

# The Langham Estate



## Welbeck House, 66-67 Wells Street

**BASEMENT, GROUND FLOOR &  
MEZZANINE (REAR)**  
3,320 SQ FT | 308.43 SQ M  
UNIQUE PREMISES TO LET

[langhamestate.com](http://langhamestate.com)  
020 7580 5656



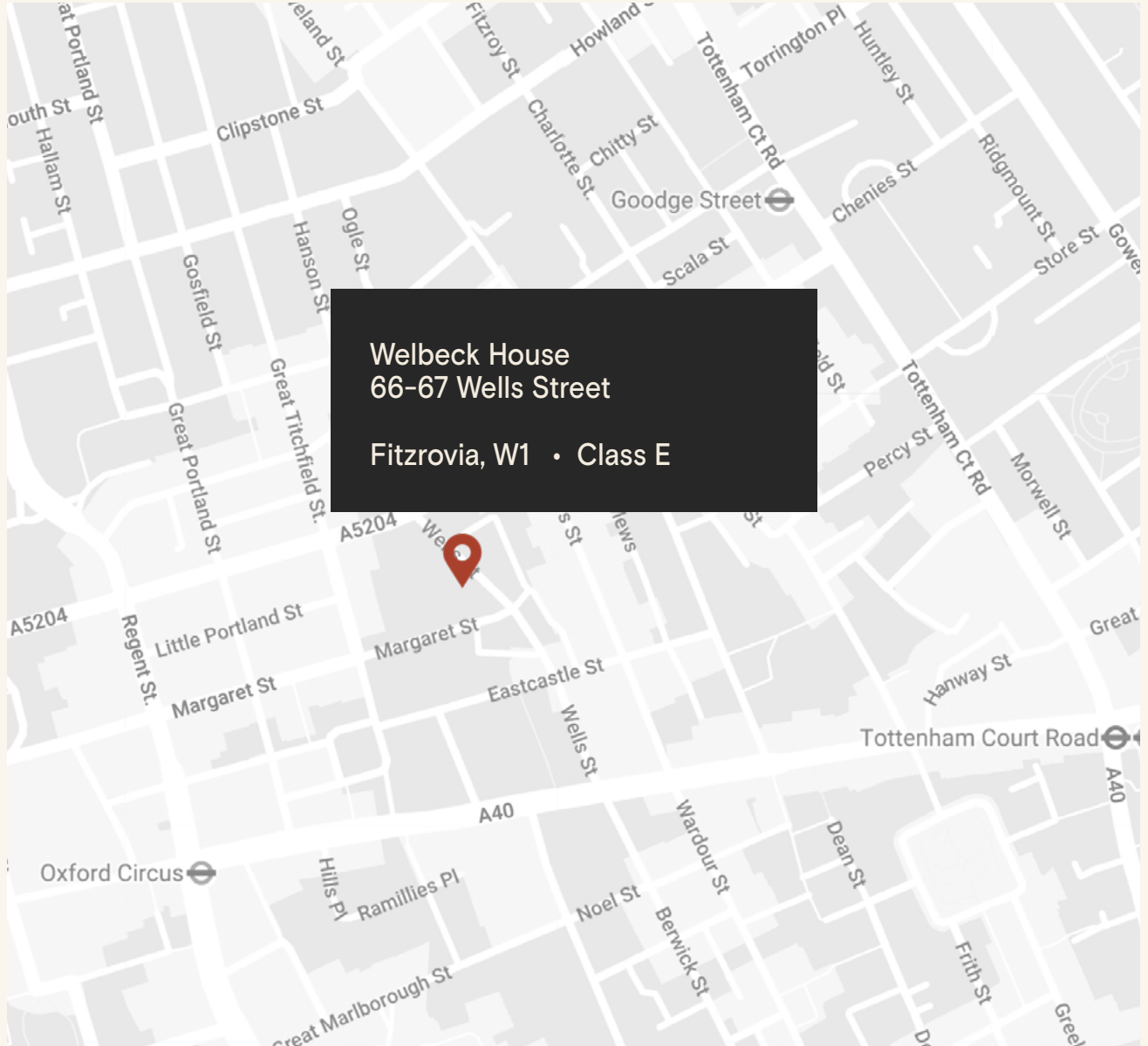


## The Location

Built in 1951, Welbeck House, is situated on the west side of Wells Street, right in the heart of the Fitzrovia Quarter.

The property is moments away from the international retail thoroughfares of Oxford Street and Regent Street, a short walk from Regent's Park, one of London's most iconic green spaces, and Cavendish Square Gardens offering a perfect blend of urban amenities and natural retreats.

The area boasts excellent links, including eight underground tube lines spread across eight stations. Bond Street station, served by the Elizabeth Line, and Goodge Street station are both within easy reach, ensuring seamless connectivity throughout London and beyond.



