

75 Wells Street
Noho, London, W1T 3QH



REFURBISHED OFFICE TO LET | 3,754 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	Under Offer
6th floor south	1,711	159	Under Offer
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

020 7025 1392

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.

Subject to Contract February 2020

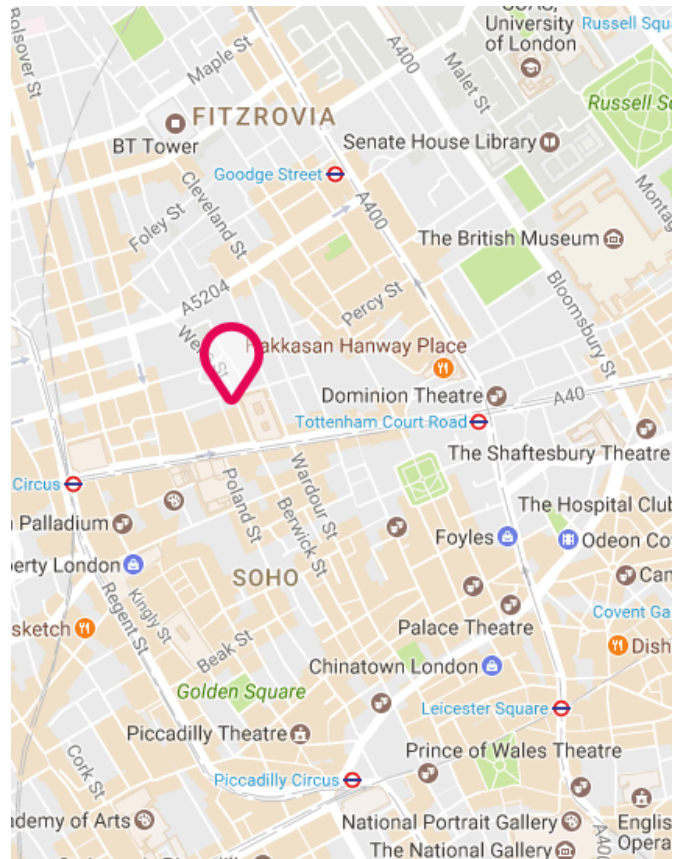
020 7025 1390

4 Golden Square London W1F 9HT

75 Wells Street

Noho, London, W1T 3QH

REFURBISHED OFFICE TO LET | 3,754 sq ft



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 £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)

Paul Dart, Partner

📞 020 7025 1392
✉️ pdart@monmouthdean.com

Joint Agent: Frederick Holt 020 7582 9375

Rebecca Saxon, Associate Partner

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract February 2020