



69 Wells Street

LONDON W1

To Let

Self-contained Premises Arranged Over 4 Floors
Offices, Medical, Leisure

RIB

ROBERT IRVING BURNS

Description

The premises are accessed by glass and metal frame frontage doors from Wells Street that take you into a main lobby area with stairwell from ground to 4th floor.

The building is corner fronted and benefits from fantastic natural light. The space currently serves as a computer training facility but could suit a whole raft of potential uses.

There are AC units (not tested) on each floor and good ceiling height throughout. There is a door entry system.



Amenities

- Fantastic Natural Light
- AC Units (Not Tested)
- Good Ceiling Height Throughout
- Entry System

69 Wells Street

Finances

TOTAL SIZE (SQ.FT.)	1,450
QUOTING RENT (P.A.)	£51,900
ESTIMATED RATES PAYABLE (P.A.)	£44,034
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£95,934

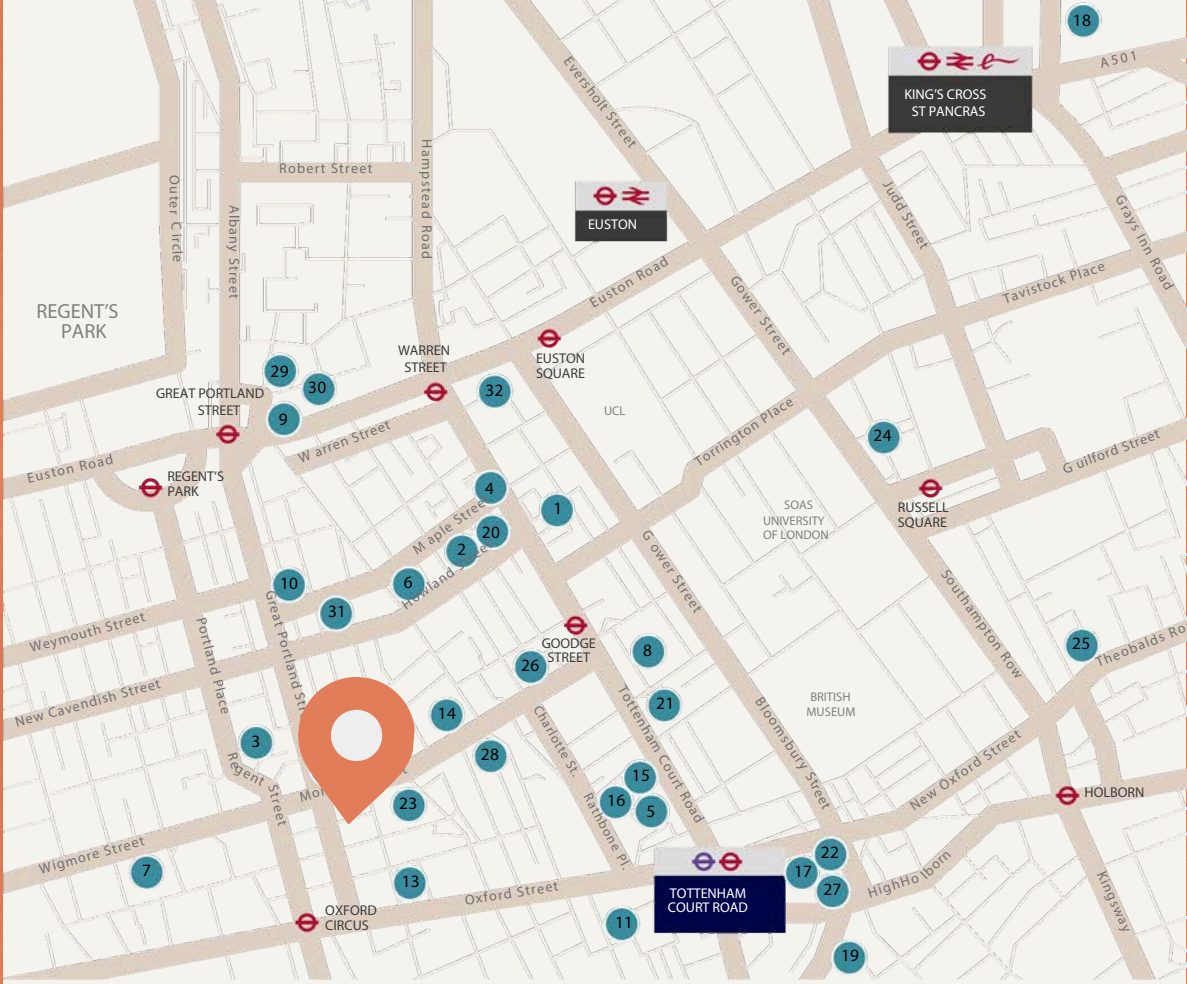
FLOOR	FIRST	SECOND	THIRD	FOURTH	TOTAL
SIZE (SQ.FT.)	449	409	592	320	1,770





