451

Richard North

[rnorth@geraldev.com](mailto:rnorth@geraldev.com)

Tel. (0)20 7333 6390

Isabel Napier

[inapier@geraldev.com](mailto:inapier@geraldev.com)

Tel. (0)20 7518 7243



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's liability which cannot be excluded or limited by law. Particulars issued January 2017