

19-23

WELLS STREET

A3 RESTAURANT OPPORTUNITY
IN THE HEART OF FITZROVIA



THE OVERVIEW



19-23 WELLS STREET

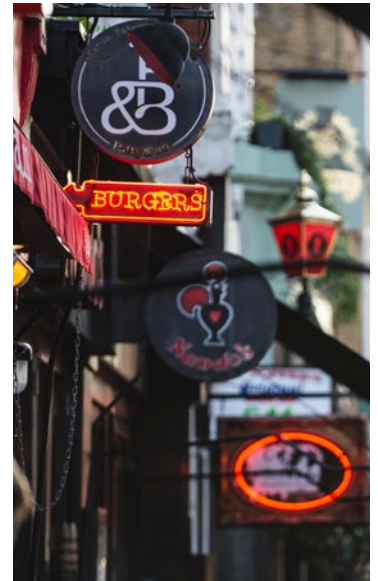
19-23 Wells Street is in the heart of Fitzrovia, an area fast becoming London's hottest up and coming restaurant destination, with big names in the culinary world flocking to secure a space.

Originally home to a film company, the listed building has beautiful architectural features that have been enhanced by British Land during its renovation.

12,700 sq ft of new office accommodation over the first to fifth floors is managed by Storey, providing workspace for a range of scale-up sized businesses.

