

OFFICES TO LET- WITH OWN ENTRANCE- 4m HIGH CEILINGS | 16,200 sq ft



Location

The building is situated on the East side of Wells Street, between the junctions Eastcastle Street and Oxford Street. Tottenham Court Road (Northern, Central, Queen Elizabeth lines) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations are all within easy walking distance.

Description

The 5th floor provides predominantly open plan office space with meeting rooms and a kitchenette. The offices are offered fully fitted including furniture. The floor and common parts are currently undergoing refurbishment. The floor benefits from extensive views across London.

The property was a former department store and in majority has 4m to 4.5m floor to ceiling height.

All images are CGI's of planned scheme.

Floor Areas


Floor	sq ft	sq m
5 th floor	16,200	1,505
TOTAL (approx.)	16,200	1,505

*Measurement in terms of NIA


Noho

Noho is an unofficial, but commonly used, term that describes the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street. Centred around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the centre of the British television production industry and also attracts other creative, tech and design conscious occupiers, such as Facebook who have taken 216,000 sq ft at 1 Rathbone Square.

Paul Dart, Partner

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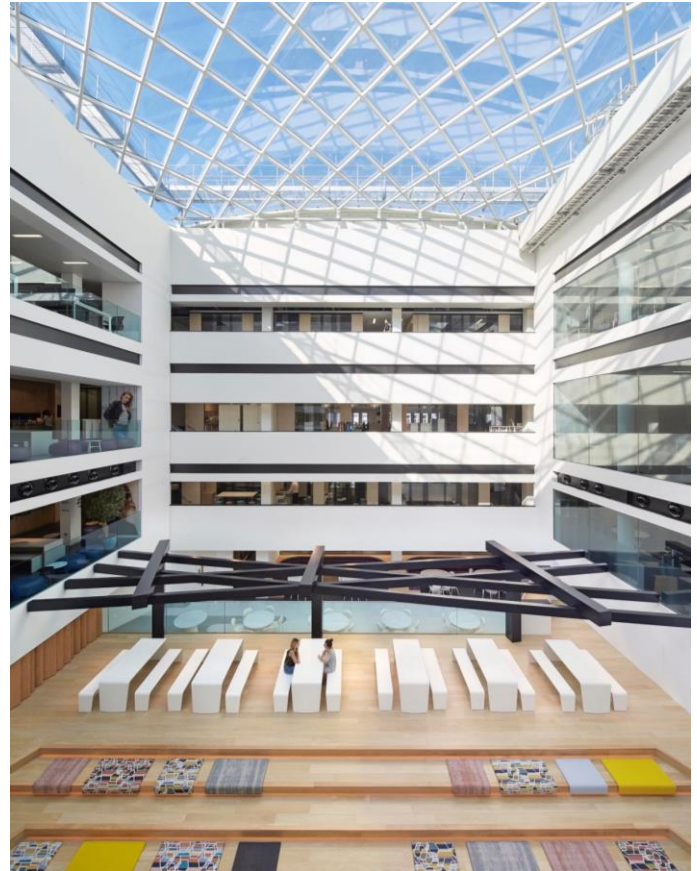
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Subject to Contract November 2021

1 Wells Street
Noho, London, W1T 3PA



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Terms

Tenure:	Leasehold
Lease:	A new lease
Rent:	£89.50psf pax
Rates:	Est £28.50 psf (2020/21)
Service Charge:	Approx £13.50 psf pax
EPC Rating:	TBC

Amenities

- Air conditioning
- Raised floors
- Commissionaire (if required)
- 2 passenger lift
- Bike storage
- Showers
- Kitchen/breakout
- Meeting rooms/offices
- Own entrance
- 4-4.5m floor to ceiling height

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