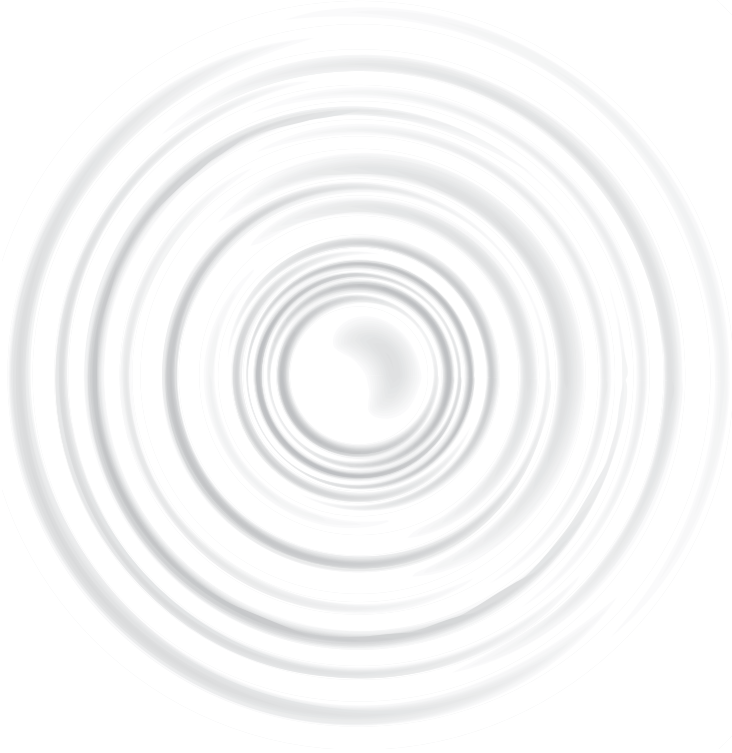


75
WELLS
STREET
W1



75 WELLS STREET IS MOMENTS AWAY FROM THE BUZZ OF CHARLOTTE STREET TO THE EAST AND SOHO SQUARE TO THE SOUTH, SURROUNDED BY A WIDE VARIETY OF BARS AND RESTAURANTS.

LOCATED JUST OFF OXFORD STREET, SYNONYMOUS WITH THE MAJORITY OF HIGH STREET FASHION BRANDS, IT HAS EXCELLENT CONNECTIVITY ACROSS LONDON. OXFORD CIRCUS, TOTTENHAM COURT ROAD AND GOODGE STREET UNDERGROUND STATIONS, COVERING THE CENTRAL, NORTHERN AND VICTORIA LINES, ARE JUST A FEW MINUTES WALK IN EACH DIRECTION.



KEY FEATURES



- NEWLY REFURBISHED CONTEMPORARY OFFICES
- AIR CONDITIONING
- FULLY ACCESSIBLE METAL TILED RAISED FLOORS
- PASSENGER LIFT
- EXCELLENT NATURAL LIGHT
- SUPERLOOS
- SHOWERS

75
WELLS
STREET
W1

SOURCE BOOK



SOURCED FROM
WITHIN 500 METRES OF
75 WELLS STREET



1

75 WELLS STREET LIES AT THE HEART OF THE FORMER FASHION AND TEXTILES 'RAG TRADE' DISTRICT, NOW FIRMLY ESTABLISHED AS AN OFFICE LOCATION BEING HOME TO SEVERAL LARGE MEDIA COMPANIES.



