

FIFTY FIVE WELLS STREET

LONDON W1

FITZROVIA FULLY FITTED
OFFICES TO LET
5,114-10,229 SQ FT
(475-950 SQ M)



DESCRIPTION

Light-filled, fully-fitted office floors, with a large communal roof terrace. 55 Wells Street is created to the highest standard with a BREEAM rating of 'Excellent'.

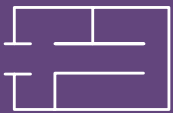
Floors available individually or contiguously on fully flexible terms.

ACCOMMODATION

Floor	sq ft	sq m
Fifth	5,114	475
Fourth	5,115	475
Total (NIA)	10,229	950



SPECIFICATION



Floors available individually or contiguously



Fully fitted with cabling, desking & meeting rooms



Large communal roof terrace with views of London



Manned Reception



Cycle stores, showers & lockers



Two 8-person passenger lifts



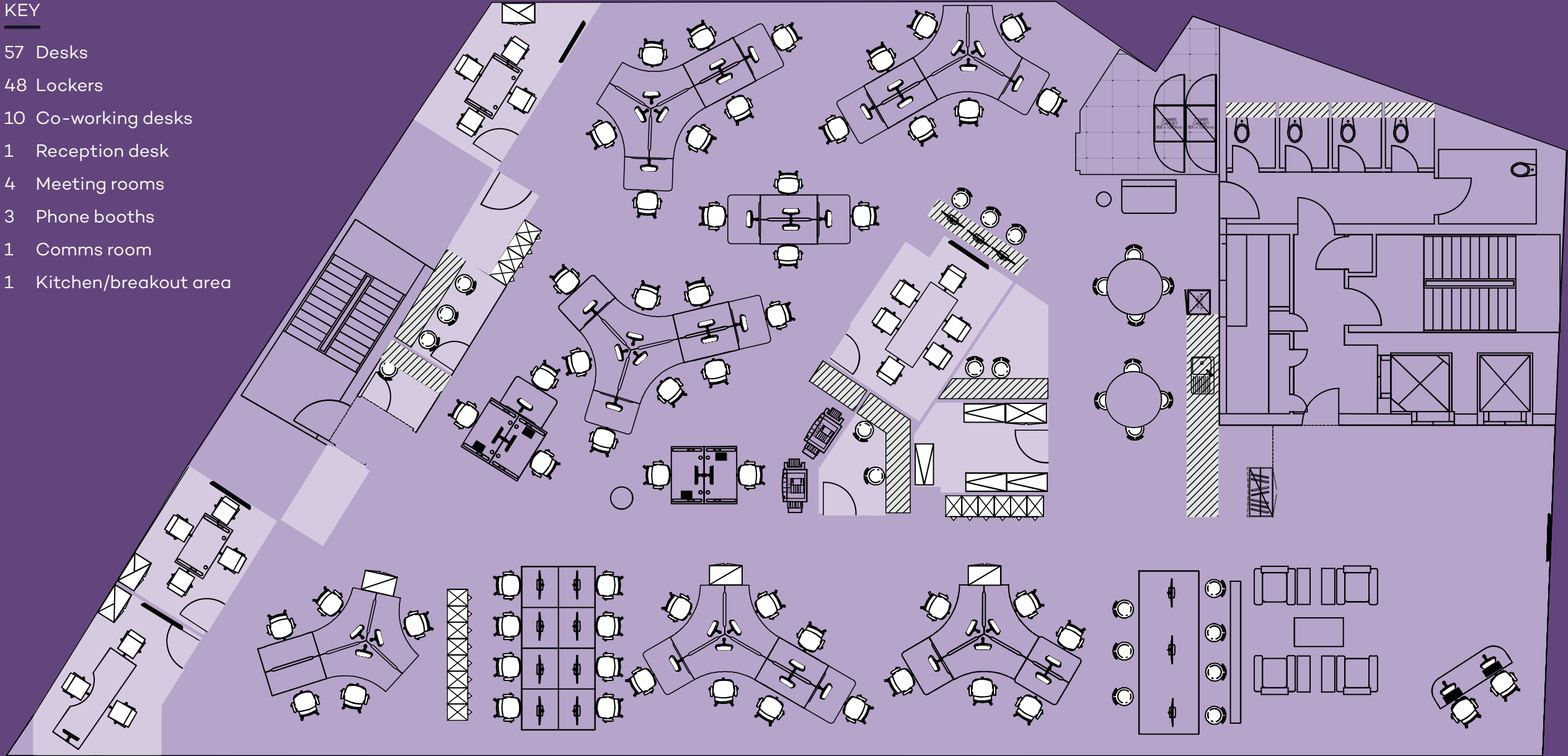
FOURTH FLOOR PLAN

5,115 sq ft (475 sq m)



KEY

- 57 Desks
- 48 Lockers
- 10 Co-working desks
- 1 Reception desk
- 4 Meeting rooms
- 3 Phone booths
- 1 Comms room
- 1 Kitchen/breakout area



Wells Street

Floor plan for indicative purposes only. Not to scale.

