



70/71

WELLS STREET
BY CURATED OFFICES

THE STUDIO

◆ Fitzrovia, London, W1T 3QE





WHAT'S AVAILABLE?

A unique fully managed, 2800 square foot office on the lower ground floor of an attractive Victorian building in a fantastic location.

Available to let on a flexible 12-24 month term.





THE BUILDING

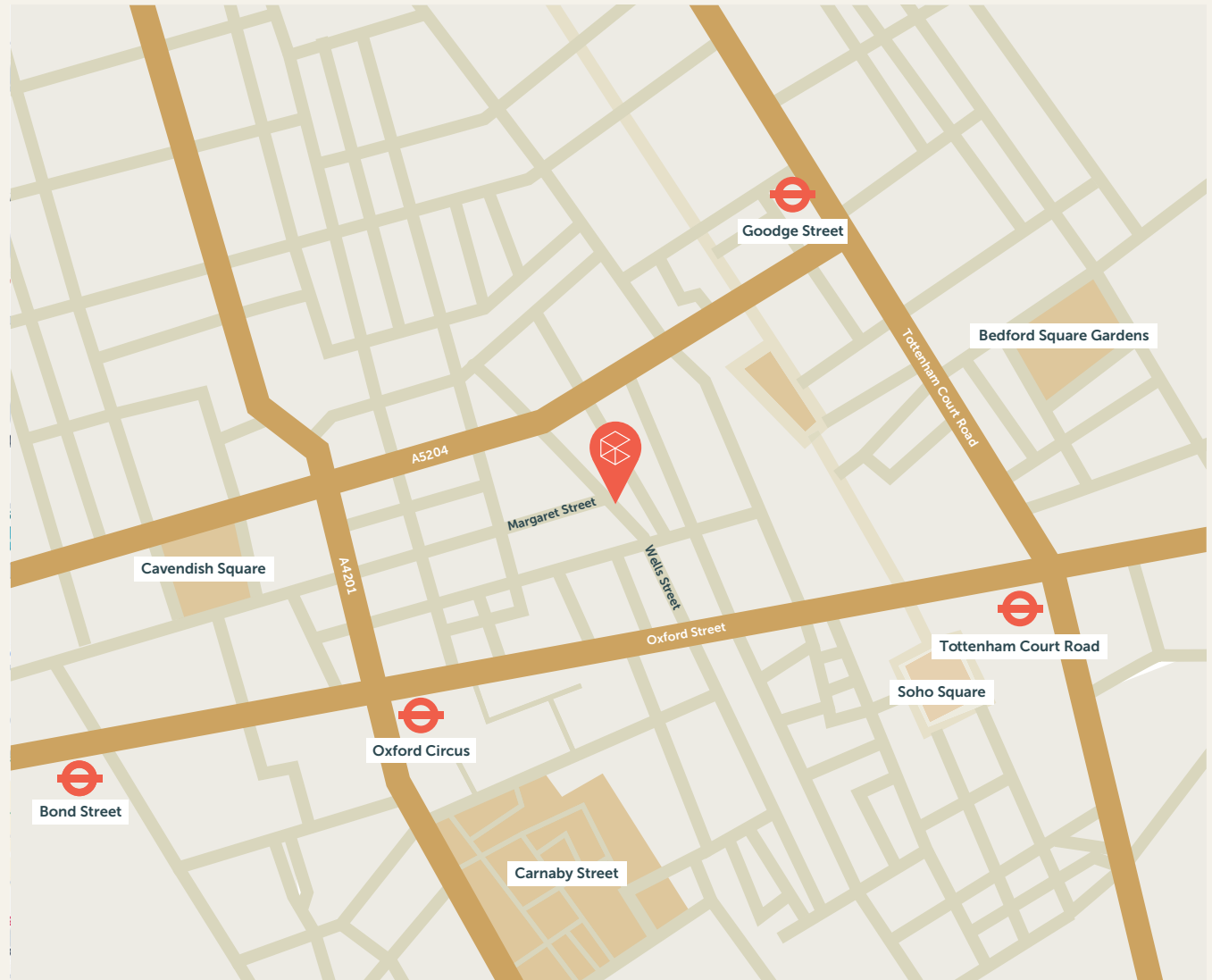
Built in 1869, No. 70-71 Wells Street originally started life as a school for the local church, before turning into a haberdashery (1925), a photography studio (1970), and now an office building (2018). The three-storey, Tudor-style architecture is a fantastic display of mid-Victorian craftsmanship. The building 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. Previous recent occupants have included a PR firm, creative agency, film production company, recycling company and an embroidery school.





