



THE LANGHAM ESTATE

## SELF-CONTAINED OFFICE SUITE

**Welbeck House,**  
**66-67 Wells Street, London W1**

FOURTH FLOOR | 865 sq ft / 80.36 sq m





Located on the west side of Wells Street, the property is in the heart of Noho, within a moment's walk of the numerous trendy cafés and restaurants that service this vibrant location. Oxford Circus underground station is within easy walking distance.

- Open Plan
- Newly Refurbished
- Good Ceiling Height
- Central Heating
- Excellent Natural Light
- New Air-Conditioning
- Perimeter Trunking
- Feature Lighting
- Passenger Lift
- Entry Phone
- 24 Hour Access
- Own Kitchenette

Also Available | 1st Floor Office 1,010 sq ft  
| Ground Floor & Basement 970 sq ft

**RENT**

On application

**LEASE**

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

**POSSESSION**

Immediate upon completion of legal formalities

For further information call

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LanghamEstate.com | MyNoho.co.uk

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Offices | Retail | Restaurants | Showrooms | Residential | Storage



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