



WILTON HOUSE

252B GRAY'S INN ROAD, LONDON WC1

**Brand new offices to let.
Substantially redeveloped and remodelled
to include open terraces overlooking
St Andrews Gardens.**

UP TO 7.965 SQ FT (740 SQ M)



VIDEO TOUR

www.wiltonhouse.london

Wilton House, an iconic office building has undergone substantial redevelopment and remodelling to provide modern contemporary offices..

The offices have been carefully designed to incorporate superb designer finishes. This includes terrace areas on the first to third floor inclusive .

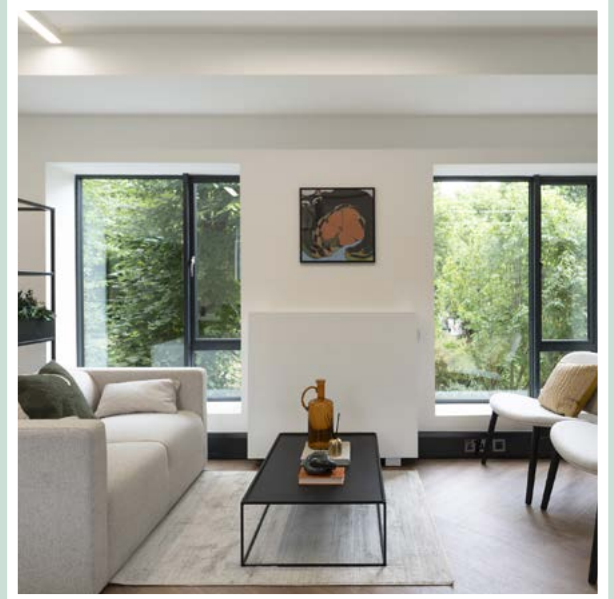
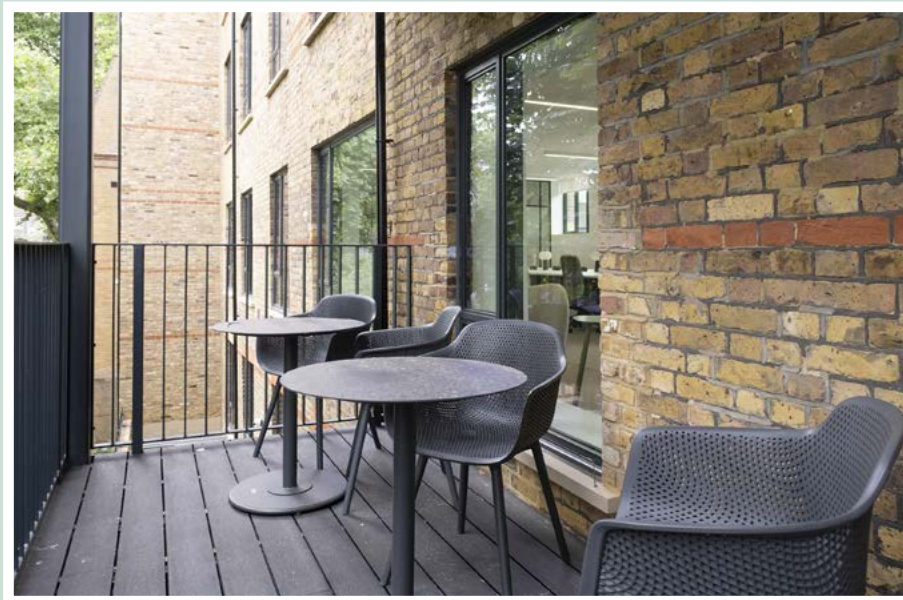
The second floor provides a fully fitted and furnished show suite.



