



75 Wells Street Noho London W1

- Prime Noho location
- Fully Fitted, Plug & Play
- 2,312 sq ft.

Office to Let

Location

The property is located on a prominent corner position on the Southwest side of Wells Street at its junction with Eastcastle Street in a prime NOHO position.

The building benefits from excellent transport links situated in close proximity of both Tottenham Court Road (Central and Northern lines) and Oxford Circus (Central, Bakerloo and Victoria lines) Underground Stations. Numerous bus routes also serve the area. In 2021 the building will further benefit with the opening of the new Elizabeth Line.

Description

The property comprises a fully fitted 1st floor office room fitted out to the highest specification. Amenities include;

- LED lighting
- Fitted kitchen/bar area
- Air conditioning
- Passenger lifts
- Excellent natural light
- Triple aspect outlook
- Communal roof terrace

Rent

The passing rent is £77.50 per sq ft. plus VAT.

Service Charge

£6.20 per sq ft approx.

Accommodation

The accommodation is situated on part of the 1st floor of the building. The office has been fully fitted to a high standard providing a modern and contemporary client facing environment.

The accommodation is designed to an open plan configuration and benefits from excellent natural light across four aspects. The office also benefits from a large breakout/bar area as well as a laminate wood flooring throughout.

Tenure

The floor is available by sublease until 29 June 2027.

There is a tenant only break in 2022 with an addition 3 month rent free available if the break is not exercised.

Business Rates

We are advised that rates are approximately £22.00 per sq ft payable for 2020/21.

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

EPC

The building achieved a rating of D – 92

Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

Harry Hopson

harryhopson@hdh.co.uk
T 020 7462 913
M 07587 539 047

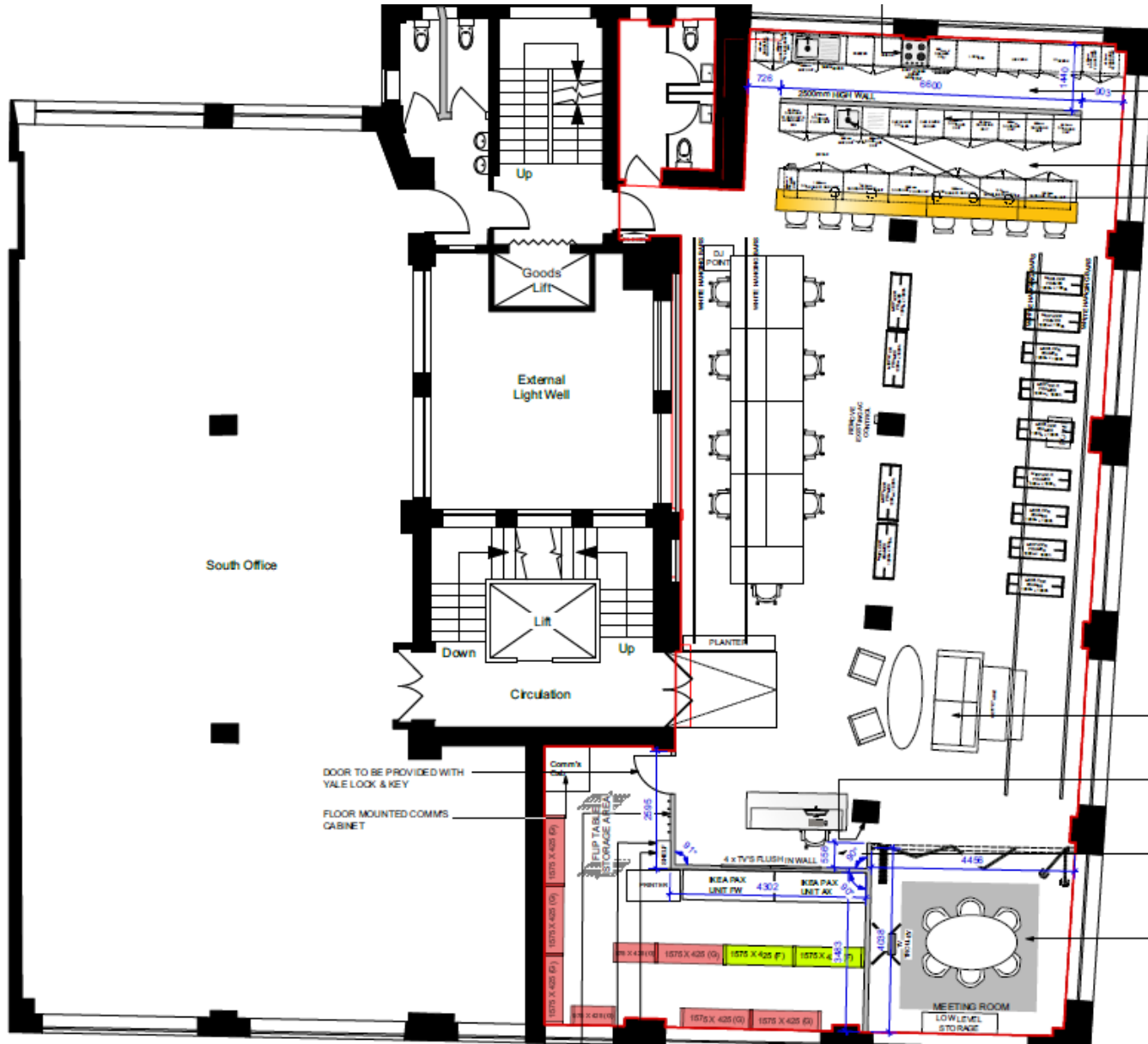
David Hume

davidhume@hdh.co.uk
T 020 7462 9128
M 07973 248 756



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DOOR TO BE PROVIDED WITH YALE LOCK & KEY
FLOOR MOUNTED COMMS CABINET

Goods Lift

Lift

Circulation

South Office

External Light Well

MEETING ROOM
LOW LEVEL STORAGE

KISA FAX UNIT PW 4302
KISA FAX UNIT AX

4 x TV'S FLUSH IN WALL

FLIP TABLE STORAGE AREA

PLANTER

Up

Down

Up

DU POINT

WATER MAINS

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