

50 *W* 51

50/51 WELLS ST | FITZROVIA W1



AN IMPRESSIVE
EDWARDIAN-STYLE
PROPERTY ARRANGED
OVER FIVE FLOORS
IN THE HEART OF
FITZROVIA





FIVE FLOORS (541 – 3,689 SQ FT) OF INCREDIBLE QUALITY

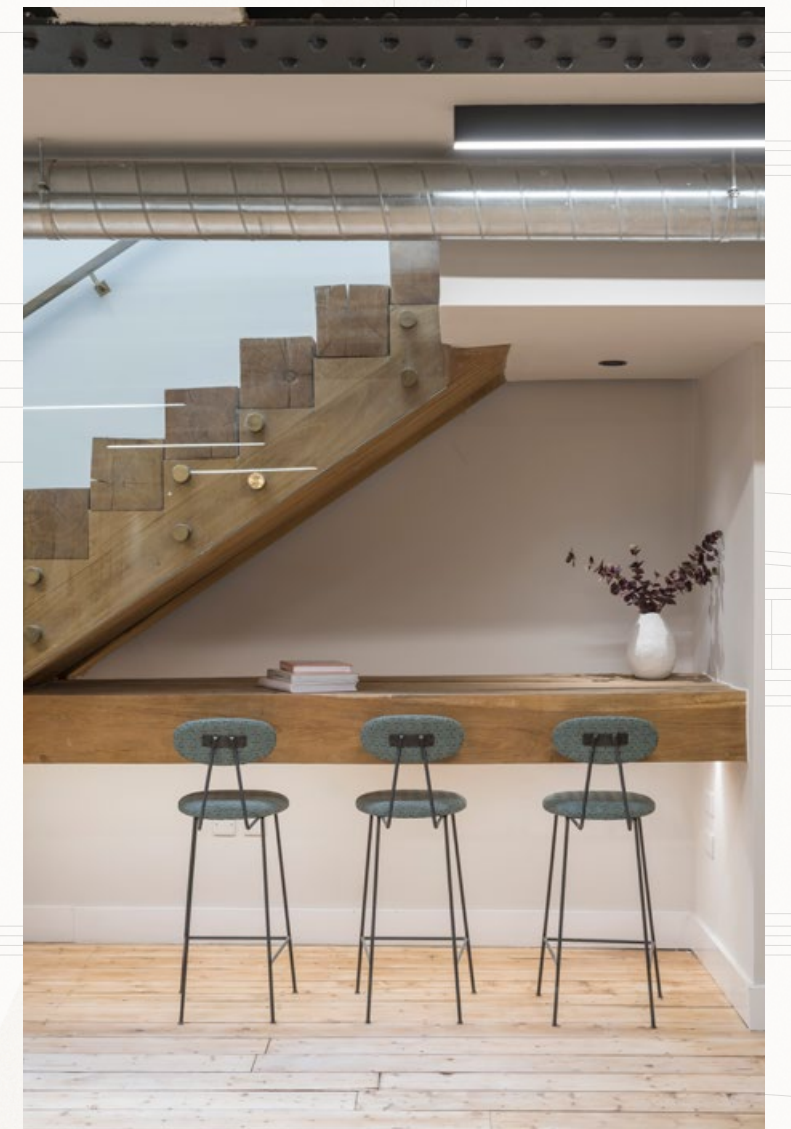
