



WELCOME

75 WELLS STREET IS LOCATED IN THE HEART OF  
FITZROVIA AND IS MOMENTS AWAY  
FROM THE BUZZ OF OXFORD STREET  
IN A VIBRANT W1 LOCATION



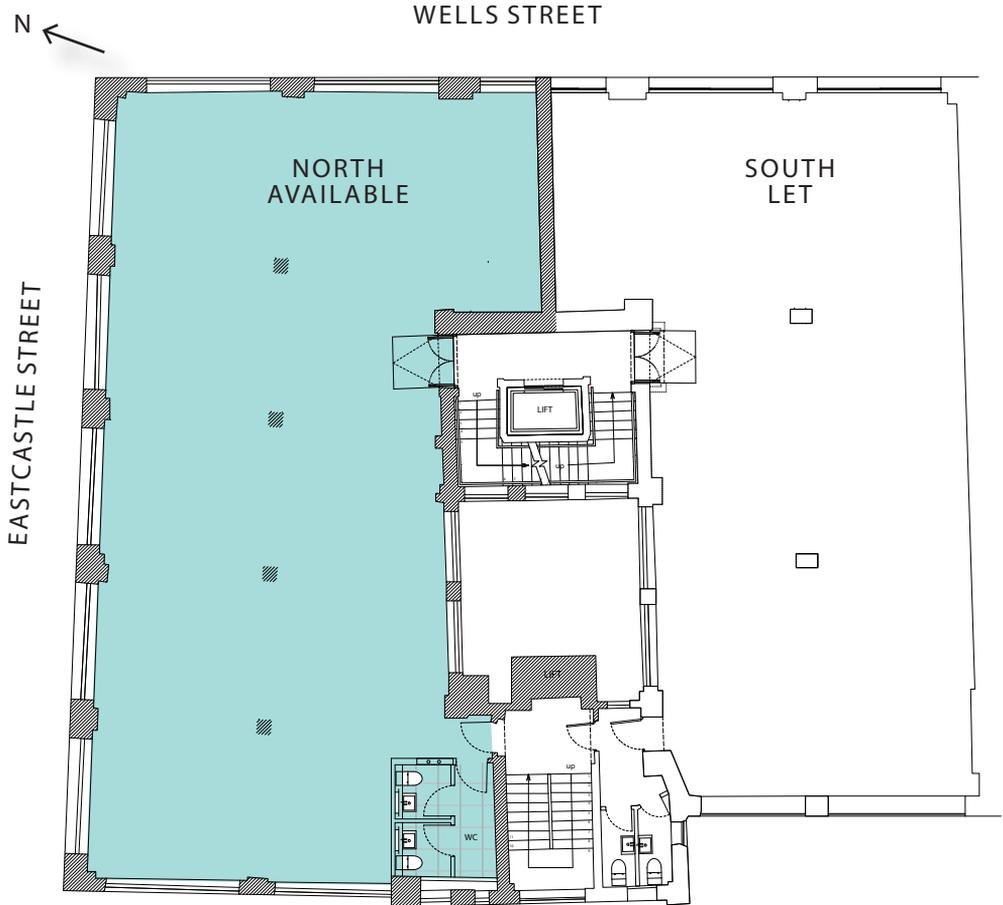
## FLOOR IMAGES



FLOOR PLAN

1<sup>ST</sup> floor

2,312 sq ft



## KEY FEATURES

- REFURBISHED CONTEMPORARY OFFICE WITH COMMUNAL ROOF TERRACE
- AIR CONDITIONING UNITS FROM CENTRAL CEILING RAFT
  - FULLY ACCESSIBLE RAISED FLOORS
- OPENABLE WINDOWS PROVIDING NATURAL VENTILATION
  - CONTEMPORARY LIGHTING SCHEME
  - PASSENGER LIFT
  - EXCELLENT NATURAL LIGHT
  - SHOWERS
  - DEMISED SUPERLOOS



