

# 75 Wells Street Fitzrovia, London, W1T 3QH

OFFICE TO LET | 1,625 – 6,140 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 4th and 6th floors North are being refurbished to provide high quality, bright media space. The 2nd floor north is available from February 2018.

## Floor Areas

Floor	sq ft	sq m	Status
6th Floor North	1,625	151	Under Offer
4th Floor North	2,239	208	
2nd Floor North	2,276	211	Available Feb
<b>TOTAL (approx.)</b>	<b>6,140</b>	<b>570</b>	
*Measurement in terms of NIA			

### Paul Dart, Partner

020 7025 1392

Joint Agent: Frederick Holt 020 7582 9375

### Rebecca Saxon, Agency Surveyor

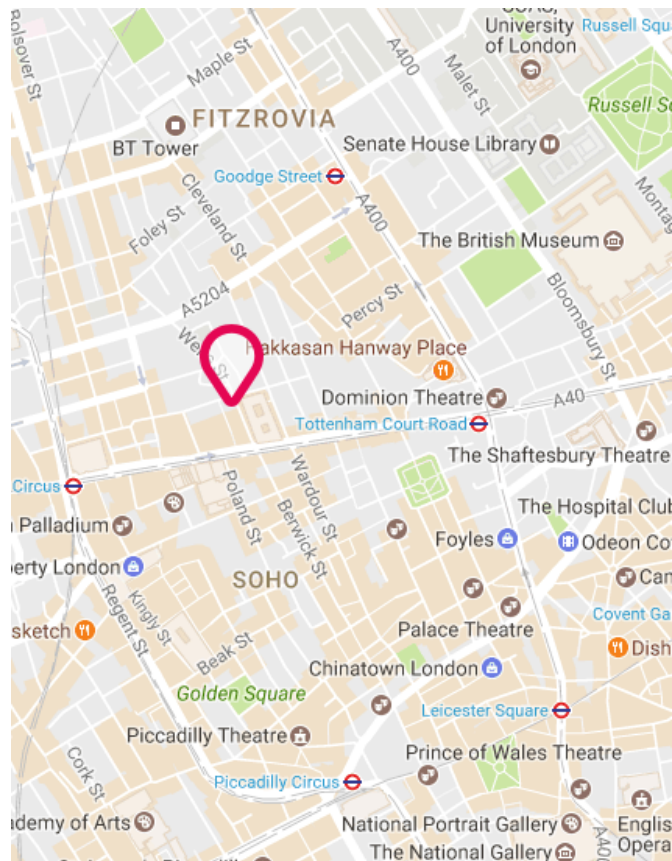
020 7025 1397

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](http://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 February 2018**

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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 £20.85 psf pa 2017/18
Service Charge:	Approximately £6.20 psf pax

## Amenities

- Under refurbishment
- New air conditioning
- New raised floors
- New LED lighting
- Demised WCs
- Shared roof terrace (7th floor)
- Showers (7th floor)
- Well presented reception
- Corner aspect

### Paul Dart, Partner

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### Rebecca Saxon, Agency Survey

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