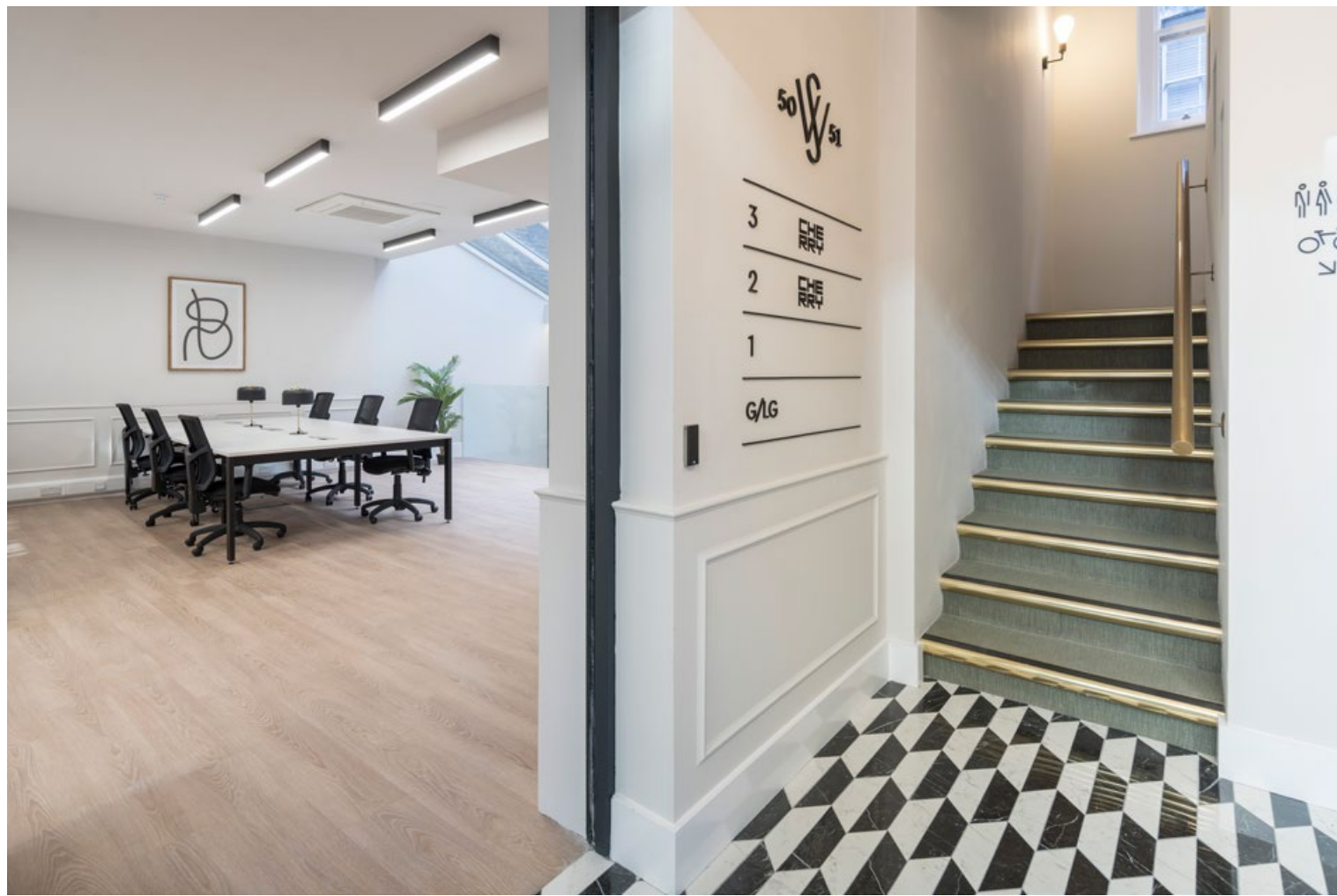
This Edwardian style property has a handsome façade of brick and Portland stone with large windows on all floors providing excellent natural light throughout.