1 — REPUBLIC OF FRITZ HANSEN.
13 MARGARET STREET



4



2

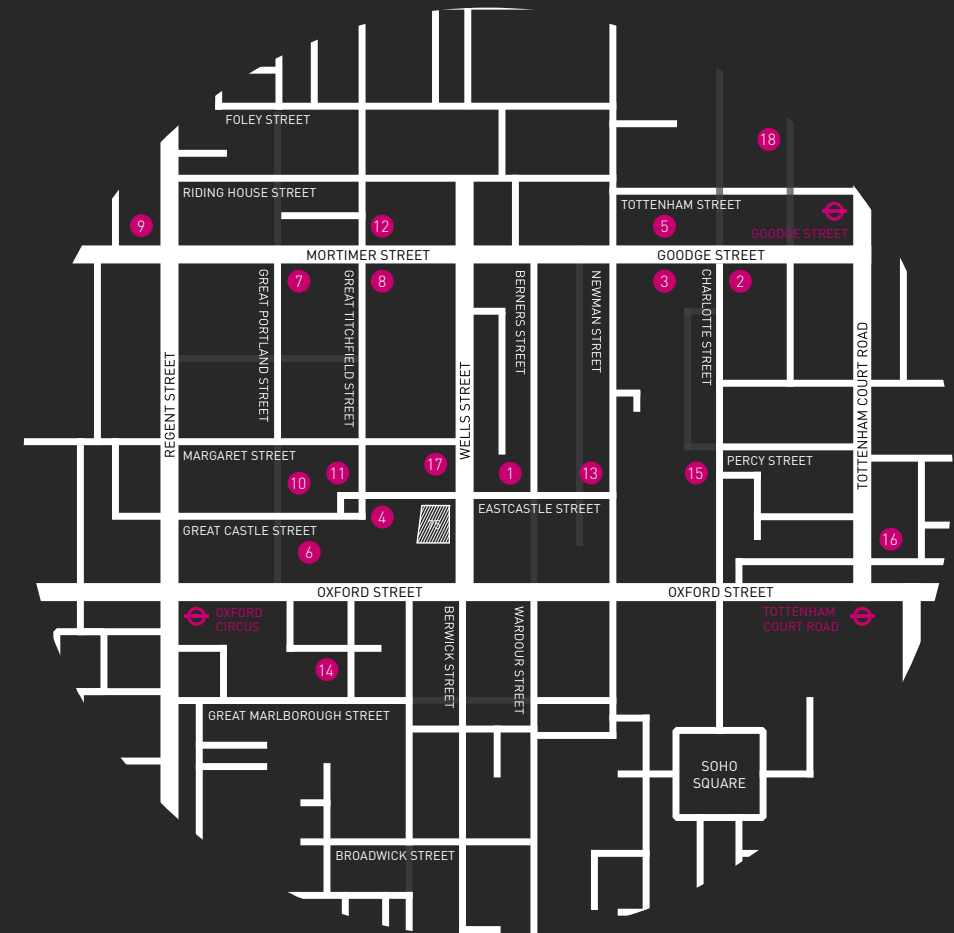
3

2 — BARNETT LAWSON TRIMMINGS.
16 LITTLE PORTLAND STREET

3 — PAPERCHASE.
213 TOTTENHAM COURT ROAD

4 — THE PHOTOGRAPHERS' GALLERY.
16 RAMILLIES STREET

- 1 — BERNERS STREET.
THE SANDERSON HOTEL
ARCADIA
- 2 — CHARLOTTE STREET.
WIRED ASSOCIATES
SAATCHI AND SAATCHI AGENCY
WORDBANK
CREATE ADVERTISING
SPENCER OGDEN
METRODOME GROUP
CHANNEL ONE TV
DCH LONDON
INPHARMATICA LTD
CHARLOTTE STREET HOTEL
ROKA
PIED A TERRE
LANTANA
BUBBLEDOGS
FINO
- 3 — CHARLOTTE PLACE.
DUKE OF YORK PUB
SALUMERIA DINO
EL BURRITO
LA MANCHE
IN PARMA
NANCY VICTOR
- 4 — EASTCASTLE STREET.
GETTY IMAGES GALLERY
- 5 — GOODGE STREET.
SALT YARD
THE LONDON COCKTAIL CLUB
- 6 — GREAT CASTLE STREET.
THE ANIMATION ART GALLERY
- 7 — GREAT PORTLAND STREET.
VOLA STUDIO
- 8 — GREAT TITCHFIELD STREET.
RIDING HOUSE CAFE
PHO
MATERIAL LAB
- 9 — LANGHAM PLACE.
THE LANGHAM
BBC
- 10 — MARGARET STREET.
REPUBLIC OF FRITZ HANSEN
EUROPEAN DESIGN CENTRE
- 11 — MARKET PLACE.
STRADA
CARLUCCIO'S
SOUP OPERA
- 12 — MORTIMER STREET.
BLACK AND BLUE
- 13 — NEWMAN STREET.
TEENAGE CANCER TRUST
- 14 — RAMILLIES STREET.
THE PHOTOGRAPHERS' GALLERY
- 15 — RATHBONE PLACE.
MADE THOUGHT
ZEST DESIGN & MARKETING LTD
ENVY
H&M
EAT LTD
CHARTERHOUSE
HALIFAX
LINKEDIN
BIOAGENCY
BRANDOPUS
THE WHEATSHEAF
BYRON BURGER
ROOK AND RAVEN GALLERY
- 16 — TOTTENHAM COURT ROAD.
DOMINION THEATRE
- 17 — WELLS STREET.
THE ADAM AND EVE
- 18 — WHITFIELD STREET.
DABBOUS
FEILDEN CLEGG BRADLEY