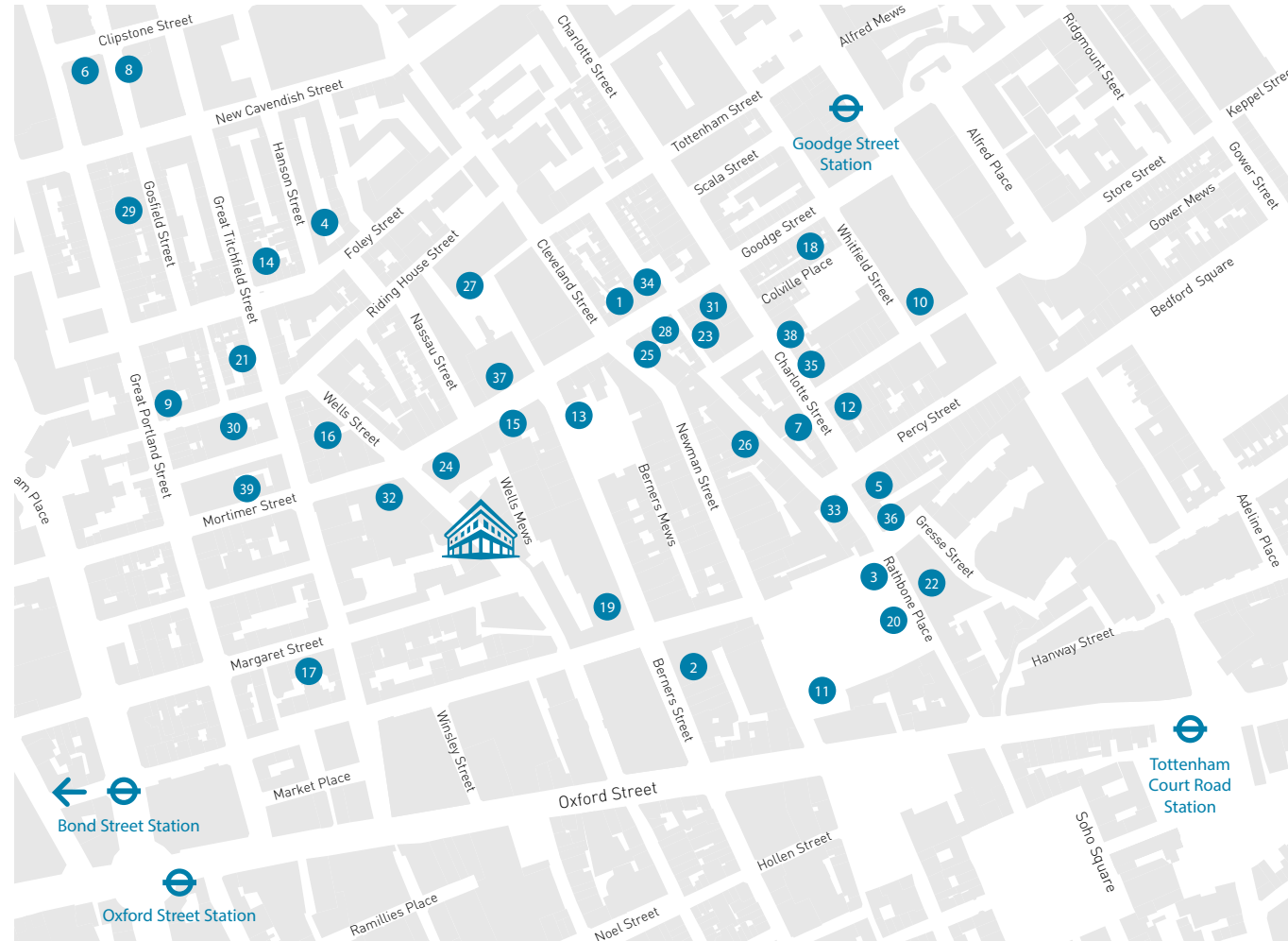
THE NEIGHBOURHOOD

Fitzrovia is in the middle of some of London's most well known villages and people travel far and wide to visit.



FITZROVIA

CAFES, RESTAURANTS AND BARS



1	Barrica
2	Berners Tavern
3	Circolo Popolare
4	Bonnie Gull
5	Bourne & Hollingsworth
6	Caravan
7	Charlotte St. Hotel
8	Clipstone
9	Clutch Café
10	Bao
11	Cross Town Doughnuts
12	Norma
13	Flesh and Buns

14	Foleys
15	Greyhound Café
16	Homeslice
17	Island Poke
18	Jerusalem
19	Kaffeine
20	Konditor and Cook
21	Lantana
22	Lima
23	Mac & Wild
24	Mortimer House Kitchen
25	Mr Foggs House of Botanicals
26	The Newman Arms

27	Percy and Founders
28	Polu Poke
29	Portland
30	Riding House Café
31	Roka
32	Rovi
33	Said
34	Salt Yard
35	Ampeli
36	Tap Coffee
37	The Detox Kitchen
38	The Ninth
39	Workshop Coffee



THE OPPORTUNITY

The ground floor space extends to approximately 2,140 sq ft, benefitting from plenty of natural light from dual aspect windows and a ceiling height of 4 metres.

Additional accommodation is available on the lower ground level if required.

A3 planning consent has been obtained. The consent permits an ancillary holding bar of up to 15% of floorspace and there is currently a restriction against takeaway and delivery. Further information available on request.



THE SPECIFICATION

The accommodation is offered in shell condition with capped off services as follows:

Extract
a new 600*400
fire rated kitchen
extract duct

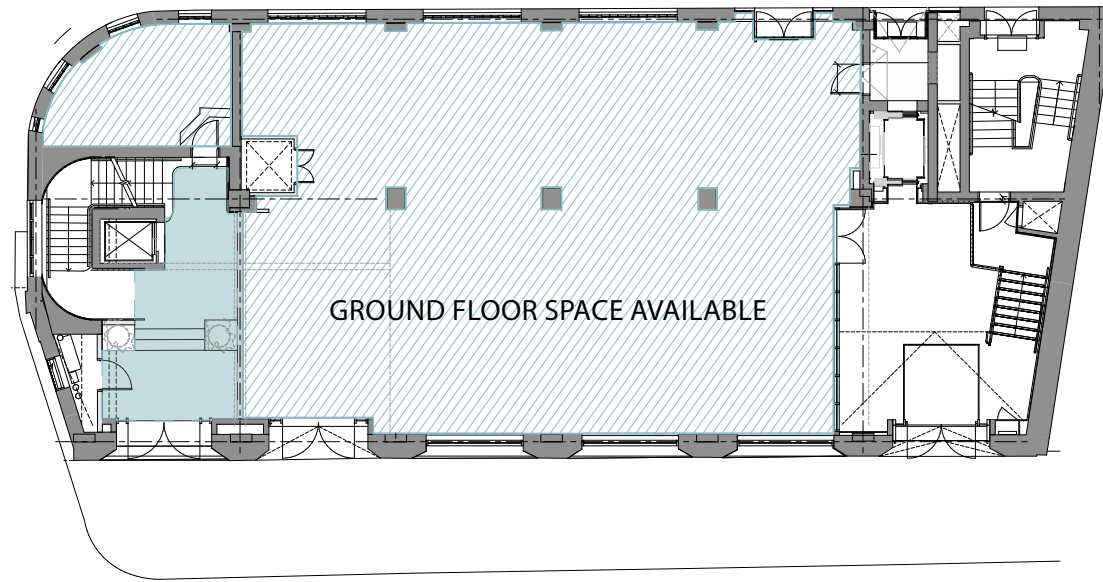
Gas
a new 50mm gas
supply is rated
at 250kW

Water
a new 32mm
water supply

Electricity
125A TPN
or 88kVA

GROUND FLOOR Size = 2,137 sq ft

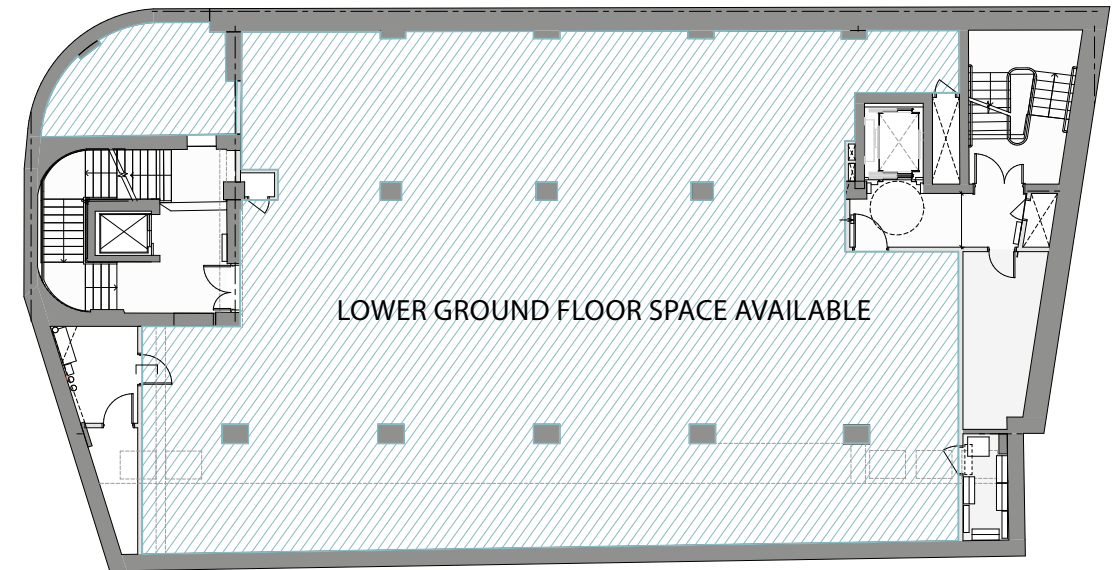
WELLS MEWS



WELLS STREET

LOWER GROUND FLOOR Size = up to 3,500 sq ft

WELLS MEWS



WELLS STREET

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BUILDING OCCUPIERS



Flexible workspace

Storey provides personalised working environments for ambitious businesses in great locations.

Levels 1–5 of 19-23 Wells Street is owned and managed by Storey, providing workspace for a range of scale-up sized businesses.



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CONTACT



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