- Heating and cooling on all floors
- Refurbished and self-contained office floors
- Fully-fitted & managed on your behalf
- Dedicated meeting rooms, break-out areas and kitchens
- From 100mb dedicated bandwidth with upgrade options available
- 24/7 access, facilities and IT support

The building has been extensively refurbished in the autumn of 2022 including all the office floors, new toilet and kitchen facilities as well as the creation of warm and welcoming common and reception areas and the creation of bike and shower facilities.







AVAILABLE ON FLEXIBLE TERMS FROM
24 MONTHS, PRICE ON APPLICATION

FLOOR	SQ FT	SQ M
Third	541	50.2
Second	634	58.8
First	632	58.7
Ground & Lower Ground	1,882	175



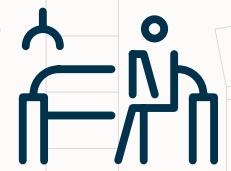
THE FINISHES AND SPECIFICATION OF THE BUILDING HAVE BEEN SUBSTANTIALLY UPGRADED TO MEET THE REQUIREMENTS OF THE MOST DISCERNING OCCUPIERS



FULLY-FURNISHED



DEDICATED MEETING ROOMS



BREAK-OUT SPACES



HIGH SPEED FIBRE IN SITU



24/7 ACCESS



BIKE STORAGE



COOLING/HEATING



DEDICATED KITCHENS



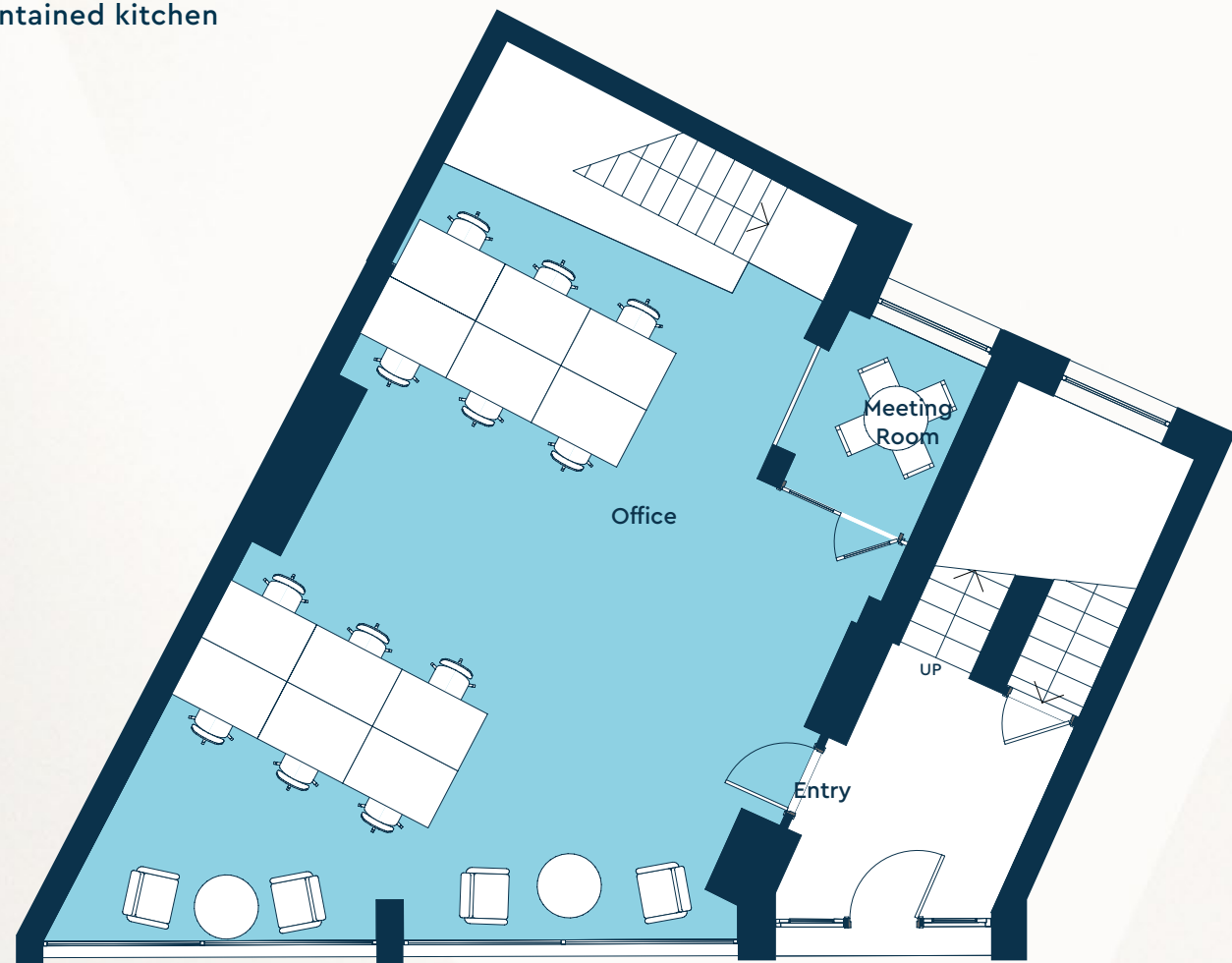
TOILET & SHOWER FACILITIES



GROUND & LOWER GROUND

1,882 sq ft / 175 sq m

- Open plan for up to 30 desks, dedicated kitchen and break-out
- Office for 18-20 desks with dedicated meeting room/s, break-out and self-contained kitchen