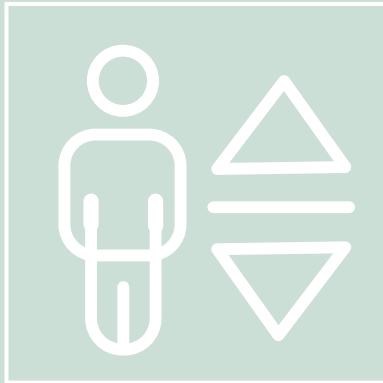




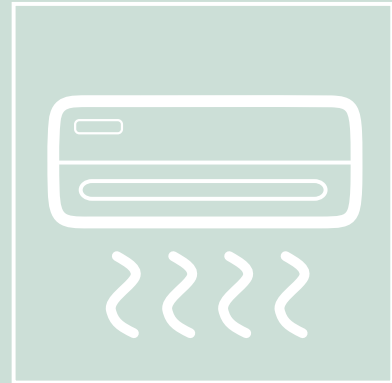




FEATURES



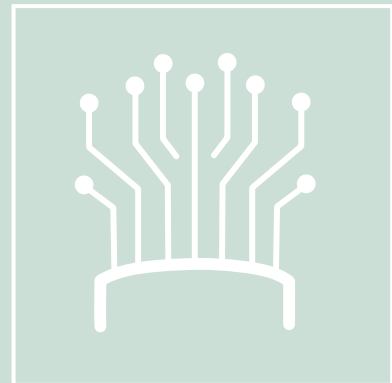
NEW LIFT



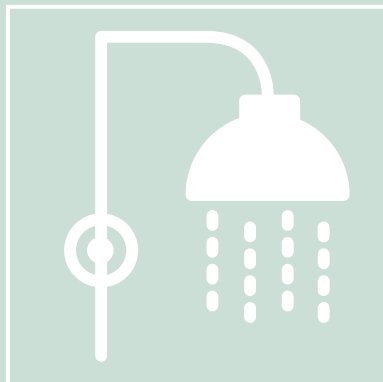
NEW AIR
CONDITIONING



TERRACES OVERLOOKING
ST ANDREWS GARDENS



FIBRE
INSTALLED



SHOWERS

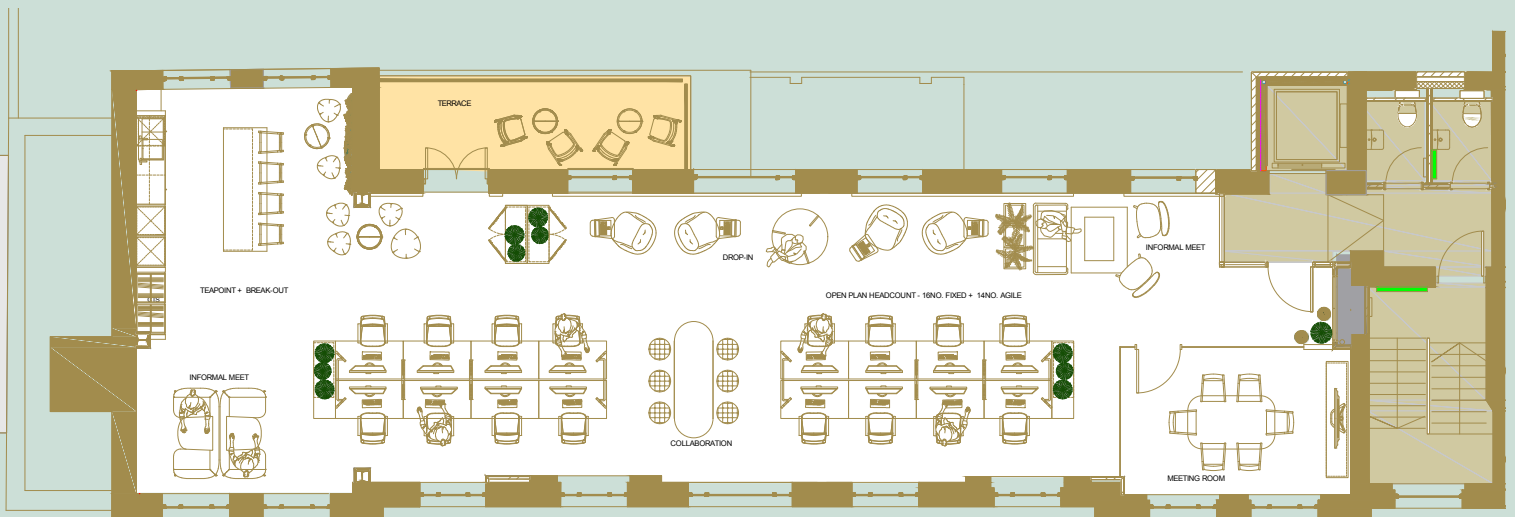


BIKE STORAGE

The building will provide up to approximately 7,965 sq ft (740 sq m) and is available having the approximate following floor areas:

Fourth Floor	1,758 sq ft	(163 sq m)
Third Floor	1,657 sq ft	(154 sq m)
Second Floor	1,669 sq ft	(155 sq m)
First Floor	1,581 sq ft	(147 sq m)
Ground Floor	1,300 sq ft	(121 sq m)
Total	7,965 sq ft	(740 sq m)

SECOND FLOOR FULLY FITTED AND FURNISHED SHOW SUITE



Floor plan for identification only

Wilton House is superbly located, situated on the east side of Gray's Inn Road, a minutes' walk from the new mega UCL Neuroscience Centre and close to the junction with Wren Street. The area is very well served for the transport hub of Kings Cross mainline station, Eurostar and the underground network. The surrounding areas of Clerkenwell, Farringdon and Bloomsbury are adjacent.



TERM

Full rent and lease terms on request.

EPC

1st, 2nd, 3rd and 4th Floors - EPC A

Ground Floor - EPC B

VIEWING

By appointment through landlord's sole retained agents:



RICHARD SPENCER

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OMAR SAAD

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07483 111764



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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. February 2026.