

75 Wells Street

Noho, London, W1T 3QH



CAT A+ OFFICES TO LET | 1,996 sq ft



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 increasingly popular as an office location with a number of high profile tenants such as Facebook (Meta), Estee Lauder 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 and Elizabeth Lines) are within a short walking distance.

Description

The 2nd floor South unit is newly refurbished to provide clean bright open plan floor plate. The Landlord is to provide the unit in a Cat A+ condition.

The building benefits from a shared roof terrace on the 7th floor with showers and lockers and bike storage.

Floor Areas

Floor	sq ft	sq m	Status
2nd floor south	1,996		Available
TOTAL (approx.)	1,996		

*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 and design conscious occupiers.

Bert Murray, Partner

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Joint Agent: Frederick Holt 020 7582 9375

Paul Dart, 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 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 January 2026

📞 020 7025 1390

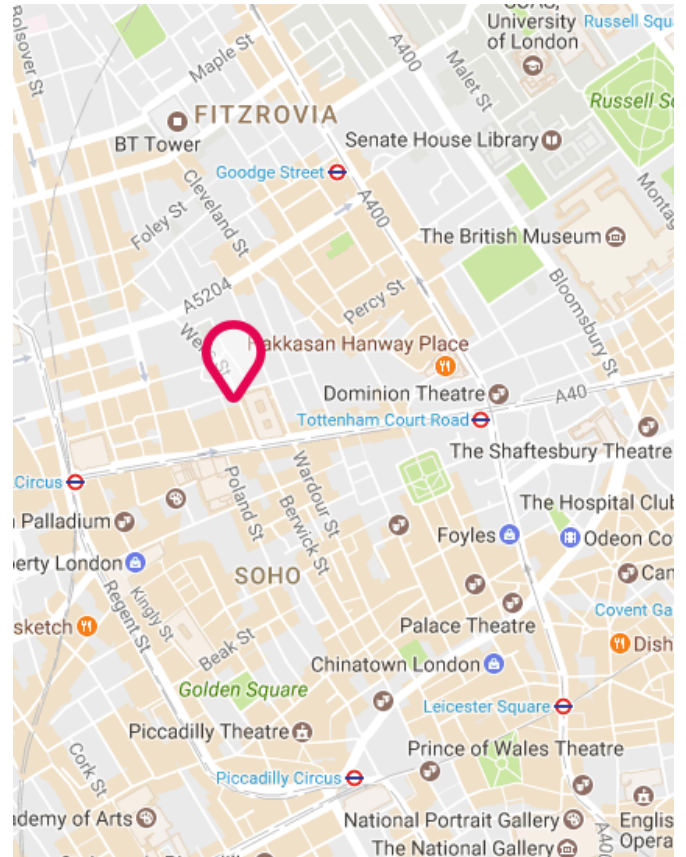
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Terms

Tenure:	Leasehold
Lease:	A new lease available direct from the Landlord for a term to be agreed
Rent:	£89.50 psf pax
Rates:	Estimated at £24.00 psf pa
Service Charge:	Approximately £10.00 per sq ft
EPC:	TBC

Amenities

- Shared roof terrace (7th floor)
- Showers (7th floor)
- Well presented reception
- LED lighting
- Air conditioning
- Metal tile raised floor
- Demised wc's
- Bike storage

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