W E L L S S T R E E T

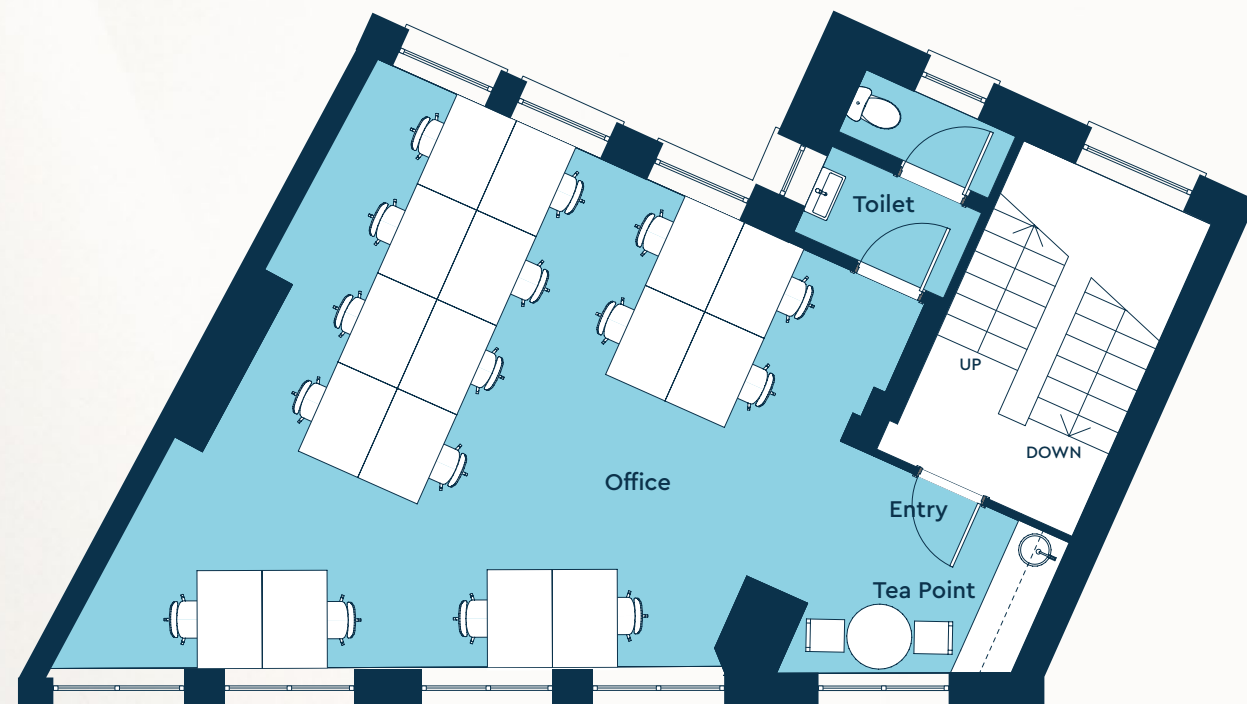
GROUND FLOOR



LOWER GROUND FLOOR

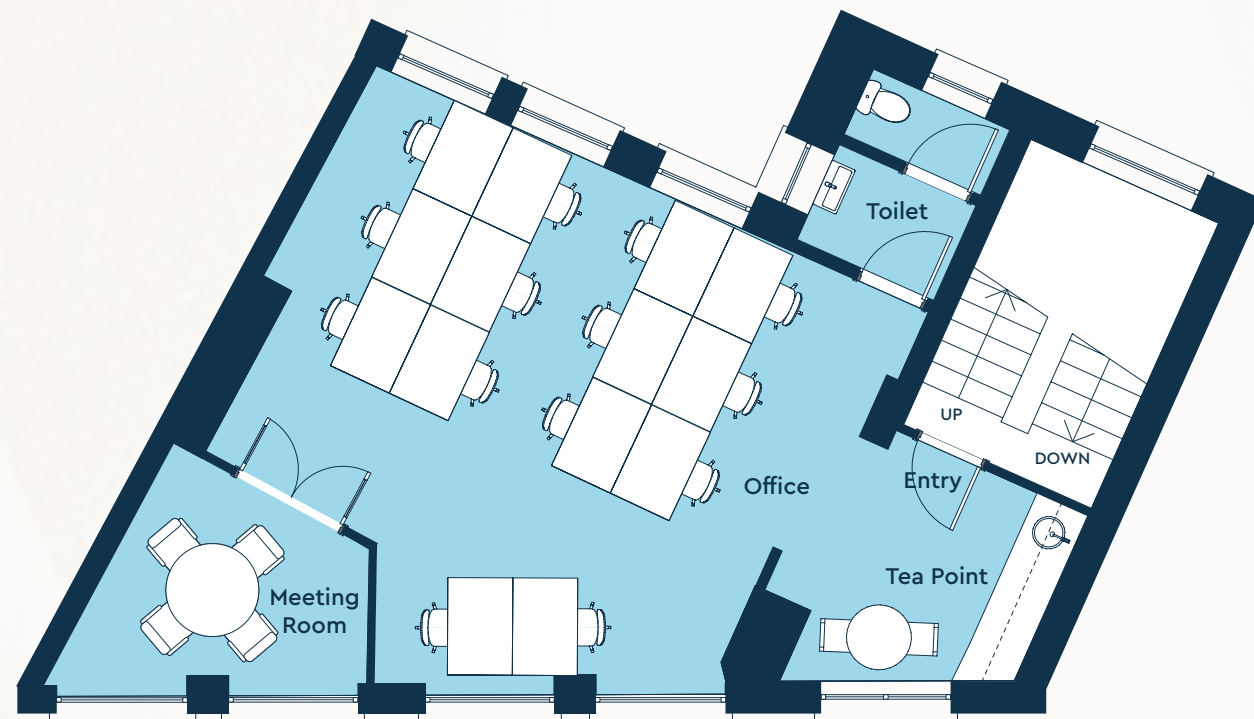
FIRST FLOOR

- Self-contained office for up to 16 desks with dedicated teapoint
- Office for 10-12 desks with dedicated meeting room/executive office and teapoint