## Connectivity

Tottenham Court Road	6 min walk
Oxford Circus	7 min walk
Goodge Street	8 min walk
Great Portland Street	12 min walk
Bond Street	13 min walk
Warren Street	15 min walk
Regent's Park	16 min walk
Euston Square	17 min walk



## Features

- Unique Premises
- Featured Skylights and Fireplaces
- Open Plan arranged over Basement, Ground and Mezzanine
- Good Natural Light
- Central Heating
- Excellent Transport Links

## Details

**Floor Area**  
3,320 SQ FT / 308.43 SQ M

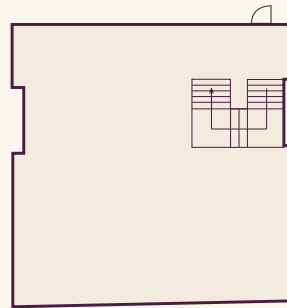
**Rent**  
On application

**Lease Terms**  
A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

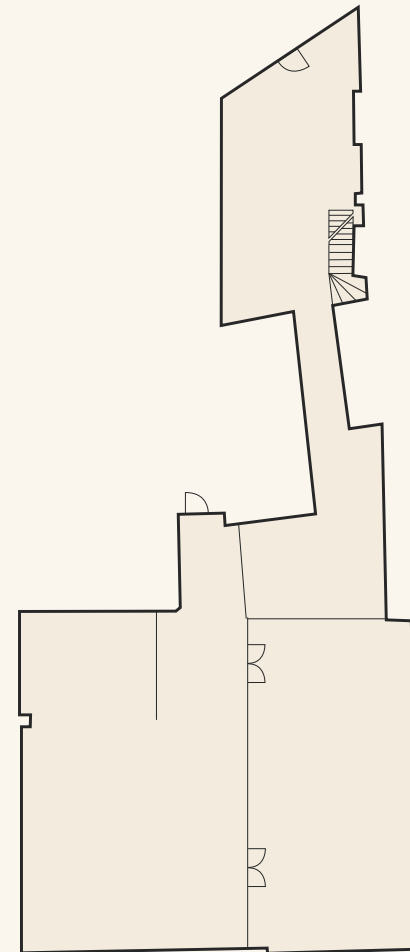
**Possession**  
Immediate upon completion of legal formalities.

**Legal Costs**  
Each party to be responsible for their own legal costs

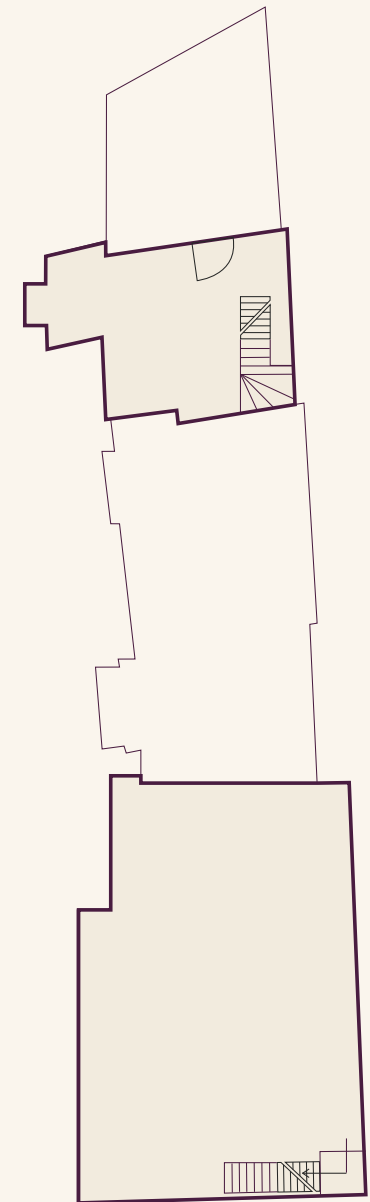
**V.A.T.**  
Pricing exclusive of V.A.T.



Mezzanine



Ground Floor



Basement



# Sustainability



Zero waste to landfill  
in the building

**B**

EPC Rating



LED lighting



We aim to reach NET ZERO  
emissions by 2040 from our  
operations



100% Landlord  
Renewable Electricity



Waste management initiative



We are Signatories of WCC  
Sustainable City Charter.



FQ

Life *in* Fitzrovia Quarter



## Food & Drink



Rich in history with a notable artistic and Bohemian heritage, today Fitzrovia is known to be a popular destination attracting fashion, medical, creative and media businesses and offers an ever-growing array of dining, shopping, fitness and leisure facilities.





## Shopping & Lifestyle



The neighbourhood, tucked away from the hustle and bustle of chain stores of nearby Oxford Street and Regent Street, is home to independent businesses such as niche bars, refined restaurants, conscious cafés, up and coming art galleries and contemporary fashion brands. Moreover, Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop, is a stone's throw away from the property.



Discover your perfect location

FQ

Food & Drinks

- The Oxford Market
- Rhum Tavern
- The Social
- Chinawhite
- The Cocktail Club
- The Great Thai
- 28-50 Wine Workshop
- Chishuru
- Honest Burgers
- Yalla Yalla
- Wahaca
- Vapiano
- Burger & Lobster
- The Salad Project
- Pahl Hill
- K-POP
- Tenmaru
- Kiss The Hippo
- Carmel
- Ole & Steen
- GT Corner
- Kaffeine

Beauty & Wellbeing

- FS8
- F45
- Rowbots
- Shadi Salon

- Piedi-de-Poule
- Reviv
- Beauty Club London
- CliniCity
- the a.b.c. smile
- Cavendish Clinic
- Yuki Clinic
- Wumman
- Beautify LDN

Culture & Lifestyle

- Ab-Anbar Gallery
- Gillian Jason Gallery
- Des Bains
- Pi Artworks
- Apollo Galleries
- Arlettie
- Minotti London
- Dune London
- Margaret Howell
- Timberland
- Dr. Martens
- Reiss
- Sports Direct
- Hawes & Curtis
- KEF





# The Langham Estate

langhamestate.com

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