

REFURBISHED OFFICES 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 and is available immediately. The building benefits from a shared roof terrace on the 7th floor with showers and lockers.

Floor Areas


Floor	sq ft	sq m	Status
5th floor Entire	3,754	349	Available
1 st floor South	1,927	179	Under Offer
3 rd floor South	1,974	183	Under Offer
TOTAL (approx.)	5,728	532	

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

 020 7025 1397 / 07775 521 102

Joint Agent: Frederick Holt 020 7582 9375

Paul Dart, Partner

 020 7025 1392/ 07502 306 240

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.

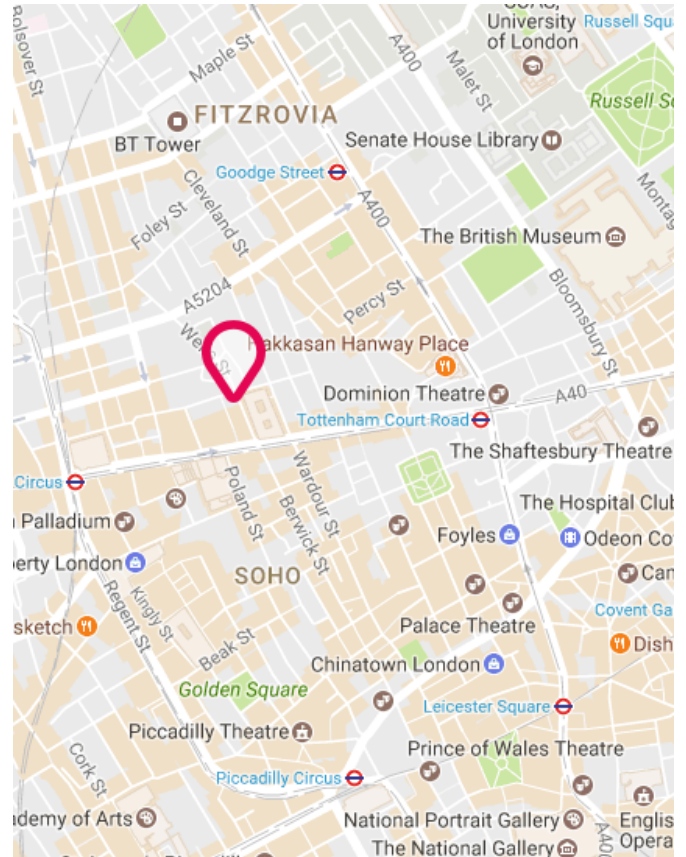
Subject to Contract November 2021

75 Wells Street

Noho, London, W1T 3QH



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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
- New LED lighting
- New air conditioning
- New metal tile raised floor

Bert Murray, Surveyor

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