FIRST FLOOR
632 sq ft / 58.7 sq m

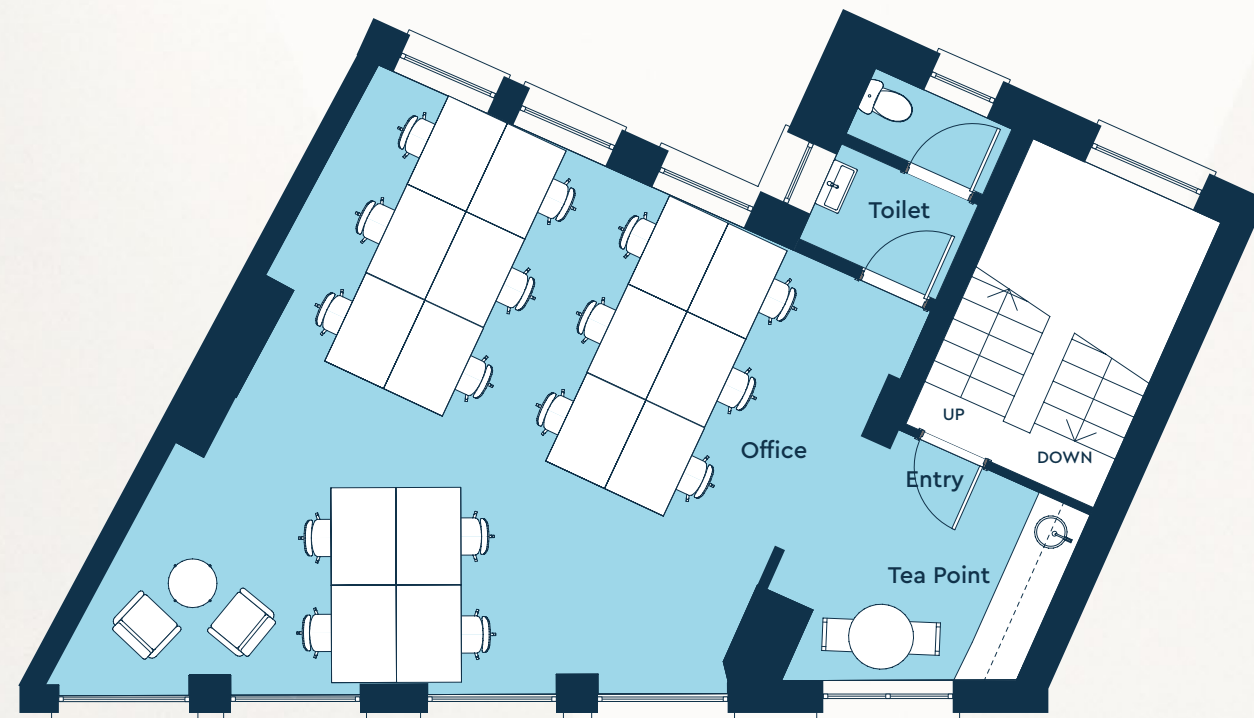




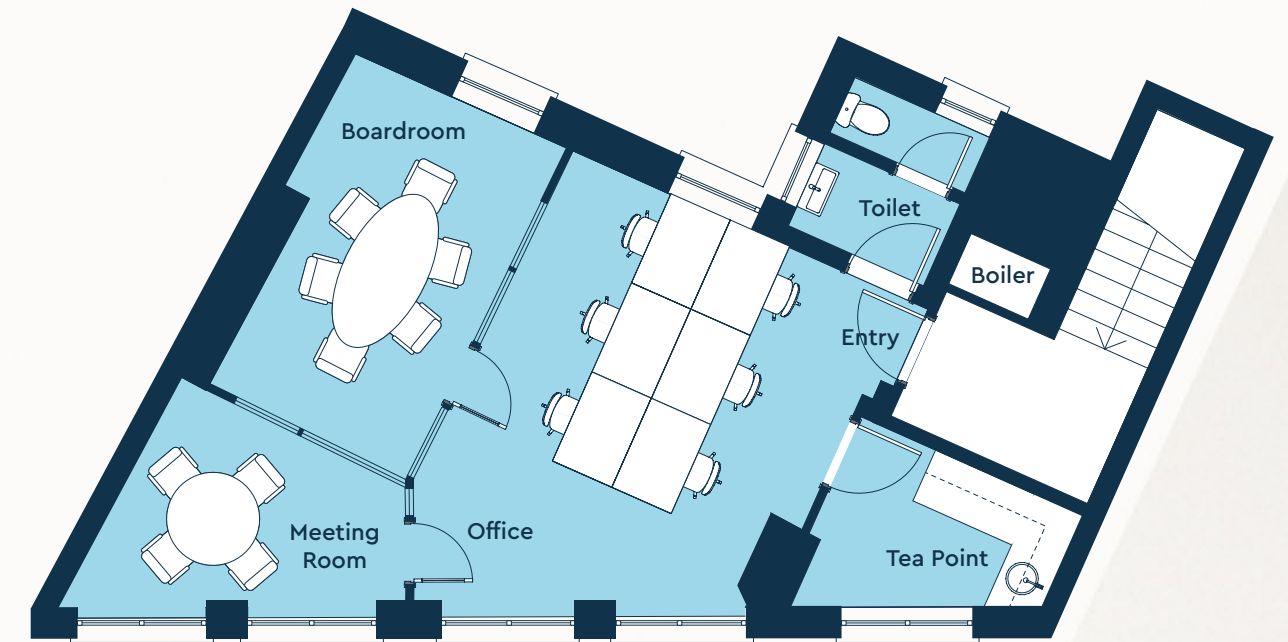
SECOND FLOOR

634 sq ft / 58.8 sq m

- Self-contained office for up to 16 desks with dedicated teapoint
- Meeting room/executive office



