

TO LET**PREMISES IN THE HEART OF FITZROVIA**

SUITABLE FOR CLASS E (OFFICE, RETAIL, LEISURE ETC.)

24 WELLS STREET, FITZROVIA, LONDON W1T 3PH



From 730 to 1,500 SQ.FT. - 2nd & 3rd Floors

LOCATION ([GOOGLE MAPS LINK](#))

The property is situated just north of Oxford Street at its junction with Wells Mews opposite Margaret Street. The building is within a short walking distance of Oxford Circus Underground Station (Central, Victoria and Jubilee Line) and Tottenham Court Road (Central Line and Crossrail) underground stations.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk



DESCRIPTION

The two offices are in good condition and include modern kitchens and WCs. Excellent natural light is provided.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term until 5th September 2025.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

FLOOR PLANS

Available on request.

VAT

TBC.

FINANCIALS

Area	2nd	3rd	Total
Size(sq.ft.)	770	730	1,500
Quoting Rent (p.a.) excl.	£15,400	£14,600	£30,000
Estimated Rates Payable (p.a.)	£16,966	£15,843	£32,809
Service Charge (p.a.)	Inclusive of service charge		
Estimated Occupancy Cost (p.a)	£32,366	£30,443	£62,809

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Gas central heating
- Carpet/Wood laminate flooring
- Perimeter trunking
- Excellent natural light
- Passenger Lift
- Entry phone system

VIEWINGS:

Strictly through Robert Irving Burns.

Ben Kushner

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