Location

The property is situated just north of Oxford Street at its junction with Wells Mews opposite Margaret Street. The building is within a short walking distance of Oxford Circus Underground Station (Central, Victoria and Jubilee Line) and Tottenham Court Road (Central Line and Crossrail) underground stations.

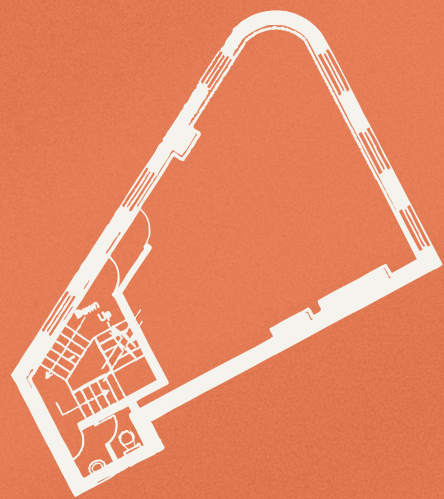


LOCAL OCCUPIERS

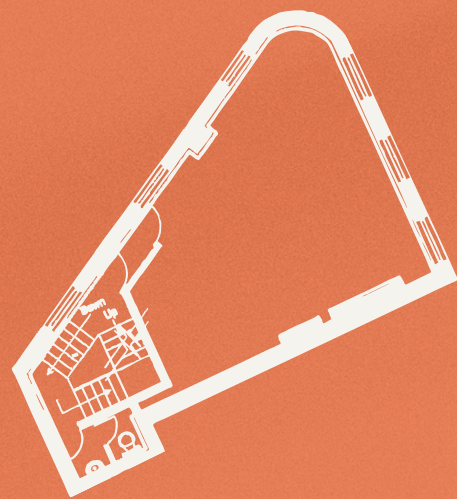
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|--------------------------|-------------------------|----------------------------|---------------------------------------|
| 1 AOL | 11 Dolby | 22 LinkedIn | 32 University College London Hospital |
| 2 Arup | 12 Engine | 23 Lionsgate Films | |
| 3 BBC | 13 Essence Digital | 24 McCann | |
| 4 Biogen | 14 Estee Lauder | 25 Mediacom | |
| 5 British Film Institute | 15 Facebook | 26 MessageLabs Ltd | |
| 6 BT | 16 Freemantle Media | 27 Mindshare | |
| 7 Coca Cola | 17 Google | 28 Netflix | |
| 8 Dennis Publishing Ltd | 18 Guardian Media Group | 29 Ricoh | |
| 9 Dentsu Aegis Network | 19 Hogarth Worldwide | 30 Santander | |
| 10 DNEG | 20 HOK International | 31 The Olympic Association | |

Floor plans

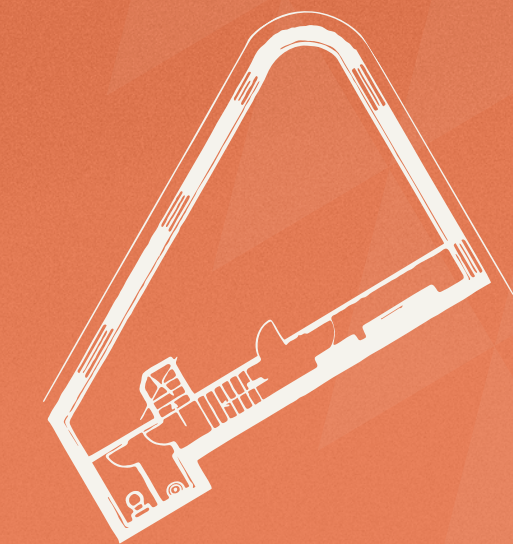
Not to scale. For indicative purposes only.



Second Floor



Third Floor



Fourth Floor

UNDER OFFER

Lease

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

Possession

Upon completion of legal formalities.

Floor plans

Available on request.

VAT

TBC

EPC

117 E

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2025.

Contact Us

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