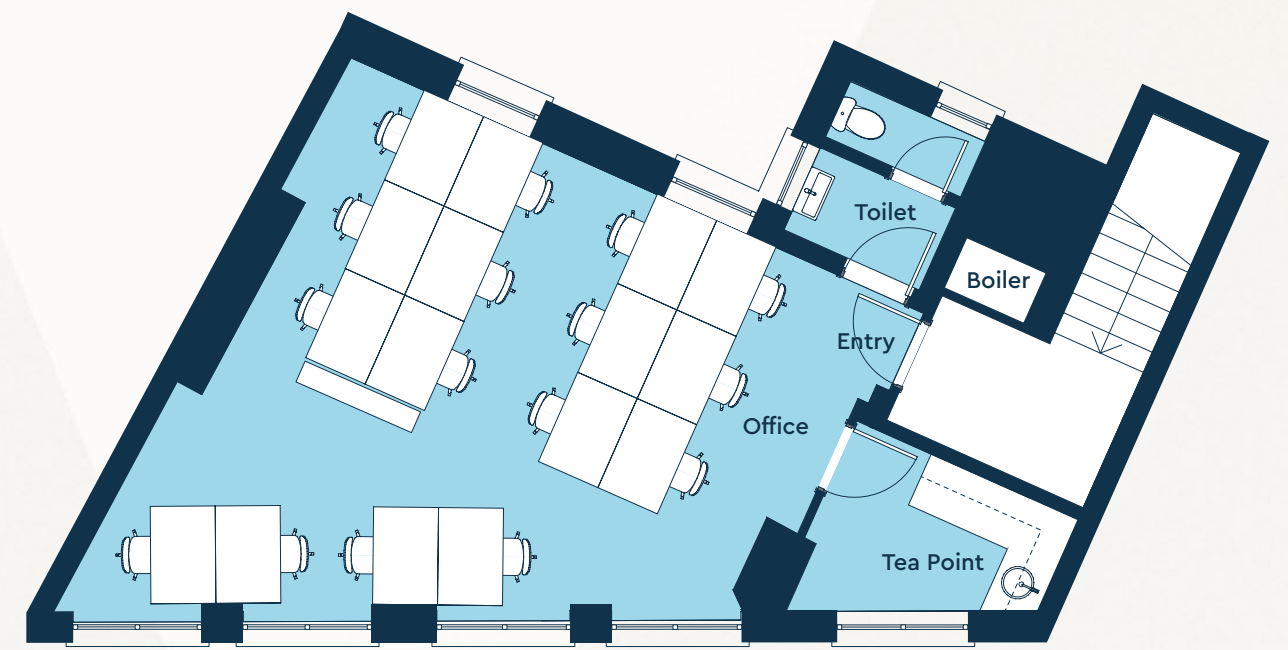
SECOND FLOOR (ALT)



THIRD FLOOR

541 sq ft / 50.2 sq m

- Self-contained office for up to 16 desks with dedicated teapoint
- Meeting room/executive office



THIRD FLOOR (ALT)



LOCATED IN THE HEART OF FITZROVIA IN THE WEST END, 50/51 IS SURROUNDED BY RESTAURANTS, BARS, SHOPS, GALLERIES AND PARKS.

The property is located on the eastern side of Wells Street, between Mortimer Street and Eastcastle Street and immediately adjacent to Riding House Street in the very centre of Fitzrovia.

Fitzrovia is a highly desirable and popular area in the central London, covering approximately 160 acres of the West End. It is bordered by Euston to the north, Bloomsbury to the east, Soho to the south and Marylebone to the west and has long been known as a creative hub and home to writers, artists, musicians, cutting edge Architectural firms and media agencies. Alongside it's outstanding restaurants, Fitzrovia is a flourishing scene of independent galleries and design retailers, with Oxford Street and Soho only minutes away, this is one of the most attractive and vibrant districts of London.

In recent years major investment and development has taken place in Fitzrovia making it one of London's most attractive places to live and work.

