

OFFICES TO LET | 13,610 sq ft



Location

The building is situated on the westside of Berners Street, between the junctions Eastcastle Street and Oxford Street. Tottenham Court Road (Northern, Central, Queen Elizabeth lines) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations are all within easy walking distance.

Floor Areas

| Floor | sq ft | sq m | |
|-----------------------|--------|-------|-----------|
| 3 rd floor | 13,610 | 465 | Available |
| TOTAL (approx.) | 13,610 | 1,265 | |

*Measurement in terms of NIA

Description

The 3rd floor provides predominantly open plan office space, collaboration areas, offices, meeting rooms, booths and a kitchen. The offices will be offered fully fitted including desking, chairs, meeting room tables and planting. The floor and common parts are currently undergoing refurbishment and due for completion mid August.


The property was a former department store and benefits from good floor to ceiling heights.

All images are CGI's of the planned scheme.


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 attracts other creative, tech and design conscious occupiers, such as Facebook who have taken 216,000 sq ft at 1 Rathbone Square.

Paul Dart, Partner

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Bert Murray, 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.

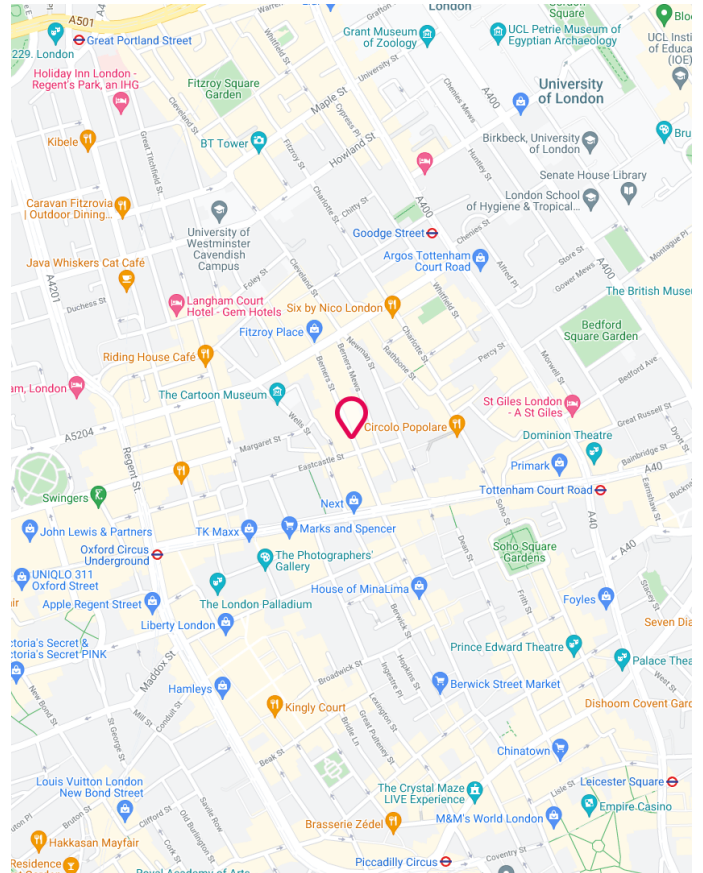
Subject to Contract July 2022

1 Wells Street

Noho, London, W1T 3LA



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Terms

| | |
|-----------------|--------------------------|
| Tenure: | Leasehold |
| Lease: | A new lease |
| Rent: | £82.50psf pax |
| Rates: | Est £28.50 psf (2020/21) |
| Service Charge: | Approx. £13.00 psf pax |
| EPC Rating: | TBC |

Amenities

- Fully fitted accommodation
- Air conditioning
- Raised floors
- Excellent natural light
- Commissionaire
- 3 passenger lift
- Bike storage
- Cycle storage and showers

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