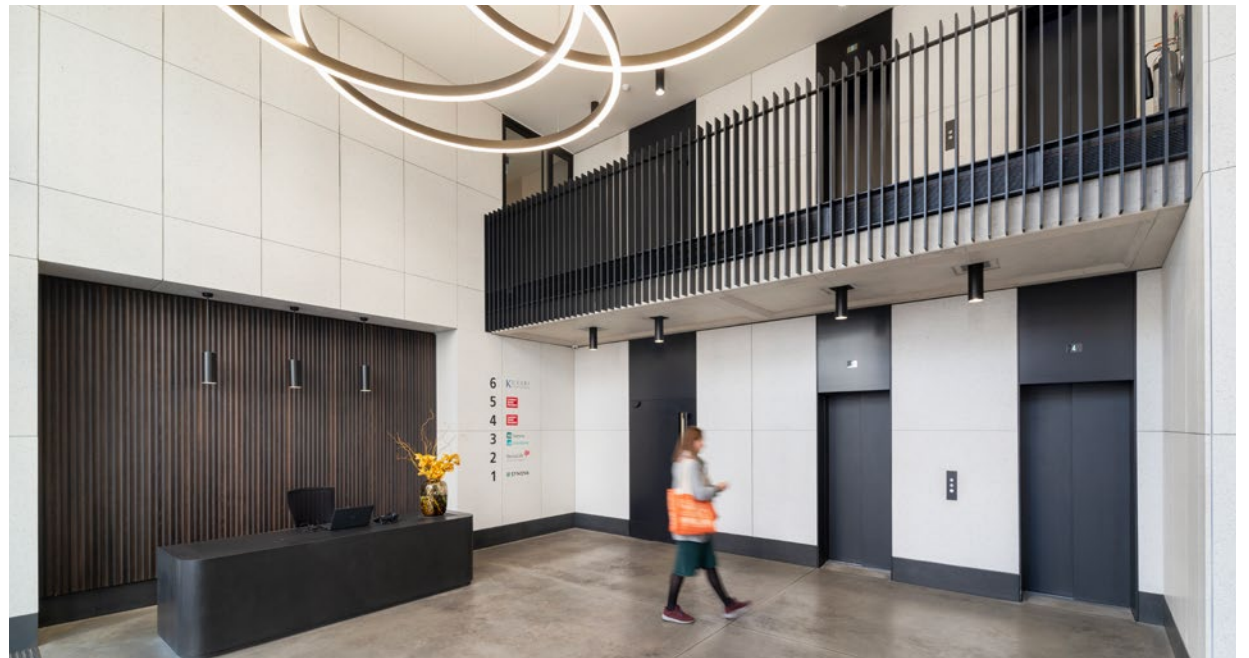


WELLS STREET

FITZROVIA W1

4,367 Sq Ft
Office To Let



4,367 sq ft of fully fitted or CAT A office space available in a prime Fitzrovia building

55 Wells Street was designed by renowned architects Buckley Grey Yeoman and provides 4,367 sq ft of high quality office space with a private terrace.

The building features an impressive double-height reception and full height glazing, along with a sizeable communal roof terrace and end of trip facilities which include showers, lockers, changing facilities and bicycle racks.

- | | |
|------------------------------|----------------------------|
| Double height reception | Communal roof terrace |
| 2 x 8 person passenger lifts | Cycle storage |
| BREEAM 'Excellent' | Shower & locker facilities |

1ST FLOOR PLAN







4,367 sq ft (405.7 sq m)

Open plan desks	18
Private offices	05
16 person boardroom	01
12 person meeting room	01
6 person meeting room	04
Breakout areas	02
Comms room	01
Tea point	01
Reception area	01
Private terrace	01



This is an indicative plan and is not the confirmed fit out, not to scale.

OFFICE SPECIFICATION

 Opportunity to increase desking	 2.7 m floor to ceiling height	 Displacement underfloor AC system
 300mm raised access floor	 1 person per 8 sq m occupancy	 Private terrace








LOCATION

The building is ideally located within the landmark area of Fitzrovia, while being a short walk from the bustle of Soho. A wealth of amenities are to be found on the doorstep, including KIN Café, The Ninth, The Newman Arms, The Marquis of Granby, Lima, The Gym Group.



CONNECTIVITY

Oxford Circus  minute walk 	Tottenham Court Road  minute walk 	Goadge Street  minute walk 
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Walk times from the building. Source TfL.

TERMS

New lease.

VIEWINGS

Strictly through sole letting agents.

TASH ATKINSON
 07936 338 767
 tash.atkinson@colliers.com

JAMES SWAN
 07769 337022
 james.swan@colliers.com

