

75 Wells Street
Fitzrovia, London, W1T 3QH

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

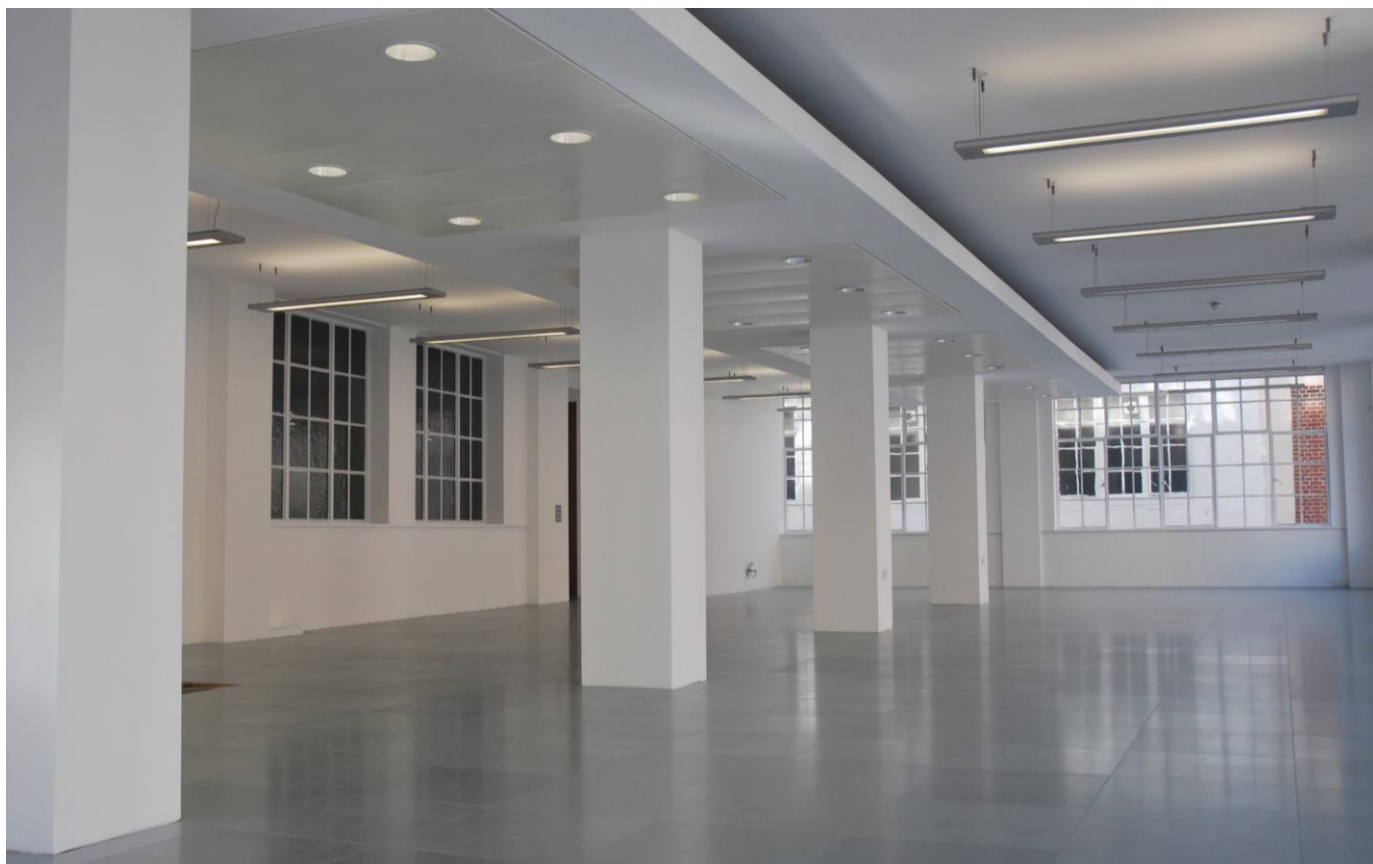


Photo for indicative purposes only – picture shows the 1st floor

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 fourth floor is currently being refurbished.

Floor Areas

Floor	sq ft	sq m	Status
Part 4th Floor	2,300	236.9	
Part 2nd Floor	1,900	176.5	Under Offer
Part 1st Floor	2,312	214.8	Let
TOTAL (approx.)	6,512	604.96	
*Measurement in terms of NIA			

Paul Dart, Partner

📞 020 7025 1392

Joint Agent: Frederick Holt 020 7582 9375

Rebecca Saxon, Agency Surveyor

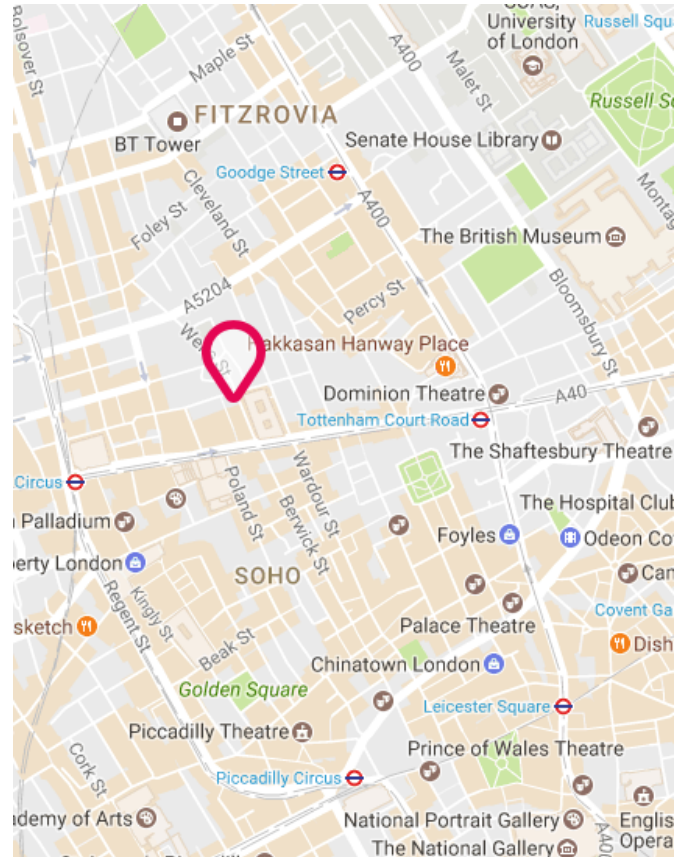
📞 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract September 2017

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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 4th floor under refurbishment
- Demised WCs
- Shared roof terrace (7th floor)
- Showers (7th floor)
- Well presented reception

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