

55 WELLS STREET

L O N D O N W 1

5,118 sq ft of fully fitted modern office space



WORK READY

5,118 sq ft of fully fitted modern office space in the heart of Fitzrovia. The 3rd floor offers 41 desks, a 22-person boardroom, an 8-person meeting room, a 4-person meeting room, 2 private offices, 4 phone booths and a large kitchen/breakout area.

The building benefits from an impressive arrival experience, a communal roof terrace, cycle storage, showers and lockers.



Building reception





Breakout area & teapoint



Boardroom



Open plan office area



HIGHLIGHTS



Impressive arrival
experience



Vibrant location



Fully fitted



Under floor air
conditioning system



Lockers



Showers



Cycle spaces



Communal roof
terrace



Floor-to-ceiling
glazing



On floor reception



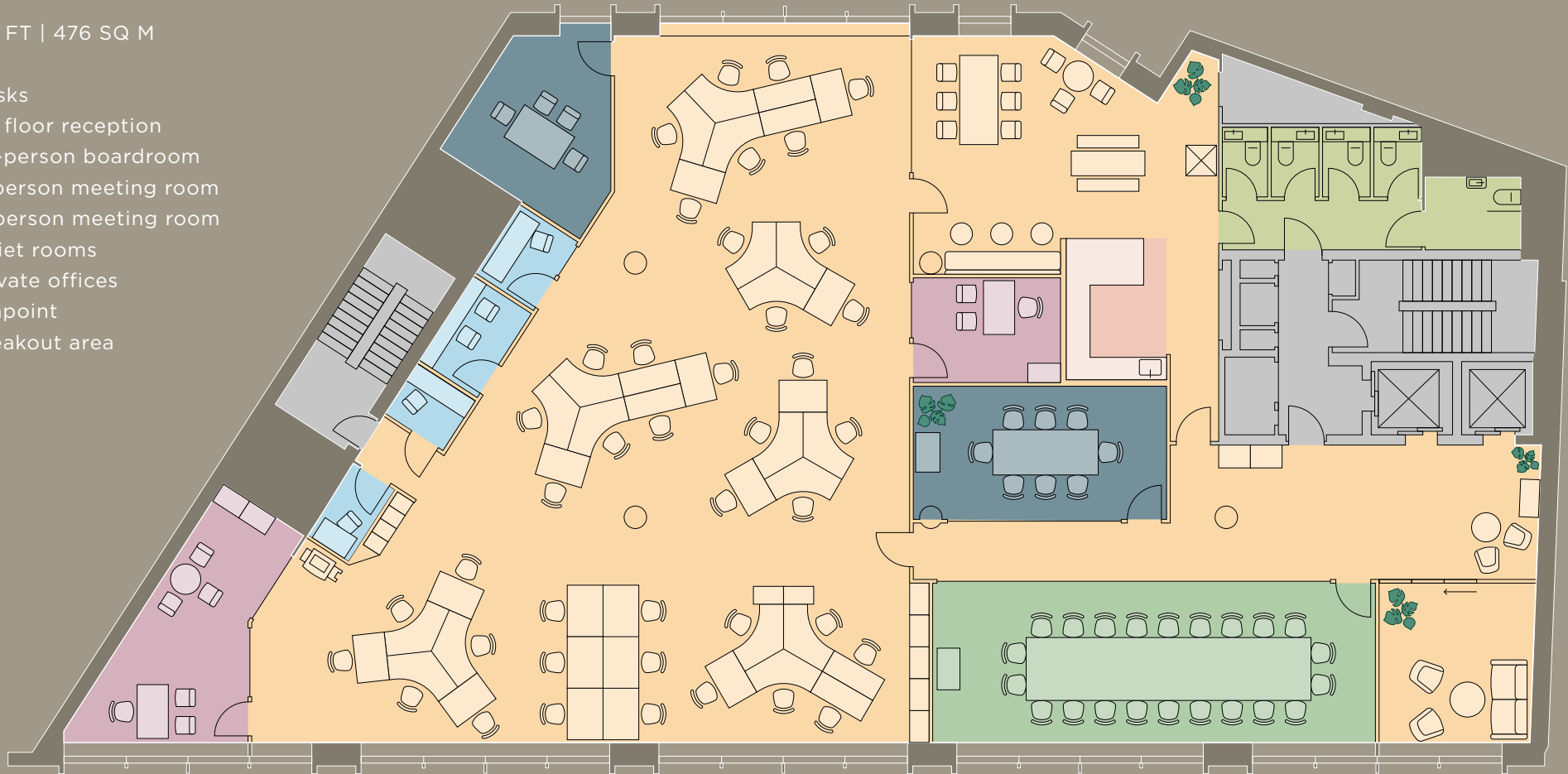
Communal roof terrace



3RD FLOOR

5,118 SQ FT | 476 SQ M

- 41 Desks
- 1 On floor reception
- 1 22-person boardroom