THE 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.





THE SPACE

The Studio, 70-71 Wells Street

The space available is the expansive lower ground floor of the original school, benefitting from lots of spacious rooms, a selection of hot desk/phone rooms, period features and various mod-cons including a dedicated 10GB fibre line and air-conditioning. The space comprises of 2800 square feet, a main office area, private toilets and shower, a private kitchen area, a lounge, three large meeting rooms and four smaller meeting room/hot desk rooms. The space has been recently renovated and is maintained to a high standard.





WHAT'S INCLUDED?

The Space:

- 🏠 Fully fitted, plug and play office
- 🖨️ 26-34x Desks
- 👥 2-3x Large Furnished Meeting Rooms
- 📺 4x Furnished Small Meeting Room/ Phone Booth Rooms
- 🪑 Ergonomic Herman Miller Sayl Chair Seating
- 📁 Excellent Storage
- ❄️ Air-Conditioning
- 🌐 10GB Fibre Internet, with both wired and Wi-Fi options + separate Back Up 5G Wi-Fi
- 🍽️ Fully fitted private kitchen
- 📡 Intercom System
- 🖨️ A3 and A4 Printing (Free of Charge)
- 🚰 Mains Fed Filtered Water Machine (Sparkling and Still)
- 🚻 4x Individual WCs + 1x Shower
- ☕ Premium Bean to Cup Coffee Jura E8 Coffee Machine



The Service:

- 🕒 24/7 Access
- ✨ Daily Cleaning Every Weekday
- 🔧 All Repair and Maintenance Issues Dealt with Free of Charge
- ☕ Office Provisions including Yorkshire Tea, premium Ozone Coffee, Dairy Milk, Minor Figures Oat Milk and Sugar - provided weekly.
- 🌐 5 Hour SLA on 10GB Fibre line Provided and Back Up 5G WiFi Included



FLOORPLAN



2800 SQFT NIA (NET INTERNAL AREA)



VIDEO WALKTHROUGH

Click on the image to explore the space with a virtual walkthrough tour.





COMMERCIALS

Size (sqft)	2800 (NET INTERNAL AREA)
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Monthly Fully Managed Fee:	P.O.A.
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Minimum Term:	12-24 MONTHS
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Available from:	MAY 2025
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WHY CHOOSE CURATED?

We started Curated Offices as an answer to our own experience renting offices in the flexible office space. Whilst always designing a space to look aesthetically pleasing, our mantra is to ensure that you receive ease, value, and flexibility.

Ease

The office is a plug and play, fully furnished offering. You only need to bring your computers - we will handle the rest. This includes all bills, signage, waste, cleaning, repairs and maintenance, IT issues, office perishables, access requirements etc. We will even assist you should you want to explore any office alterations or require different furniture. This ensures that it is very easy to move in to and use the space.

Value

Our one-off all-inclusive price represents good value for a centrally located west-end office. Unlike larger flexible office providers that rely on a model that heavily discounts communal areas and significantly over charges for office space, our office contains all the amenities you need, and the fee is well below the average £200+ square foot charge for our location – representing great value for money. There is also no extra charge for printer usage or meeting room rentals.

Flexibility

We offer short term 12-24 month contracts which enable firms to navigate uncertain times by keeping an element of flexibility in their office overheads. Contract extensions are negotiated 3 months before each tenure is up with the existing occupier always receiving first refusal.

If you are interested in learning more or viewing our space, we would be delighted to show you around. Please get in touch using the contact details on the following page.



ADDITIONAL IMAGES





ADDITIONAL IMAGES





NOTES

Licence to Occupy

Please note that the office will operate on a licence to occupy and will not constitute a lease.

Possession

Available on any date after 1st October 2024, upon completion of legal formalities.

Legal Costs

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

EPC

Available on Request.

VAT

Payable on the monthly fee.

Viewings:

Available on Request

CONTACT

If you are interested in learning more or conducting a viewing, please contact:

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