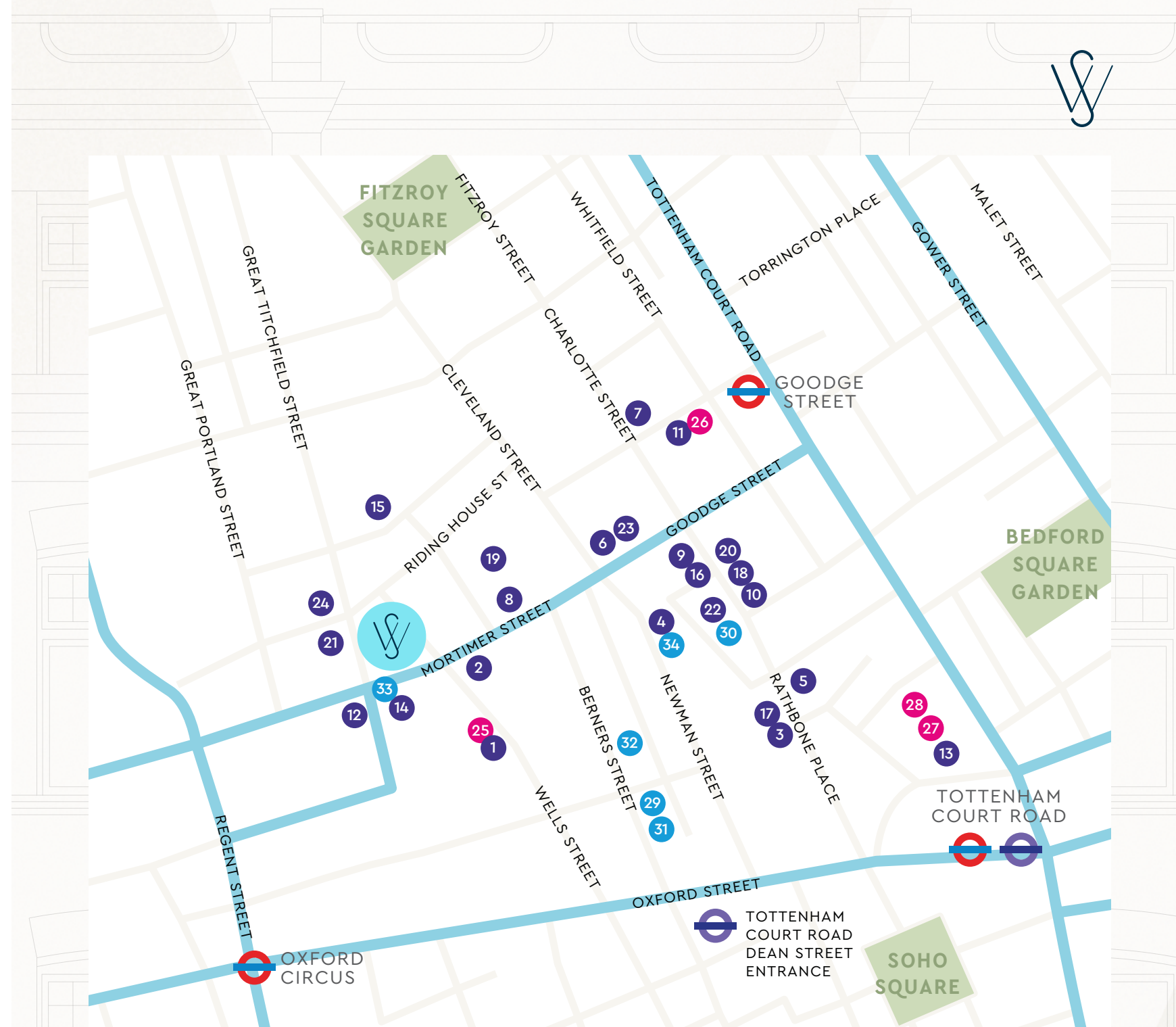


50/51 WELLS STREET IS PART OF CENTRAL LONDON'S MOST STYLISH NEIGHBOURHOOD, FITZROVIA, WITH ACCESS TO THE CAPITAL'S FASHIONABLE RESTAURANTS, GALLERIES, HOTELS AND SHOPPING.

Boutique and independent retailers are abound. Highly regarded restaurants such as Mortimer House Kitchen and Rovi elevate the abundant dining scene. World-class hotels and top art galleries are all in the close vicinity. The area is well known for its recent landmark office developments, together with a large range of independent cafés, pubs, bars and restaurants, it is fast becoming a restaurant destination, with big names in the culinary world flocking to secure a space.



© Photo by Tom Wheatley via Unsplash



FOOD

1. Rovi
2. Mortimer House Kitchen
3. Circolo Popolare
4. Mr Fogg
5. BAO, House of Ho
6. Barrica
7. Bubbledogs
8. The Detox Kitchen
9. The Queen Charlotte
10. The Fitzroy Tavern
11. Gaucho
12. Arros
13. Hakkasan
14. Kaffeine
15. Attendant Coffee
16. Lantana Café
17. Lima
18. The Ninth
19. The Arber Garden
20. Pied a Terre
21. Riding House Café
22. Roka
23. Salt Yard
24. Scandi Kitchen

RETAILERS

25. Cartoon Museum
26. Pollocks Toy Museum
27. Planet Organic / Oasis
28. Hotel Chocolat / T2

BARS & HOTELS

29. Berners Tavern
30. Charlotte Street Hotel
31. The London EDITION
32. Sanderson London Hotel
33. The Champion
34. The Mandrake



ALONGSIDE SOME OF THE BRIGHTEST, BEST KNOWN BRANDS IN THE WORLD!

Fitzrovia is now the preferred West End location for a diverse range of office occupiers, rivalling other core areas such as Mayfair, Soho and Marylebone. In addition to the extensive range of existing restaurants, retailers and lifestyle brands close to 50/51 Wells Street, Facebook, Estée Lauder, Arup Associates, Capita Business Services and the BBC are just a few examples of high-profile companies committed to Fitzrovia due to the prime quality office space and cosmopolitan environment.



