

BLUEBOOK



Address.

Berners & Wells, W1T

Size.

7,427 to 15,892 sq ft

Possession.

Available Immediately

Overview.

A brand new 56,000 sq ft development in the heart of Fitzrovia

Accommodation

Name	sq ft	sq m	Availability
7th	3,535	328.41	Let
6th	3,935	365.57	Let
5th	7,747	719.72	Let
4th	7,939	737.56	Let
3rd	7,937	737.37	Available
2nd	7,955	739.04	Available
1st	7,427	689.99	Under Offer
Ground - (Berners St)	3,228	299.89	Let
Lower Ground - (Berners St)	2,225	206.71	Let
Total	51,928	4,824.26	

Specification.

dual entrance, 1,800 sq ft reception, 3m floor to ceiling heights, 110m raised floors, communal terrace, private terraces on 5th, 6th and 7th floors, occupational density 1:8, 146 bike racks, 159 lockers, 14 showers, BREEAM excellent, WELL enabled, Openable windows.

Financials.

Rent	From £95 psf on first floor
Rates Payable	£35 per sq ft est
Service Charge	£18.40 per sq ft
EPC Rating	Upon enquiry



These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 15/09/2025