

## STRIKING OFFICES TO LET IN FITZROVIA

### PART 6<sup>TH</sup> & 7<sup>TH</sup> FLOOR, 75-76 WELLS STREET, LONDON W1T 3QH

### 2,013 SQ. FT.



#### LOCATION

Located in a prominent corner position on the south western side of Wells street at its junction with Eastcastle Street, the building benefits from being in the heart of Fitzrovia. The area is becoming increasingly popular as an office location with a number of high profile tenants such as Facebook, Estee Lauder, LVMH, all occupying space nearby. It is also well served by numerous renowned galleries and restaurants. Oxford Circus (Central and Victoria Lines) and Tottenham Court Road (Central, Northern Lines) tube stations are within a short walking distance as are the sites for the new Tottenham Court Road Crossrail terminals.

GOOGLE MAPS - [LINK](#)





## DESCRIPTION

The building has an impressive reception area with a passenger lift that leads to both the 6<sup>th</sup> and 7<sup>th</sup> floor. The office itself benefits from natural light from two sides and a skylight as well as a kitchenette, two WCs, fully carpeted, shared roof terrace and a meeting room located on the 7<sup>th</sup> floor.

## LEASE

**Option 1** : Assignment of the current lease expiring on 19th November 2019 at a passing rent of £149,455 pa exclusive The lease is contracted outside the provisions of the Landlord & Tenant Act.

**Option 2** : A new lease may be available direct from the landlord by way of separate negotiations.

**SERVICE CHARGE**- Approximately £6.20 psf

**EPC** - Available on request.

## BUSINESS RATES

**Local Authority: Westminster**

**Current rateable value:**

Part 6<sup>th</sup> Floor - £76,000

7<sup>th</sup> Floor- £13,000

Interested parties are advised to make their own enquires.

## POSSESSION

Upon completion of legal formalities.

Area	m <sup>2</sup>	ft <sup>2</sup>
Part 6 <sup>th</sup> & 7 <sup>th</sup> Floor	145.86	2,013

## AMENITIES

- Air conditioning (not tested)
- Passenger lift
- Smart reception
- Excellent natural light
- Kitchenette
- Raised Flooring
- Entry phone system
- Skylight
- Demised WC's
- Shared Roof Terrace
- Commanding London Views
- Showers
- Floor Boxes
- Natural Light from 2 Sides

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWINGS

Through Robert Irving Burns.

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