LOCATION & AMENITIES



## LOCATION & AMENITIES

### 1 — BERNERS STREET.

ARCADIA  
EDITION HOTEL  
THE SANDERSON HOTEL

### 2 — CHARLOTTE STREET.

BIBIMBAP  
BUBBLEDOGS  
CREATE ADVERTISING  
CHANNEL ONETV  
CHARLOTTE STREET HOTEL  
CÔTE  
DCH LONDON  
GAUCHO  
INPHARMATICA LTD  
LANTANA  
PIED À TERRE  
ROKA  
SAATCHI AND SAATCHI AGENCY  
SPENCER OGDEN  
THE NINTH  
VAGABONDS  
WAHACA  
WIRED ASSOCIATES  
WORDBANK

### 3 — CHARLOTTE PLACE.

DUKE OF YORK PUB  
IN PARMA  
LA MANCHE  
NANCY VICTOR  
SALUMERIA DINO

### 4 — EASTCASTLE STREET.

CARROLL FLETCHER  
ETHOS  
GETTY IMAGES GALLERY

### 5 — GOODGE STREET.

FRAQ'S LOBSTER SHACK  
THE LONDON COCKTAIL CLUB  
SALT YARD

### 6 — GREAT CASTLE STREET.

THE ANIMATION ART GALLERY  
THE FINERY

### 7 — GREAT PORTLAND STREET.

ALBANY  
CYCLE SURGERY  
PORTLAND  
VILLANDRY  
VOLA STUDIO

### 8 — GREAT TITCHFIELD STREET.

MATERIAL LAB  
PHO  
RIDING HOUSE CAFÉ

### 9 — LANGHAM PLACE.

BBC  
THE LANGHAM

### 10 — MARGARET STREET.

REPUBLIC OF FRITZ HANSEN

### 11 — MARKET PLACE.

CARLUCCIO'S  
HONEST BURGER  
REISS  
SOUP OPERA  
STRADA  
YO SUSHI

### 12 — MORTIMER STREET.

BLACK AND BLUE  
ESTÉE LAUDER  
EVANS CYCLES

### 13 — NEWMAN STREET.

NEWMAN STREET TAVERN  
THE NORDIC BAR  
TEENAGE CANCER TRUST

### 14 — PERCY STREET

HOUSE OF HO

### 15 — RAMILLIES STREET.

THE PHOTOGRAPHERS' GALLERY

### 16 — RATHBONE PLACE.

BIOAGENCY  
BRANDOPUS MADE THOUGHT  
BYRON BURGER  
CHARTERHOUSE ENVY  
EAT LTD  
FACEBOOK  
HALIFAX  
H&M  
LINKEDIN  
MONEYSUPERMARKET  
ROOK AND RAVEN GALLERY  
SONY

### 17 — TOTTENHAM COURT ROAD.

DOMINION THEATRE  
FRANCO MANCA  
HEALS  
HABITAT  
LEON

### 18 — WELLS STREET.

THE ADAM AND EVE  
NEW LOOK

### 19 — WHITFIELD STREET.

CRAZY BEAR  
DABBOUS  
FEILDEN CLEGG BRADLEY

### 20 — FOLEY STREET.

BONNIE GULL SEAFOOD SNACK

# 75 WELLS STREET W1

## AGENT DETAILS

BDG SPARKES PORTER  
020 7629 1088

-

PAUL GOLD  
PAUL.GOLD@BDGSP.CO.UK

-

MARCUS MANN  
MARCUS.MANN@BDGSP.CO.UK

MELLERSH & HARDING  
020 7522 8500

-

JULIAN LEECH  
JLEECH@MELLERSH.CO.UK

-

GEORGE REYNOLDS  
GREYNOLDS@MELLERSH.CO.UK

## ENERGY EFFICIENCY

Energy performance certificate rating: C

## DERWENT LONDON

Derwent London is the largest real estate investment trust focusing on the London property market. It owns commercial properties with the potential to transform them into exciting places through innovative architecture, good design and active asset management.

Derwent London is known for its iconic buildings such as Tea Building, Angel Building and Johnson Building.

Derwent London was third overall in Management Today's Britain's Most Admired Companies 2015 and winners of the property sector for the sixth consecutive year.



Tea Building, 56 Shoreditch High Street

## MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs BDG Sparkes Porter and Mellersh & Harding. All figures are exclusive of rates, service charge, VAT and all other outgoings. All floor areas are approximate. Date of preparation May 2016.

[WWW.75WELLSSTREET.COM](http://WWW.75WELLSSTREET.COM)

DERWENT  
LONDON