

5,505 sq ft self-contained office space available on the ground and lower ground floor



19-23 Wells Street, W1



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Terms

Lease	New leases available direct from the landlord
Quoting Rent	£300,000 per annum (£55.00 per sq ft blended)
Rates	G £19.11 per sq ft LG £8.55 per sq ft
Service Charge	c. £12.50

Description

19-23 Wells Street is an Art Deco icon, restored by architects TateHindle and interior designers Universal Design Studio to retain all its period charm – from the magnificent Art Deco staircase in the lobby to full-height Crittall windows that flood every floor with natural daylight.

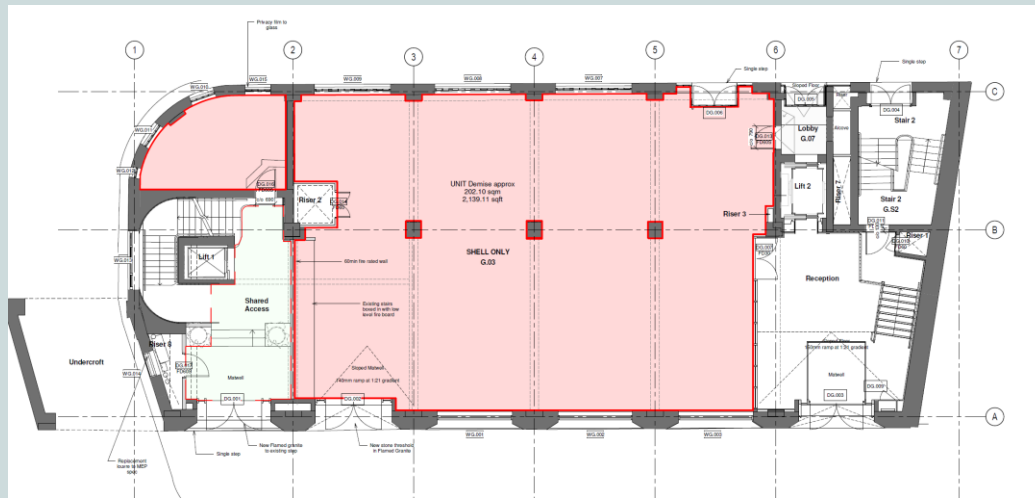
The building is located on the Eastern side of Wells Street, within 5 minutes walk of Both Oxford Circus and Tottenham Court Road Underground Stations.

Highlights / Specification

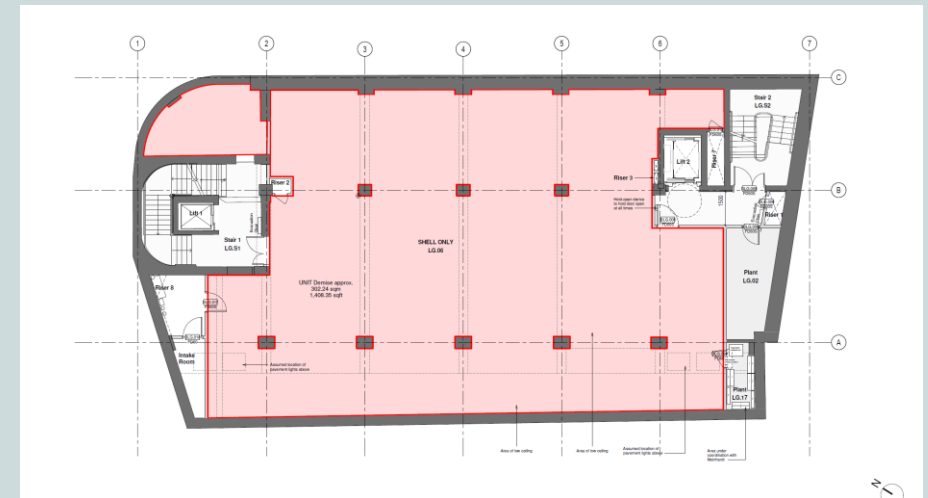
- Common parts newly refurbished
- Ground and Lower Ground currently in 'Shell & Core' condition
- Slab to Slab heights 3.37 – 4.16m
- Self-contained entrance on Wells Street
- Cycle Storage and Shower facilities
- Access to communal roof terrace

Schedule of Areas & Floor Plans

Floor	Area (SQ FT)	Status
G	2,138	Available
LG	3,367	Available
Total	5,505	



Ground Floor Plan



Lower Ground Floor Plan

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