



55 Wells Street

London, W1T 3PT

Brand new self-contained floor, fully fitted and furnished with large private and communal terrace within this landmark Fitzrovia address.

4,367 sq ft
(405.71 sq m)

- Brand new, Whitepaper fit-out
- 36 desks
- 6 meeting rooms
- BREEAM Excellent
- Private Terrace
- Cycle storage
- EPC B
- Building Reception
- Showers and lockers
- Large communal roof terrace
- Private WCs (4)

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Summary

Available Size	4,367 sq ft
Rent	£130 per sq ft Assignment or sub-lease, with consideration to premium for fit-out. Managed £222.50 per sq ft.
Rates Payable	N/A
Service Charge	£15.32 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

Description

55 Wells Street was designed by renowned architects Buckley Grey Yeoman and provides 4,300 sq ft of fully fitted high quality office space with a private terrace.

The building features an impressive double-height reception and full height glazing, along with a sizeable communal roof terrace and end of trip facilities which include showers, lockers, changing facilities and bicycle racks.

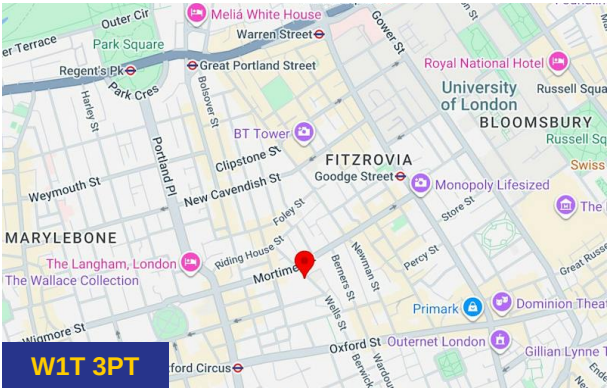
Location

The building is ideally located within the landmark area of Fitzrovia, while being a short walk from the bustle of Soho. A wealth of amenities are to be found on the doorstep, including KIN Café, The Ninth, The Newman Arms, The Marquis of Granby, Lima, The Gym Group.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	4,367	405.71	Available
Total	4,367	405.71	



Viewing & Further Information



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