

75 Wells Street

Fitzrovia, London, W1T 3QH

OFFICE TO LET | 1,900 - 6,512 sq ft



Location

Located in a prominent corner position on the south western side of Wells street at its junction with Eastcastle Street, the building benefits from being in the heart of Noho. The area is becoming increasingly popular as an office location with a number of high profile tenants such as Facebook, Estee Lauder, LVMH, all occupying space nearby. It is also well served by numerous renowned galleries and restaurants. Oxford Circus (Central and Victoria Lines) and Tottenham Court Road (Central, Northern Lines) tube stations are within a short walking distance as are the sites for the new Tottenham Court Road Crossrail terminals.

Description

The available floors provide high quality, bright media space. The first floor has recently undergone refurbishment and the part 2nd and 4th are being refurbished to a similar standard.

Floor Areas

| Floor | sq ft | sq m | Status |
|------------------------|--------------|---------------|-------------|
| Part 4th Floor | 2,300 | 236.9 | |
| Part 2nd Floor | 1,900 | 176.5 | |
| Part 1st Floor | 2,312 | 214.8 | Under Offer |
| TOTAL (approx.) | 6,512 | 604.96 | |

*Measurement in terms of NIA

Rebecca Saxon, Agency Surveyor

020 7025 1397

Joint Agent: Frederick Holt 020 7582 9375

Jamie Quinn, Trainee Surveyor

020 7025 8945

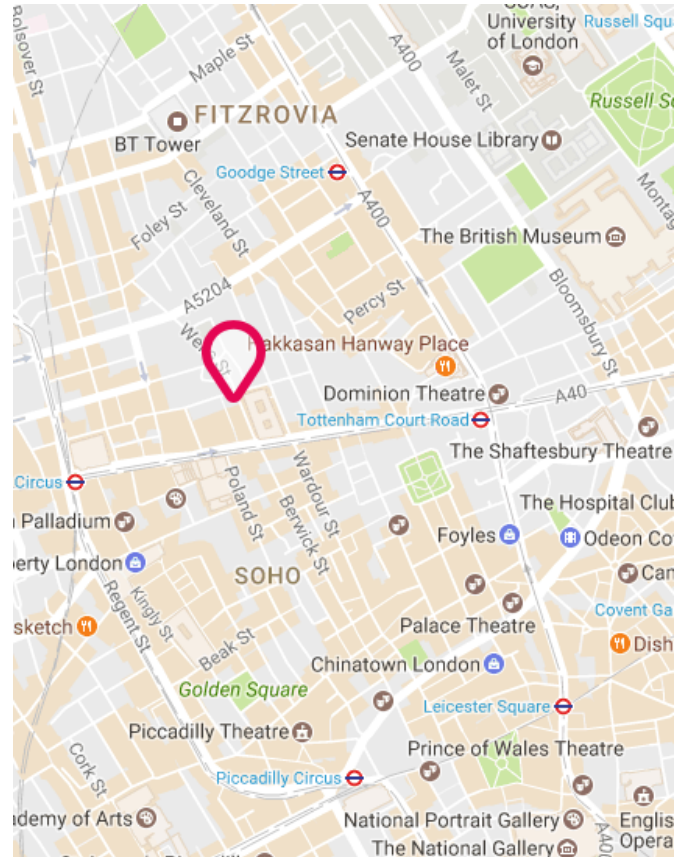
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Subject to Contract April 2017

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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Terms

| | |
|-----------------|--|
| Tenure: | Leasehold |
| Lease: | A new lease available direct from the Landlord for a term to be agreed |
| Rent: | Upon Application |
| Rates: | Estimated at £22.19 pas pa 2017/18 |
| Service Charge: | Approximately £6.20 psf pax |

Amenities

- Air cooling
- Raised floors (part 1st)
- Part 2nd and 4th to be refurbished
- Demised WCs
- Shared roof terrace (7th floor)
- Showers (7th floor)
- Well presented reception

Rebecca Saxon, Agency Surveyor

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