02

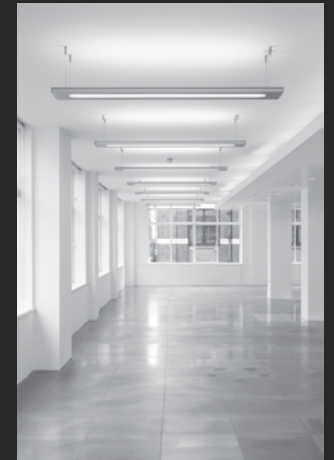
FLOOR
NORTH

2,274 SQ FT
211 SQ M

06

FLOOR
NORTH

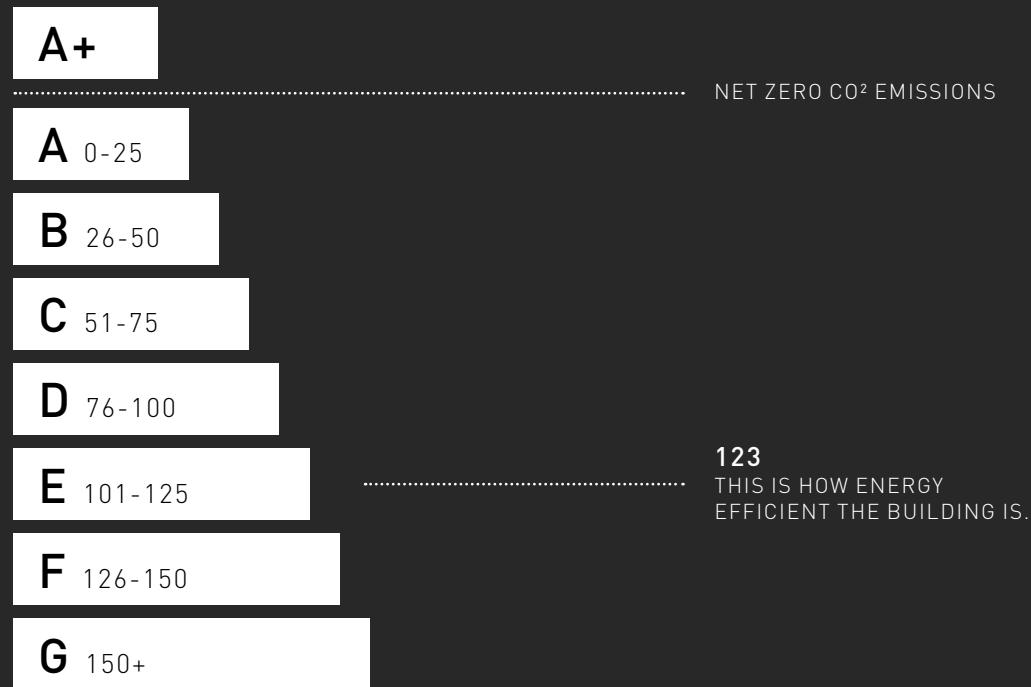
1,582 SQ FT
146 SQ M



ENERGY EFFICIENCY

THIS CERTIFICATE SHOWS THE ENERGY RATING OF THIS BUILDING. IT INDICATES THE ENERGY EFFICIENCY OF THE BUILDING FABRIC AND THE HEATING, VENTILATION, COOLING AND LIGHTING SYSTEMS. THE RATING IS COMPARED TO TWO BENCHMARKS FOR THIS TYPE OF BUILDING: ONE APPROPRIATE FOR NEW BUILDINGS AND ONE APPROPRIATE FOR EXISTING BUILDINGS. THERE IS MORE ADVICE ON HOW TO INTERPRET THIS INFORMATION ON THE GOVERNMENT'S WEBSITE WWW.COMMUNITIES.GOV.UK/EPDB.

MORE ENERGY EFFICIENT



LESS ENERGY EFFICIENT

AGENT DETAILS

BDG SPARKES PORTER
020 7629 1088

BREWSTER LEECH
020 7629 3344

DERWENT LONDON is the largest real estate investment trust focusing on the London property market. It owns commercial properties with the potential to transform them into exciting places through innovative architecture, good design and active asset management.

Derwent London is known for its iconic buildings such as Tea Building, Angel Building and Johnson Building.

MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs BDG Sparkes Porter and Brewster Leech. All figures are exclusive of rates, service charge, VAT and all other outgoings. All floor areas are approximate. Date of preparation October 2012.

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