

BLUEBOOK



Address.

18 Wells Street, W1T

Size.

804 sq ft

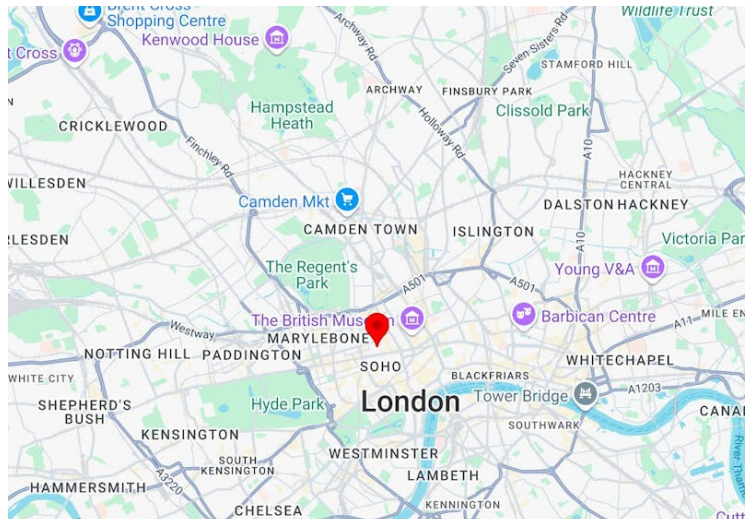
Overview.

Newly refurbished fully fitted office suite with terrace

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| 2nd | 804 | 74.69 | Available |
| Total | 804 | 74.69 | |



Specification.

Newly refurbished fully fitted office, Private terrace, 8 person passenger lift, Comfort cooling, Suspended LED lighting, Generous floor to ceiling heights, Bicycle storage and showers.

Financials.

| | |
|----------------|--------------------------|
| Rent | £87.50 per sq ft |
| Rates Payable | £35.50 per sq ft Est. |
| Service Charge | £13.50 per sq ft Est. |
| EPC Rating | B |

Contacts.

Anders Horwood

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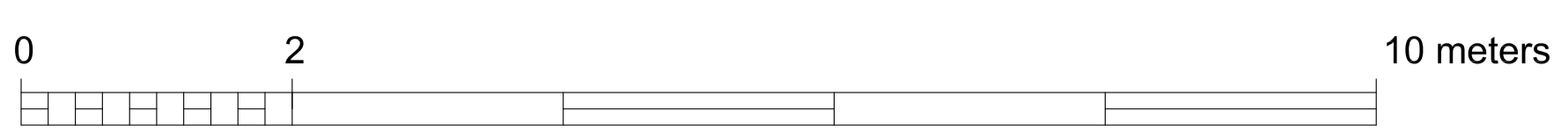
Joe Fuller

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These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 25/04/2025



| Rev | Description | Date |
|--|------------------|--------------------|
| Client Berners Property Trust | | |
| Project 18 Wells Street London W1T 3PG | | |
| Title Second Floor Test Fit | | |
| Scale | 1:50 @ A1 | Date Nov 24 |
| Dwg No | SK 01 | Drawn VN |

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Do not scale from this drawing. All dimensions to be checked on site.

HMC Chartered Surveyors

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