

# 1 Wells Street

Noho, London, W1T 3LA



FULLY FITTED OFFICES TO LET | 15,328 SQFT / 19,330  
SQFT TOTAL 34,658 SQFT



## Location

The building is situated on the westside of Berners 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.

## Floor Areas

| Floor                      | sq ft  | sq m  |           |
|----------------------------|--------|-------|-----------|
| Part 5 <sup>th</sup> floor | 15,328 | 1,424 | Available |
| Part 4 <sup>th</sup> floor | 19,330 | 1,796 |           |
| TOTAL (approx.)            | 34,658 | 3,220 |           |

\*Measurement in terms of NIA

## Description

The part 5<sup>th</sup> floor provides predominantly open plan office space, collaboration areas, offices, meeting rooms, booths and a kitchen. The offices are ready to immediately occupy and will be offered fully fitted including 180 desks with chairs, meeting room tables and planting.

The part 4<sup>th</sup> floor provides c.210 desks in a mainly open plan format with meeting rooms and collaboration areas.

The property was a former department store and benefits from amazing floor to ceiling heights and can be accessed by either 1 Wells St or 70 Berners St entrances.

### 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 attracts other creative, tech and design conscious occupiers.

Paul Dart, Partner

07502 306 240

Bert Murray, Partner

07775 521 102

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.

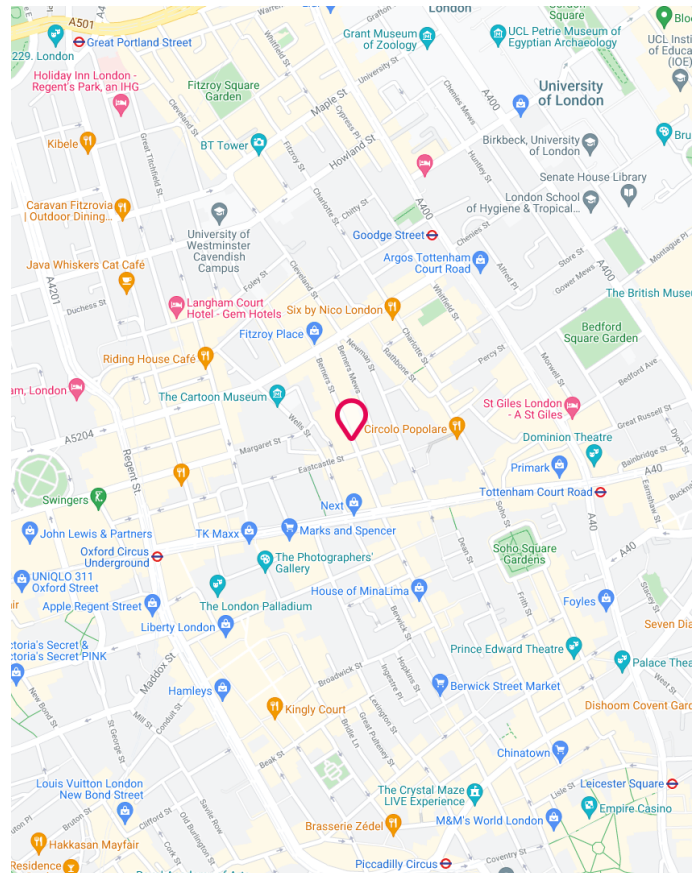
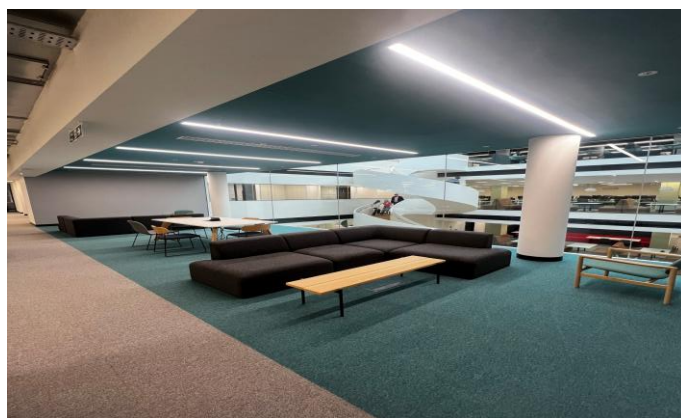
Subject to Contract February 2025

# 70 Berners Street

Noho, London, W1T 3LA

FULLY FITTED OFFICES TO LET | 15,328 SQFT / 19,330

SQFT TOTAL 34,658 SQFT



## Terms

|                 |                        |
|-----------------|------------------------|
| Tenure:         | Leasehold              |
| Lease:          | A new lease            |
| Rent:           | £89.50psf pax          |
| Rates:          | Est £30.00 psf         |
| Service Charge: | Approx. £18.50 psf pax |
| EPC Rating:     | TBC                    |

## Amenities

- Fully fitted accommodation
- Amazing floor to ceiling height
- Air conditioning
- Raised floors
- Excellent natural light
- Commissionaire
- 5 passenger lift – two entrances
- Bike storage
- Superb end of trip.

Paul Dart, Partner

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