



18

WELLS STREET

FITZROVIA LONDON

New build grade A office suites with terraces
designed by Buckley Gray Yeoman



18 WELLS STREET

18 Wells Street is part of central London's most stylish neighbourhood, Fitzrovia, with access to the capital's fashionable restaurants, galleries, hotels and shopping.

The property is well served by transport links with numerous bus links nearby and Oxford Circus, Tottenham Court Road and Goodge Street Underground Stations within a short walking distance. The new Elizabeth Line (Crossrail) is scheduled to open in 2019 at Tottenham Court Road.

The property is located on the eastern side of Wells Street, close to its junction with Eastcastle Street. Local occupiers include:

facebook

ARUP

nickelodeon

ESTÉE LAUDER



LIONSGATE

LinkedIn™

Aol.

MoneySupermarket.com

FREMANTLEMEDIA



skyscanner

CAPITA

BBC

LOCATION

HOTELS

- | | |
|---------------------------|-----------------------|
| 1. The Mandrake Hotel | 4. The London Edition |
| 2. Charlotte Street Hotel | 5. The Nadler Soho |
| 3. Sanderson London | 6. The Langham |

RESTAURANTS

- | | |
|--------------------------|-----------------------|
| 7. Gaucho | 16. Bao |
| 8. Hakkasan | 17. The Ninth |
| 9. The Riding House Cafe | 18. Crazy Bear |
| 10. Berners Tavern | 19. Picture Fitzrovia |
| 11. Percy & Founders | 20. Foley's |
| 12. Mere | 21. Lima |
| 13. Roka | 22. Koba |
| 14. Pied a Terre | 23. Dabbons |
| 15. Salt Yard | 24. The Kitchen Table |

OFFICE OCCUPIERS

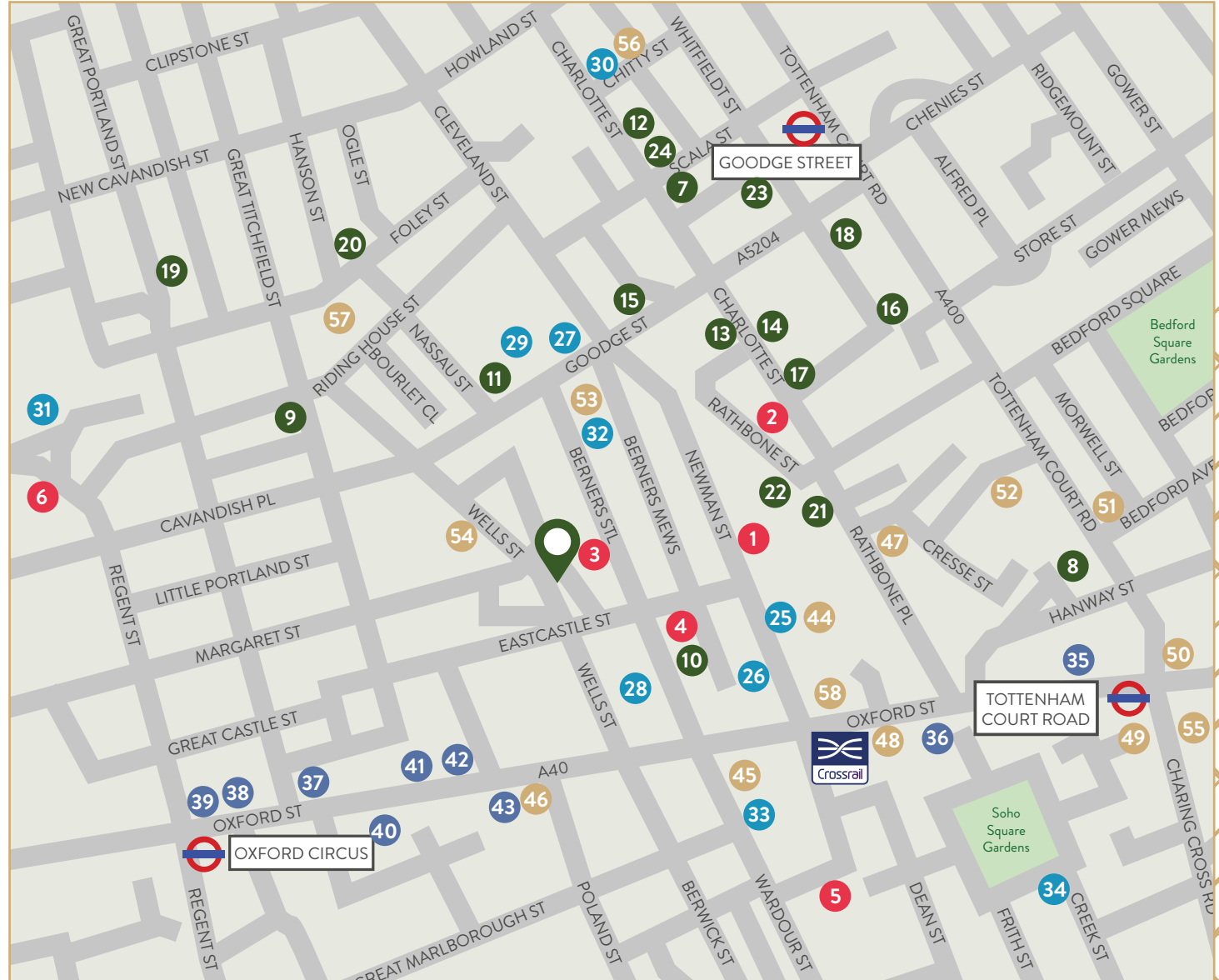
- | | |
|----------------------|--------------|
| 25. Facebook | 30. Arup |
| 26. Elizabeth Arden | 31. BBC |
| 27. Estee Lauder | 32. Capita |
| 28. Arcadia | 33. Ling |
| 29. London & Capital | 34. Palantir |

