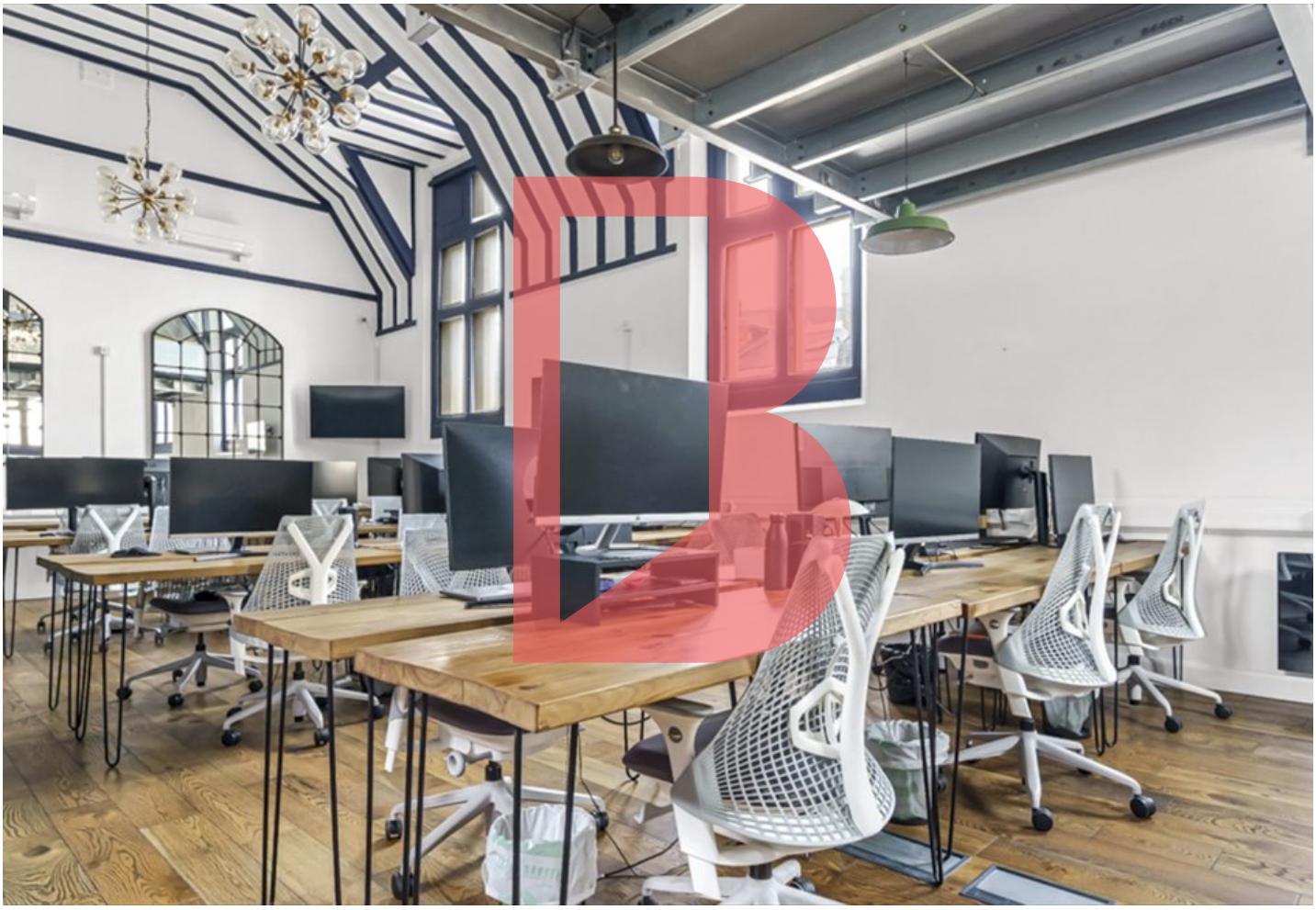


70-71 WELLS STREET





OVERVIEW

70-71 Wells Street is an impressive former hall of the original school, situated on the top floor and benefitting from excellent natural daylight and triple height vaulted ceilings.

