

# 75 Wells Street

Noho, London, W1T 3QH



OFFICE TO LET | 1,917 – 10,186 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.

## 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.

## Floor Areas

Floor	sq ft	sq m	Status
5th floor whole	3,754	349	To be refurbished
4th floor south	1,917	178	To be refurbished
4th floor north	2,239	208	Under Offer
2nd floor	2,276	211	Refurbished
<b>TOTAL (approx.)</b>	<b>10,186</b>	<b>946</b>	

\*Measurement in terms of \*NIA

### Paul Dart, Partner

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Joint Agent: Frederick Holt 020 7582 9375

### Rebecca Saxon, Associate Partner

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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.

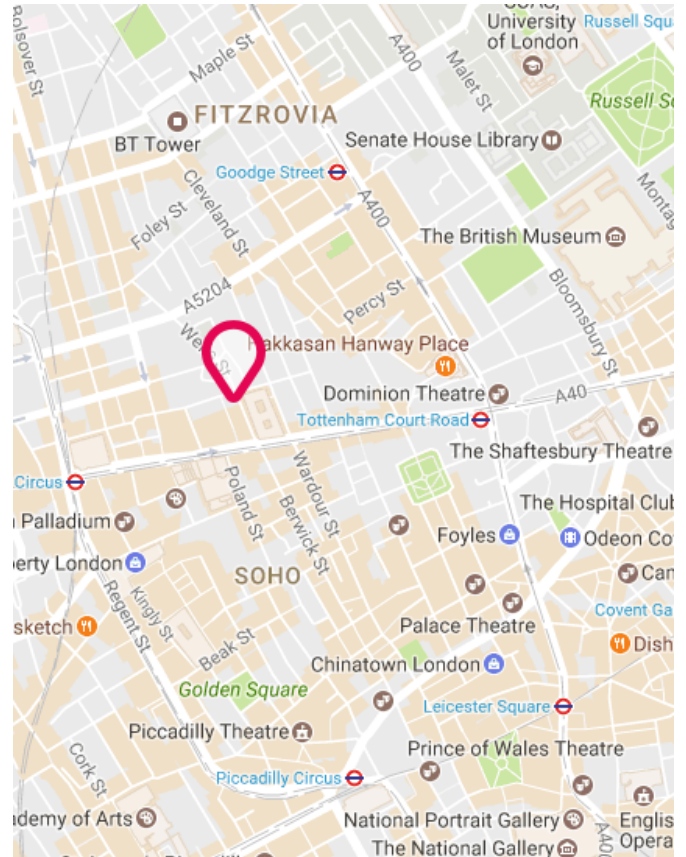
Subject to Contract September 2018

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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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