

**75 Wells Street**  
Noho, London, W1T 3QH



**OFFICE TO LET | 2,239 – 4,515 sq ft**



*Refurbished 4th floor north*

## 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.


## Floor Areas

| Floor                        | sq ft        | sq m       | Status       |
|------------------------------|--------------|------------|--------------|
| 6th Floor North              | 1,625        | 151        | Let          |
| 4th Floor North              | 2,239        | 208        | Refurbished  |
| 2nd Floor North              | 2,276        | 211        | Available Q3 |
| <b>TOTAL (approx.)</b>       | <b>6,140</b> | <b>570</b> |              |
| *Measurement in terms of NIA |              |            |              |

## Description


The available 4th floors North has been refurbished to provide high quality grade A bright media space. The 2nd floor north is available from Q3 2018.

### Paul Dart, Partner

 020 7025 1392

Joint Agent: Frederick Holt 020 7582 9375

### Rebecca Saxon, Associate Partner

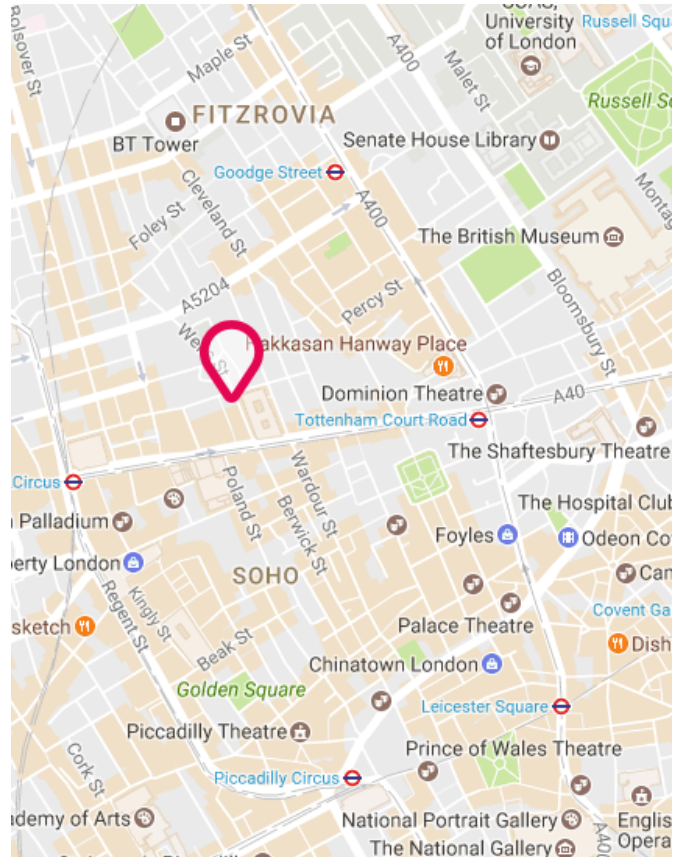
 020 7025 1397

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 May 2018**

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## Terms

|                 |  |
|-----------------|--|
| Tenure:         | Leasehold  |
| Lease:          | A new lease available direct from the Landlord for a term to be agreed |
| Rent:           | £77.50 psf pax   |
| Rates:          | Estimated at £22.35 psf pa 2018/19                                     |
| Service Charge: | Approximately £6.20 psf pax 2017/18                                    |
| EPC:            | TBC  |

## Amenities

- Raised floors
- Demised WCs
- Shared roof terrace (7th floor)
- Showers (7th floor)
- Well presented reception
- Corner aspect
- Refurbished 4th floor
- New LED lighting (4th floor)
- New air conditioning (4th floor)
- New metal tile raised floor (4th floor)

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