THE PROPERTY IS IDEALLY SITUATED NEAR A NUMBER OF LONDON UNDERGROUND STATIONS AND THE NEWLY OPENED ELIZABETH LINE

50/51 Wells Street is located on the west side of Wells Street close to the junction of Riding House Street. It is well served by transport links with numerous bus links nearby and Oxford Circus, Tottenham Court Road and Goodge Street Underground Stations within a short walking distance.



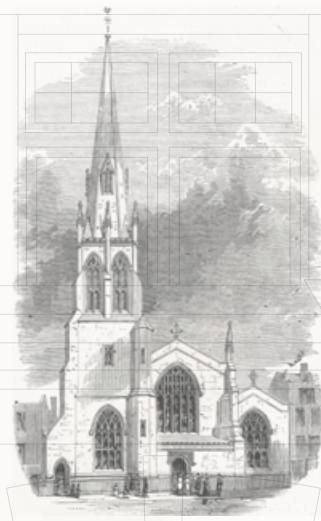
- 5** Oxford Circus
5 mins walk
- 6** Tottenham Court Rd
6 mins walk
- 7** Goodge Street
7 mins walk
- 8** Great Portland St
8 mins walk

From OXFORD CIRCUS



From TOTTENHAM COURT ROAD (Elizabeth Line)





1847

St Andrew's Church thrived when built in the late 1840s. After the First World War, attendances plummeted and it closed in 1931. Planners wanted to demolish the church and replace it with new office buildings, but after public outcry, it was moved block-by-block towards Wembley Stadium.

FITZROVIA - A NEW NAME FOR COSMOPOLITAN AREA

Fitzrovia is one of the most historic parts of London and was once home to thought leaders such as author George Orwell and American Revolutionary Thomas Paine. The area was first referred to as Fitzrovia in the 1930s, being named after the Fitzroy Tavern on Charlotte Street where a group of writers used to gather. Before then it did not have its own name and was known by its major streets and places like Tottenham Court Road, Fitzroy Square, and Great Titchfield Street.

1939-44

Fitzrovia was not severely bombed during WW2 due to the range of German Bombers as well as the lack of Military targets in the area. The Germans did not formally adopt blanket bombing, as the RAF and USAF at Dresden, instead they concentrated on the Docks around the Eastend.



1970

Fitzrovia becomes home to many media Outlets, such as the Election Studio at ITN headquarters in Wells Street, London. Three of the key men in Independent Television's General Election coverage on polling night.



1890

Count Alexander Munster and Lady Muriel Hay were married at St Andrew's Church, Wells Street.



LET US BE YOUR LANDLORD PARTNERS

WE OWN OUR BUILDINGS

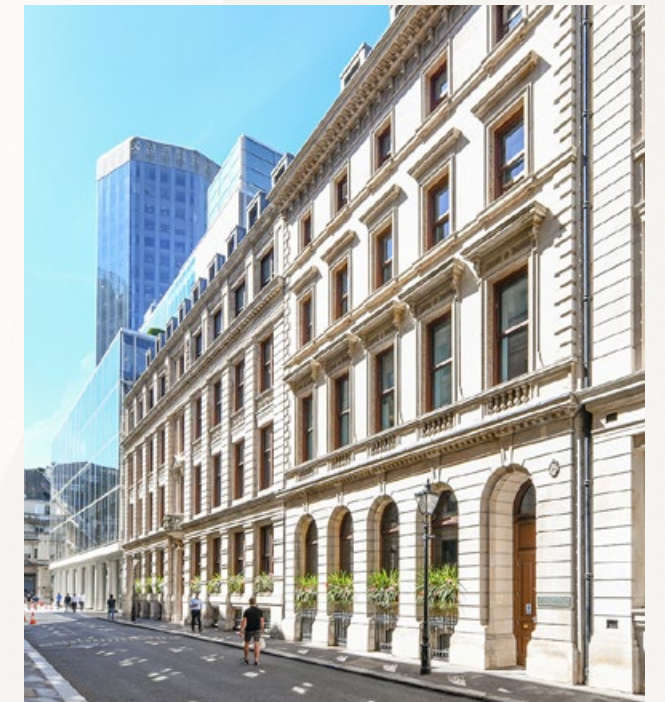
- Direct contact with the building owner
- No ambiguity over responsibilities
- Efficient query resolution
- Access to quality communal amenities across the portfolio

WE MANAGE OUR BUILDINGS

- We can more effectively manage your end-to-end user experience
- One point of contact for all your office needs
- We fully control connectivity of all our buildings

WE ARE INVESTORS IN LONDON REAL ESTATE

- We offer options to grow within your desired location or across our London portfolio
- We have a network of trusted suppliers and service providers
- All our locations offer high-quality office accommodation tailored to the location in which they sit



50-51wellsstreet.com

For more information contact:

 **COPHALL
ESTATES**

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