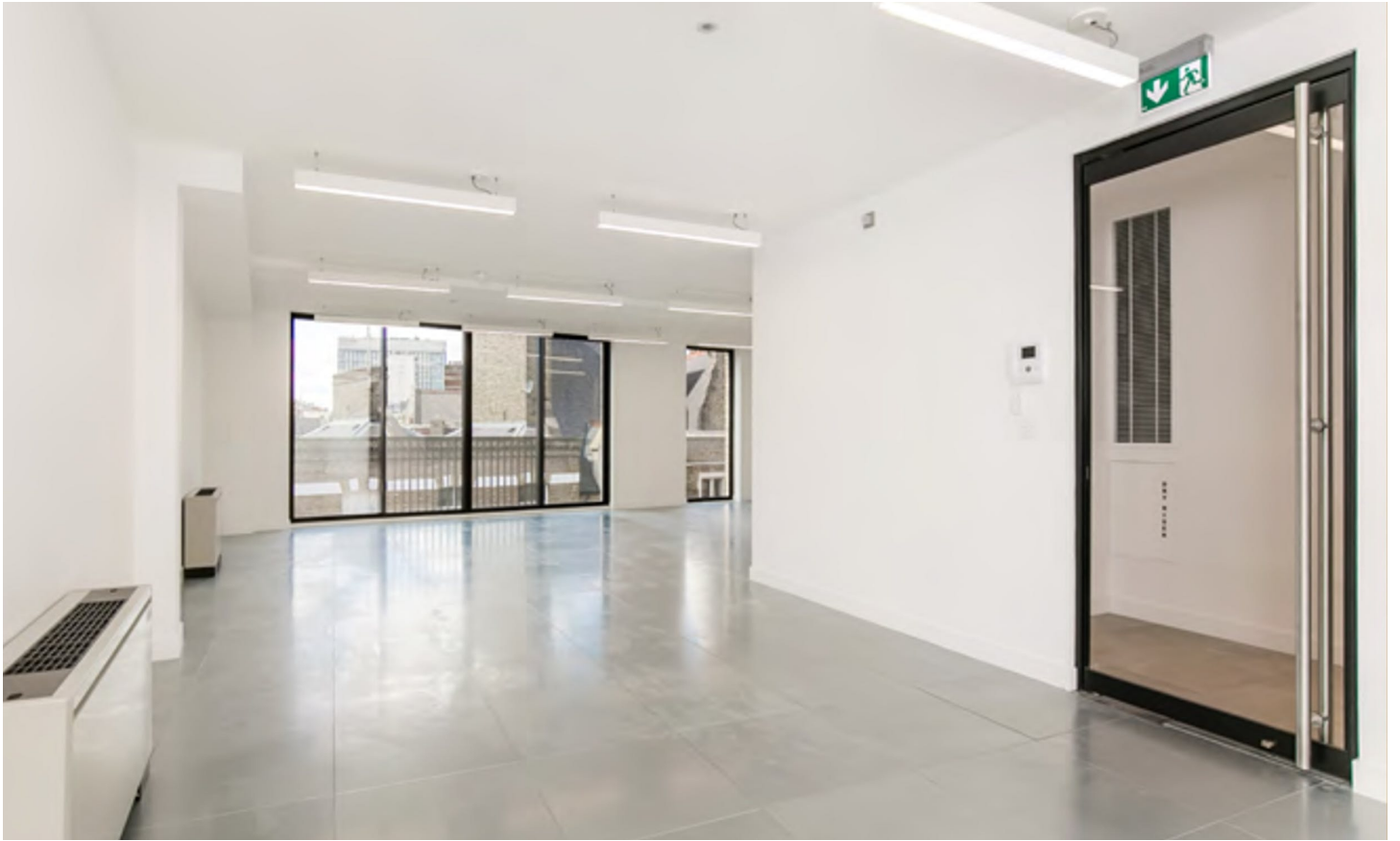


# BLUEBOOK



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**Address.**

18 Wells Street, W1

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**Size.**

821 sq ft

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**Possession.**

Available June 2023

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## Overview.

Newly refurbished grade A office suite with terrace

## Accommodation

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| 1st          | 821        | 76.27        | Available    |
| <b>Total</b> | <b>821</b> | <b>76.27</b> |              |

## Specification.

Newly refurbished grade A office, 8 person passenger lift, Private terrace, Metal tiled raised floor, Comfort cooling, Suspended LED lighting, Generous floor to ceiling heights, Bicycle storage and showers.

## Financials.

|                |                  |
|----------------|------------------|
| Rent           | £82.50 per sq ft |
| Rates Payable  | £34.34 per sq ft |
| Service Charge | £12.74 per sq ft |
| EPC Rating     | B                |

## Contacts.

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