RETAILERS

- | | |
|----------------------|--------------|
| 35. Primark | 40. New Look |
| 36. Zara | 41. H&M |
| 37. Urban Outfitters | 42. Uniglo |
| 38. TopShop | 43. M&S |
| 39. Nike | |

DEVELOPMENTS

- | | |
|---------------------------------|--------------------------------|
| 44. Rathbone Square | 52. 1-2 Stephen St |
| 45. Ampersand, 180 Wardour St | 53. The Copywright Building |
| 46. Academy House | 54. 55 Wells St |
| 47. 15-18 Rathbone Place | 55. Centre Point |
| 48. 73-89 Oxford St & 1 Dean St | 56. 80 Charlotte St |
| 49. 1 Oxford St | 57. 33 Foley St |
| 50. Centerpoint Plaza | 58. Oxford House, 76 Oxford St |
| 51. One Bedford Avenue | |



LOCATION

DESCRIPTION

The property is a new build development by Buckley Gray Yeoman, completed in September 2018.

The building comprises of 4 office suites over first to fourth floors.

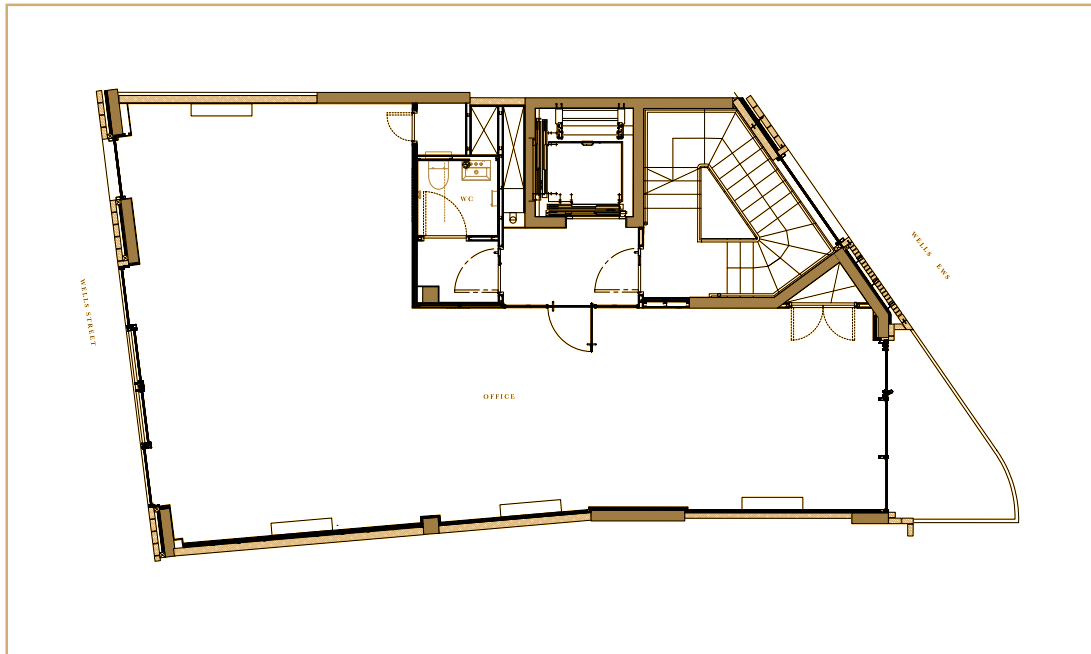
Each office has access to a private balcony at the rear of the building and can be let as a whole or on a floor by floor basis. There is an 8-person passenger lift with access to a shower and bike storage on the lower ground floor.



