



STRETTONS

EST 1931

# 50-51 Wells Street, West End, London, W1T 3PP

## TO LET

Managed Office / Office / Serviced  
Office

541 to 1,175 sq ft / 50.3 to 109.2 sq m

£9,378 - £11,000 per month

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020 7375 1801

Coming soon

Newly refurbished offices

50 51

Coming soon

Newly refurbished offices

50 51

**Fully fitted and managed Fitzrovia offices with meeting rooms, kitchens & premium finishes in a refurbished Edwardian building.**



- Prime Fitzrovia / West End location
- Refurbished Edwardian-style office building
- Self-contained office suites available
- Dedicated meeting rooms and teapoints
- Breakout areas and high-quality finishes
- Heating and cooling on all floors
- High-speed fibre connectivity in situ
- Shower facilities and secure bicycle storage

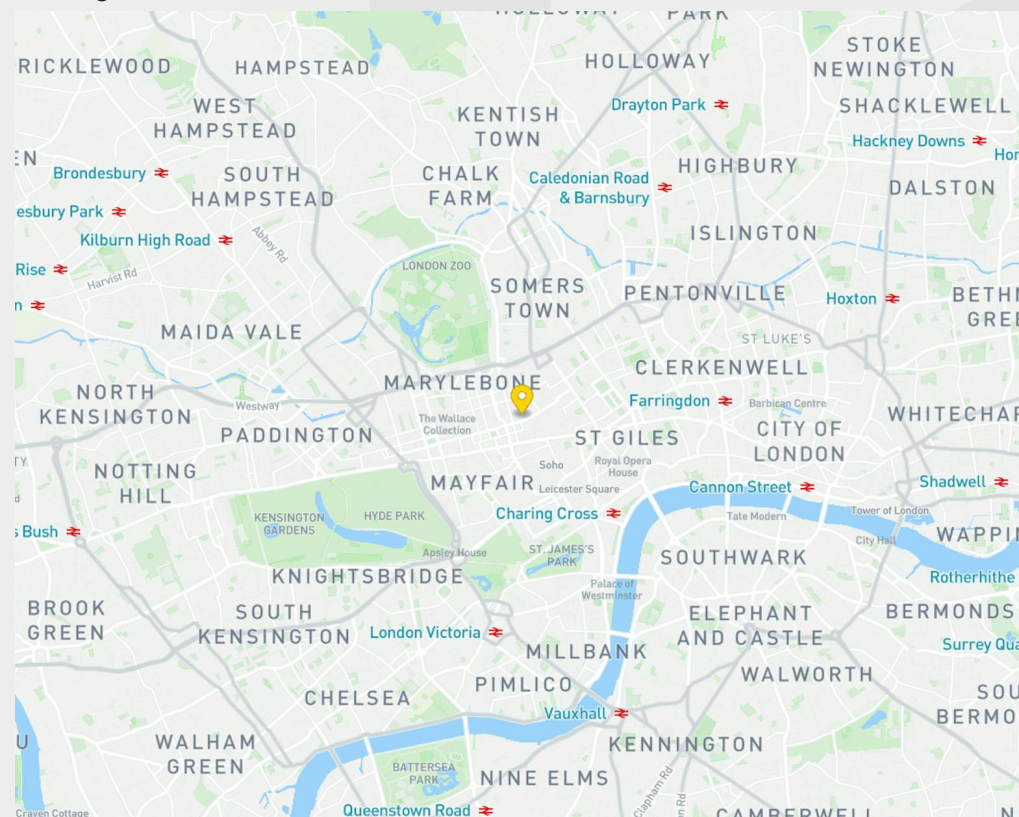


## Description

50-51 Wells Street provides comprehensively refurbished office accommodation within an Edwardian-style building. The second and third floors offer fully fitted and managed self-contained workspaces with dedicated meeting rooms and breakout areas. The building has been upgraded to provide modern office space with high-quality finishes, excellent natural light and contemporary building systems. Designed to meet the needs of professional occupiers, the space combines character with functionality in a prime West End location.

## Location

Located on Wells Street in the heart of Fitzrovia, the property sits between Mortimer Street and Eastcastle Street, moments from Riding House Street. The area is one of Central London's most vibrant districts, known for its mix of restaurants, cafés, galleries and boutique retailers. Oxford Street, Soho and Marylebone are all within easy walking distance, while the area benefits from excellent connectivity via nearby Underground stations including Oxford Circus and Tottenham Court Road.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	Service charge	Total month	Availability
2nd - 10-16 Workstations	634	58.90	n/a	n/a	£11,000	Available
3rd - 6-12 Workstations	541	50.26	n/a	n/a	£9,378	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### Further Information

[View on Website](#)

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