

*****NEW INSTRUCTION*****

75 WELLS STREET

LONDON W1



NEWLY REFURBISHED CONTEMPORARY OFFICE FLOORS

2,312 SQ FT (214.79 SQ M) APPROX.

LOCATION: 75 Wells Street is moments away from the buzz of Charlotte Street to the east and Soho Square to the south, surrounded by a wide variety of bars and restaurants. Located just off Oxford Street, synonymous with the majority of high street fashion brands, it has excellent connectivity across London. Oxford Circus, Tottenham Court Road and Goodge Street underground stations, covering the Central, Northern and Victoria Lines, are just a few minutes' walk in each direction.

020 7522 8500

DESCRIPTION: The available accommodation is the 1st floor north, having a total net internal floor area of 2,312 sq ft (214.79 sq m) approx.

SPECIFICATION:

- Floor undergoing refurbishment
- Contemporary office building
- Fully accessible metal-tile raised floors
- Plaster ceiling
- Air conditioning
- Excellent floor to ceiling height
- Communal roof terrace
- Contemporary new LED lighting
- 6 person passenger lift
- Excellent natural light
- Showers
- Demised WCs

ACCOMMODATION: The accommodation has the following approximate net internal floor area: -

Floor	Description	Sq Ft	Sq M
1 st Floor North	Offices	2,312	214.79

TERM: A new lease is available for a term by arrangement, direct from the Landlord.

QUOTING RENT: £87.50 per sq ft per annum exclusive.

SERVICE CHARGE: £6.30 per sq ft per annum exclusive.

BUSINESS RATES: Estimated at £16.47 per sq ft per annum exclusive.

EPC RATING: Energy Performance Certificate Rating C.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWINGS: Strictly via sole letting agents **MELLERSH & HARDING**

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