

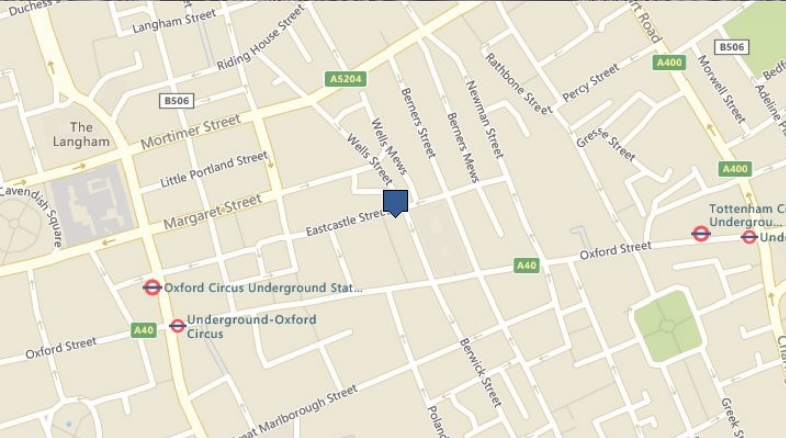


75-76 Wells Street, London W1T 3QH

TO LET

High Quality Fitted Office In Fitzrovia

**2,322 Sq Ft
(216 Sq M)**



LOCATION

Positioned on a prominent corner at a junction with Eastcastle Street in the heart of Fitzrovia, the property benefits from a vast selection of restaurants, pubs and shops. The area is a well established office location with nearby tenants including Facebook and Estee Lauder. Oxford Circus and Tottenham Court Road tube stations are within a short walking distance.

DESCRIPTION

The 3rd floor (North) office provides a mixture of open plan and private office accommodation, fitted out to a high specification with a kitchen.

- ✓ **Fully fitted office space**
- ✓ **Well-presented entrance and passenger lift**
- ✓ **Air conditioning & raised flooring**
- ✓ **12 person boardroom**
- ✓ **Two large executive offices and three private offices**
- ✓ **Modern kitchen, demised WCs and server room**

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	2,322	216

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES & SERVICE CHARGE

Business Rates - £23.95 per sq ft

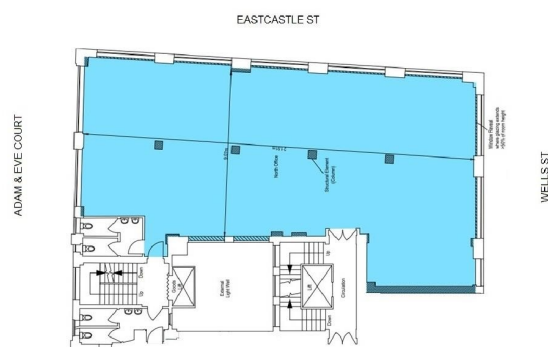
Service Charge - approximately £5.00 per sq ft

TERMS

Available by way of an Assignment or Sublease from Q4 2019 until March 2021 at a passing rent of £164,000 pa exclusive (outside the L&T Act 1954 Part II). Alternatively, a new lease may be available.

EPC

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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