FLOORPLANS

FLOORPLANS

First

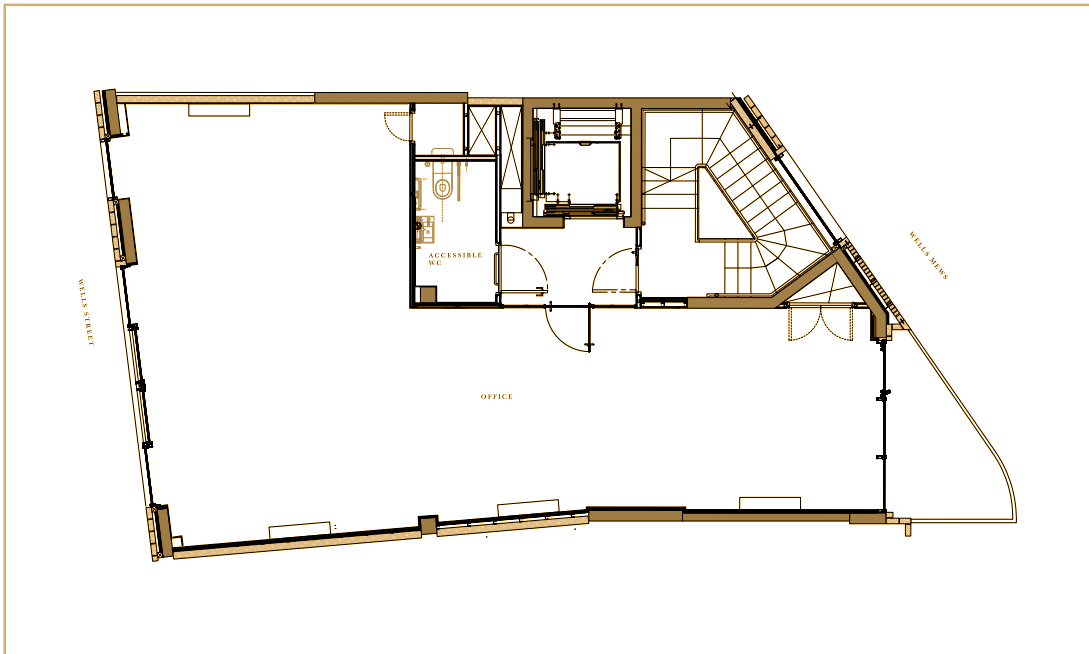


Typical Office Floor

FLOORPLANS

FLOORPLANS

Second

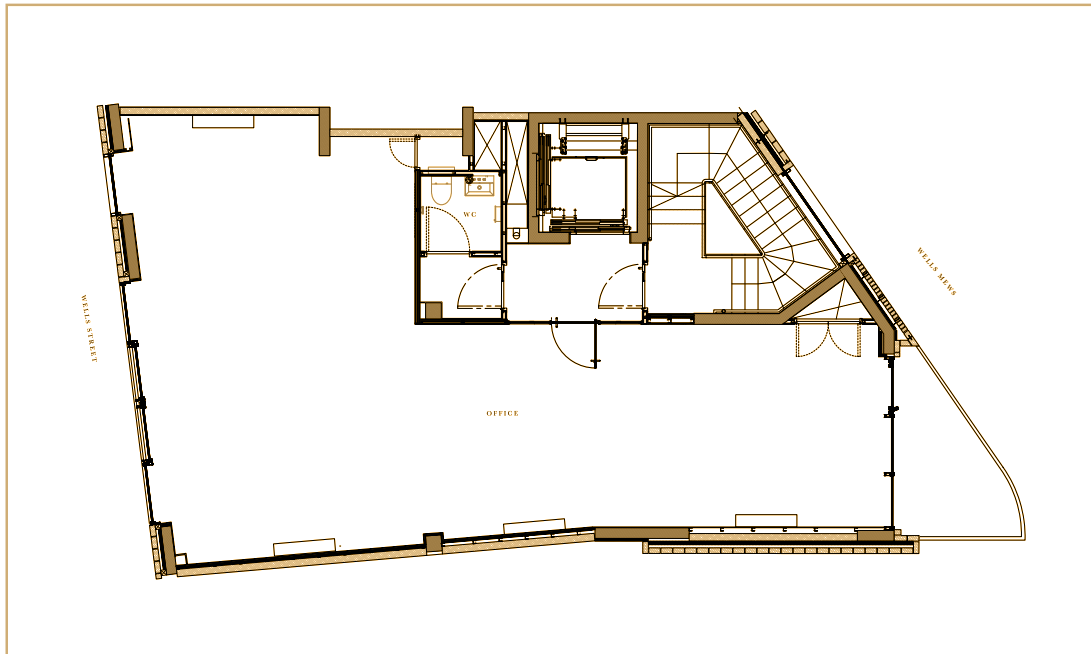


Typical Office Floor

FLOORPLANS

FLOORPLANS

Third

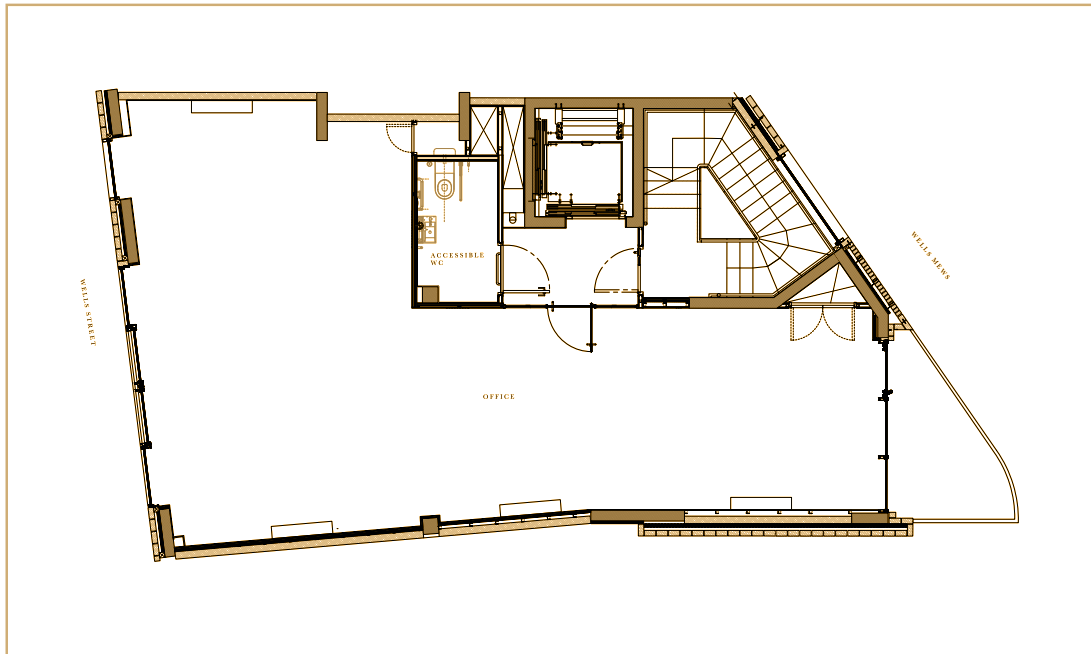


Typical Office Floor

FLOORPLANS

FLOORPLANS

Fourth



Typical Office Floor

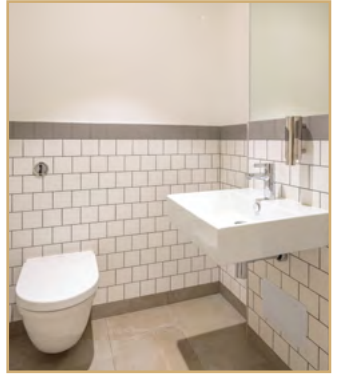
FLOOR	USE	SQ FT (NIA)
Fourth Floor	Office	811 sq ft
Third Floor	Office	811 sq ft
Second Floor	Office	805 sq ft
First Floor	Office	821 sq ft
OFFICE TOTAL		3,248 SQ FT

ACCOMMODATION

Self-contained and newly built open plan office suites on first to fourth floors are available as a whole or on a floor by floor basis.

AMENITIES

- ◇ New build grade a offices
- ◇ New 8 person passenger lift
- ◇ Private terraces/balconies on each office floor
- ◇ Metal tiled raised floor
- ◇ Comfort cooling
- ◇ Suspended LED lighting
- ◇ Generous floor to ceiling heights
- ◇ New entrance lobby
- ◇ Bicycle storage and showers
- ◇ Video entry system
- ◇ Capped off services on each floor for kitchen



FURTHER INFO

LEASE: A new lease is to be granted for a term by arrangement

RENT: On application

RATES PAYABLE: TBC

ESTIMATED SERVICE CHARGE: TBC

POSSESSION: Possession is available on completion of legal formalities

EPC: TBC

LEGAL COSTS: Each party is responsible for their own legal costs



FURTHER INFO

VIEWING: Strictly by appointment with joint agents:

DavisBROWN

DAVID GREEN

020 7907 1803

JOHN EDEN

020 7907 1811

HMC

ANDY MORRISON

020 7297 9664

A development by
The Berners Allsopp Estate