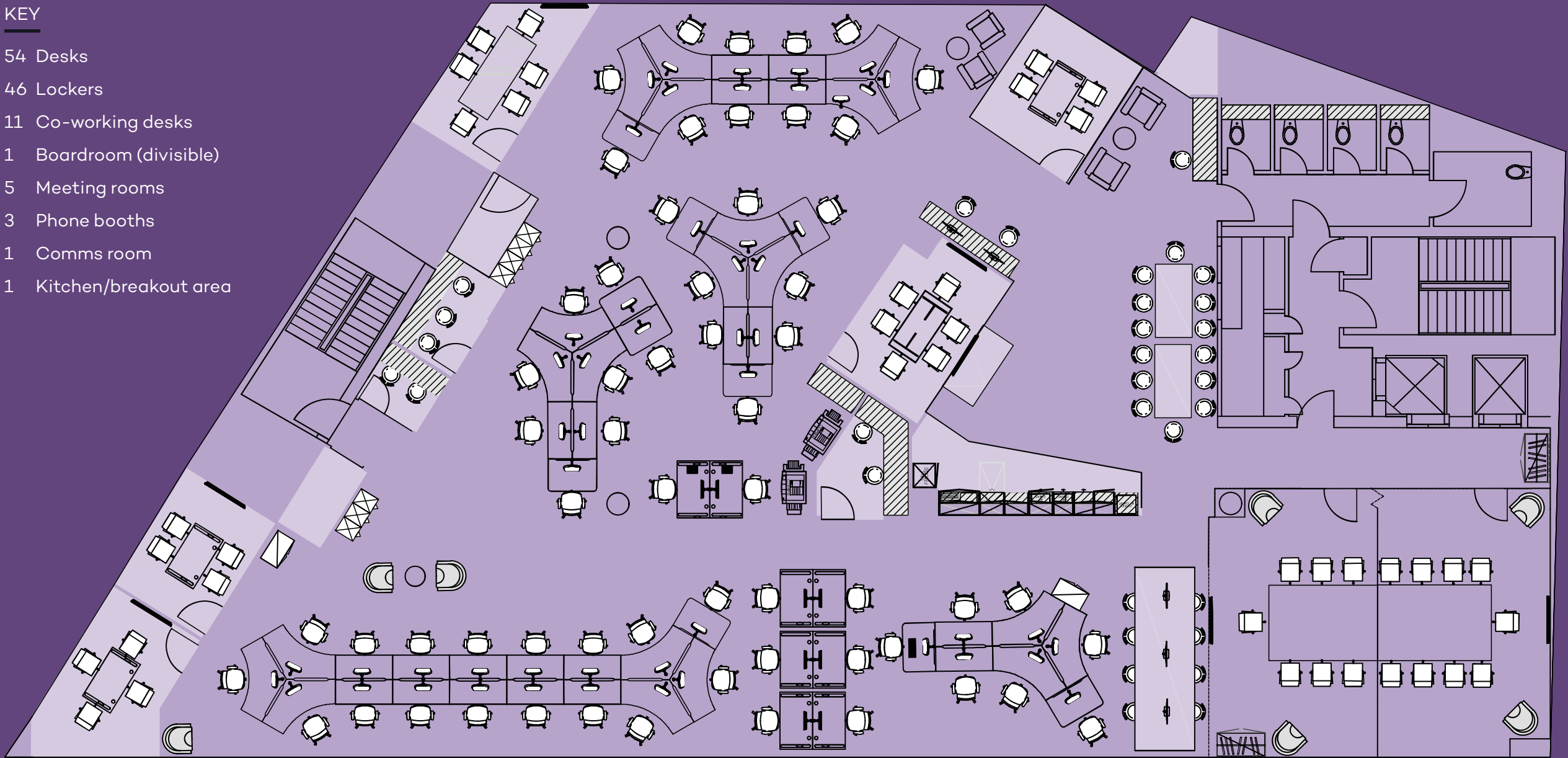
FIFTH FLOOR PLAN

5,114 sq ft (475 sq m)



KEY

- 54 Desks
- 46 Lockers
- 11 Co-working desks
- 1 Boardroom (divisible)
- 5 Meeting rooms
- 3 Phone booths
- 1 Comms room
- 1 Kitchen/breakout area

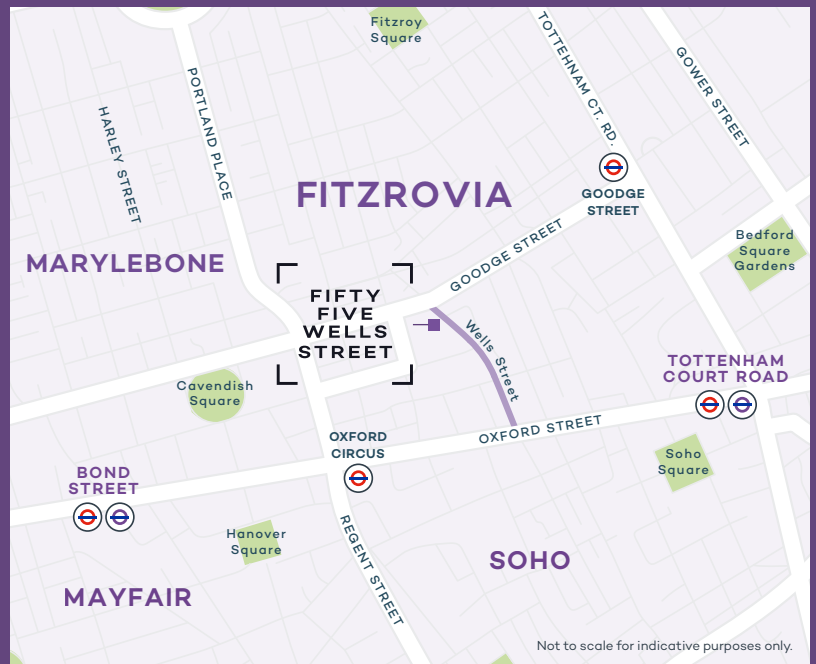


Wells Street

Floor plan for indicative purposes only. Not to scale.

LOCATION

Fitzrovia's unique village vibe attracts businesses, retailers, and residents with its vibrant food scene and garden squares. At its heart, 55 Wells Street neighbours top brands like Facebook and Netflix. Just minutes from Goodge Street, Oxford Circus, and Tottenham Court Road stations, plus the new Elizabeth line, it offers unmatched connectivity and opportunity.



TERMS

The accommodation is available on a floor by floor basis by way of an assignment for a term expiring February 2028, inside the Landlord and Tenant Act 1954, or by way of a flexible sub-lease. Alternatively, a new longer lease is available with terms on request.

RENT

Passing rent: £86.71 per sq ft (blended rent over the 4th and 5th floors).

Guiding: £95.00 per sq ft.

VIEWINGS

By prior appointment only.

LSH has a leasehold interest in the disposal of the 4th and 5th floors at 55 Wells Street.

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BUSINESS RATES

Interested parties to make their own enquiries with the local authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

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MADE BY TAYLER REID