The building boasts wonderful period features and various mod-cons including a dedicated 10GB fibre line and air-conditioning.

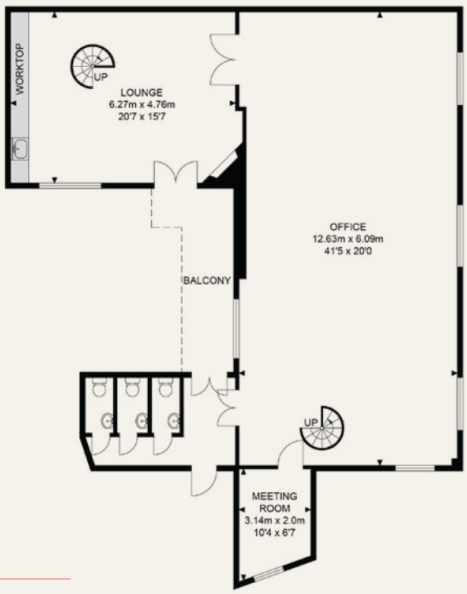
The second floor is 1800 square feet (NIA) and consists of a main office area, private toilets, a private kitchen area, two large meeting rooms and one smaller meeting room.

The space has benefitted from a recent refurbishment, which gives the airy internal atrium a touch of sophistication, whilst retaining enough original features to give occupants a tasteful reminder of its past.

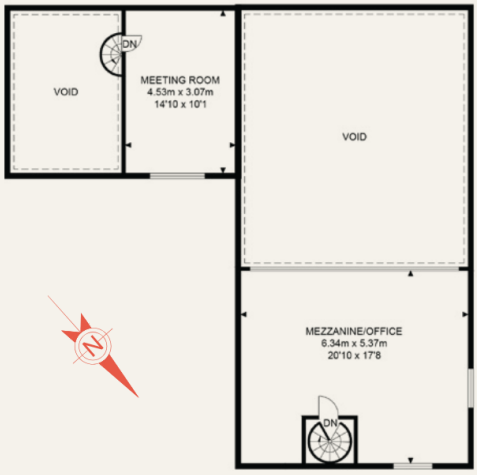
AMENITIES

- Meeting Rooms
- Fully Fitted
- Period Features
- High Speed Broadband
- Kitchen

2ND FLOOR



2ND FLOOR MEZZANINE



1915 SQFT GIA (GROSS INTERNAL AREA)

1800 SQFT NIA (NET INTERNAL AREA)

TERMS

Flexible by arrangement

SUMMARY

Available Size	1,800 sq ft
Price	£24,750 per month
Business Rates	Included in desk rate
VAT	Elected

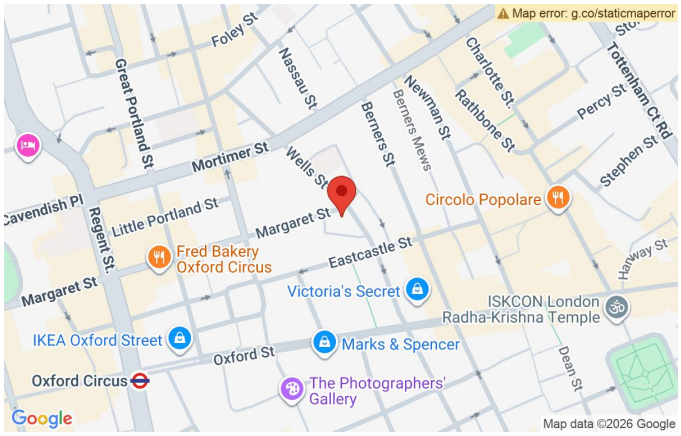
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

+44 (0)7811 111600



LOCATION

The building is located on Wells Street, which starts midway between Oxford Circus (7 mins) and Tottenham Court Road (6 mins) tube stations. As such there are fantastic transport links via all main lines, as well as an enormous selection of cafes, bars, restaurants, and shops with both Soho and Mayfair a short walk away. The recently opened Elizabeth Line offers excellent transport links to both west and east London respectively, enabling easy access for commuters coming from further afield.

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