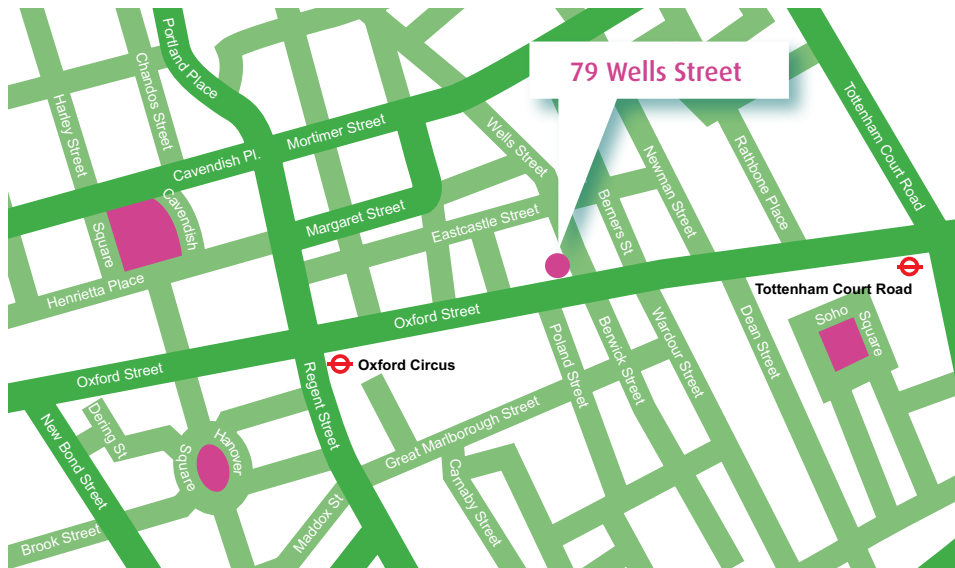


Wells Point  
79 Wells Street  
London W1

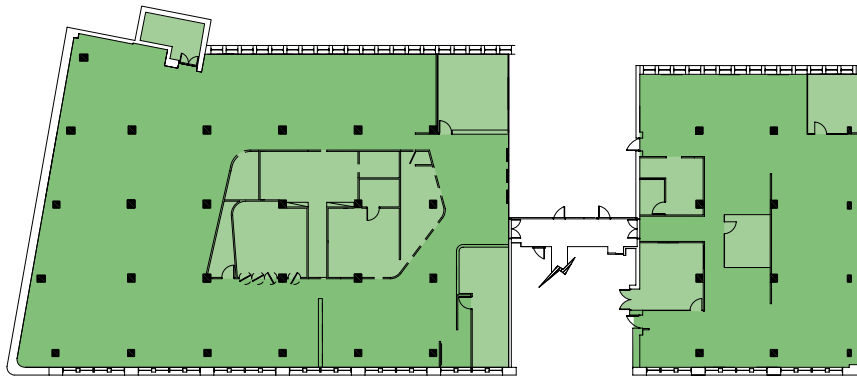
**TO LET**

1st & 2nd Floors 3,883 sq ft to 25,893 sq ft





## TYPICAL FLOOR PLAN



First Floor shown



## LOCATION

The property is situated on the corner of Wells Street and Oxford Street. Oxford Circus (Victoria, Central and Bakerloo lines) and Tottenham Court Road (Central and Northern lines) Underground Stations are within walking distance.

## DESCRIPTION

The available accommodation comprises the entire 1st and 2nd floors split into two separate wings. The offices are predominantly in open plan format with the benefit of a number of meeting rooms.

## AMENITIES

- Four pipe fan coil air conditioning
- 25 car parking spaces
- 24 hour security
- Excellent natural light
- 2 x 10 person passenger lifts
- Goods lift

## LEASE

A new full repairing and insuring sub-lease for a term to expire 28th September 2014.

## SCHEDULE OF AREAS

### First Floor

	sq ft
South Block	9,063.5
North Block	3,883

### Second Floor

	sq ft
South Block	9,063.5
North Block	3,883

<b>Total</b>	<b>25,893</b>
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Areas available 3,883 / 7,766 / 9,063 / 12,946 / 16,829 / 18,127 / 25,893 sq ft.

## RENT

Upon application.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

For further information and viewings please contact sole agents:

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