

75 Wells Street

Noho, London, W1T 3QH



OFFICE TO LET | 2,064 – 5,818 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 5th floor has been newly refurbished to provide high quality grade A bright media space. The 6th and 7th floors are to be refurbished and will be available from January 2020. The floors are to go together and benefit from its own demised roof terrace on the 7th floor.

Floor Areas

Floor	sq ft	sq m	Status
7th floor north	353	33	Available January 2020
6th floor south	1,711	159	Available January 2020
5th floor whole	3,754	349	Refurbished
4th floor south	1,917	178	LET
4th floor north	2,239	208	LET
2nd floor	2,276	211	LET
TOTAL (approx.)	5,818	541	

*Measurement in terms of *NIA

Paul Dart, Partner

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Joint Agent: Frederick Holt 020 7582 9375

Rebecca Saxon, Associate Partner

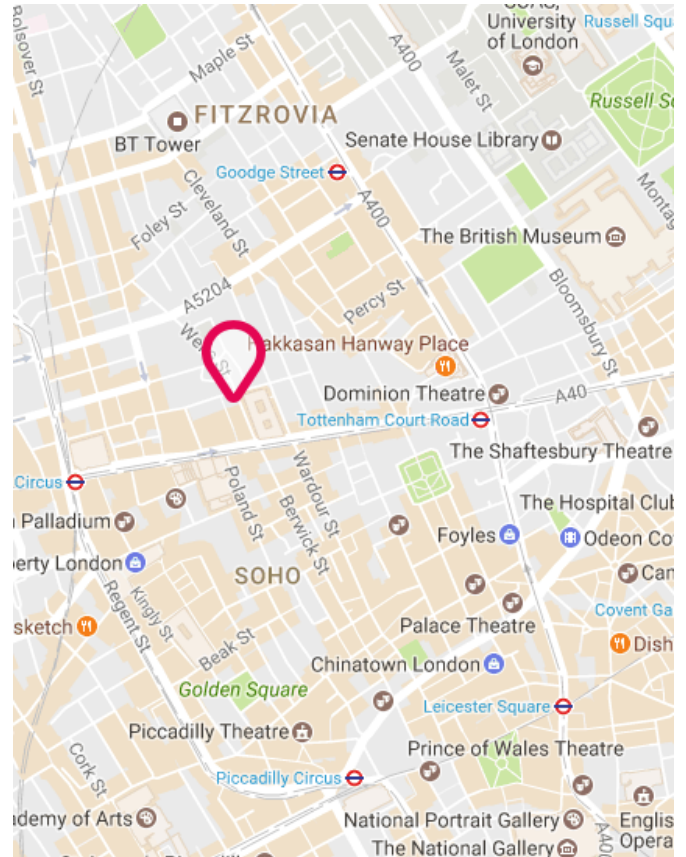
020 7025 1397

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 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.

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Terms

Tenure:	Leasehold
Lease:	A new lease(s) available direct from the Landlord for a term to be agreed
Rent:	£77.50 psf pax
Rates:	Estimated at £24.00 psf pa 2019/20
Service Charge:	Approximately £6.20 psf pax 2019/20
EPC:	TBC

Amenities

- Demised WCs
- Shared roof terrace (7th floor)
- Showers (7th floor)
- Well presented reception
- Corner aspect
- Refurbished 5th floor
- 6th and 7th to be refurbished
- New LED lighting (5th floor)
- New air conditioning (5th floor)
- New metal tile raised floor (5th floor)

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