

75 Wells Street

Noho, London, W1T 3QH



REFURBISHED OFFICES TO LET | 2,262 - 3,754 – 6,016 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 3rd floor north is to be refurbished and benefits from excellent light and corner position. The building benefits from a shared roof terrace on the 7th floor

Floor Areas

Floor	sq ft	sq m	Status
5th floor whole	3,754	349	Refurbished
3rd Floor North	2,262	210	To be refurbished
TOTAL (approx.)	6,016	559	

*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.

Paul Dart, Partner

020 7025 1392

Joint Agent: Frederick Holt 020 7582 9375

Rebecca Saxon, Associate 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 June 2020

020 7025 1390

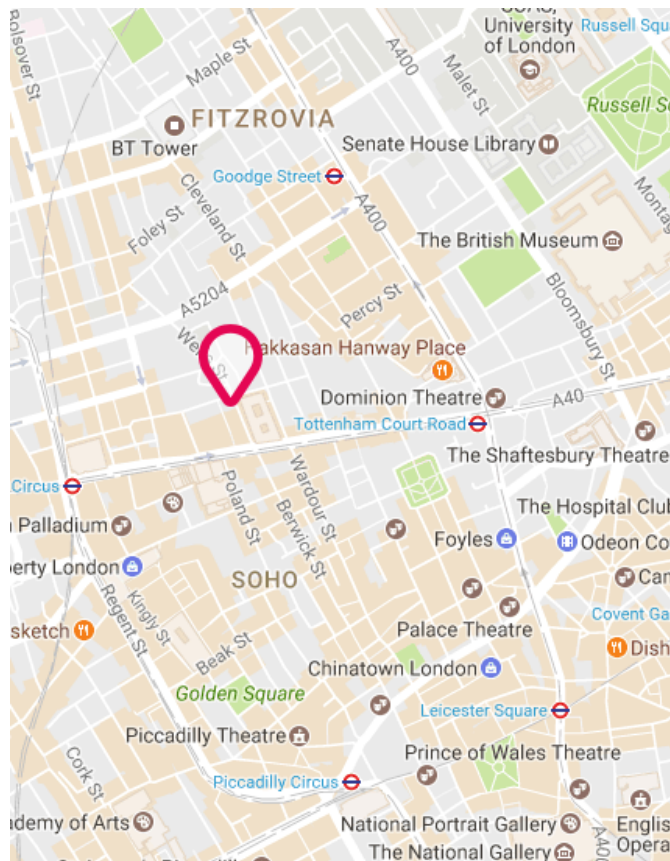
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Terms

Tenure:	Leasehold
Lease:	A new lease available direct from the Landlord for a term to be agreed
Rent:	£77.50 psf pax
Rates:	Estimated at £24.42 psf pa 2020/21
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
- 3rd floor north to be refurbished
- New LED lighting (5th floor)
- New air conditioning (5th floor)
- New metal tile raised floor (5th floor)

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