- 1 8-person meeting room
- 1 4-person meeting room
- 4 Quiet rooms
- 2 Private offices
- 1 Teapoint
- 1 Breakout area



WELLS STREET

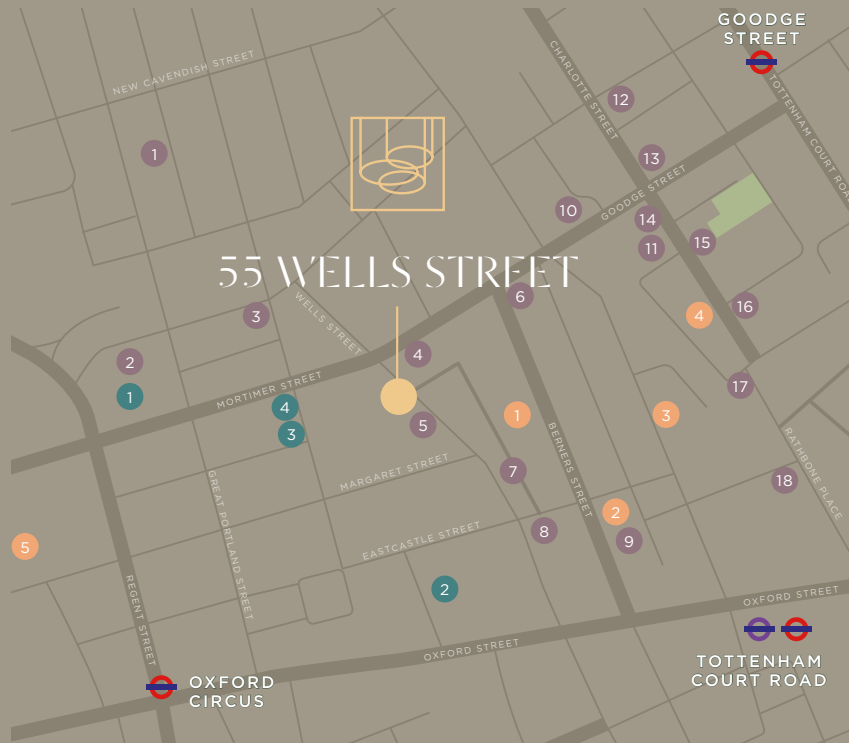




VIBRANT FITZROVIA

55 Wells Street is perfectly positioned in the heart of Fitzrovia, surrounded by a wide variety of restaurants, cafés, and bars all within walking distance.

Excellent transport links are just a short walk away, with Tottenham Court Road (Elizabeth, Northern & Central lines) and Oxford Circus (Victoria, Bakerloo & Central lines) both reachable in 6 minutes, offering quick access across Central London.



RESTAURANTS & CAFÉS

- | | | |
|-------------------|-------------------|-------------------------|
| 1. Portland | 7. Kaffeine | 13. Blank Street Coffee |
| 2. The Nest | 8. Arros QD | 14. Six by Nico |
| 3. Riding House | 9. Berners Tavern | 15. Pied à Terre |
| 4. Mortimer House | 10. Salt Yard | 16. Norma |
| 5. ROVI | 11. ROKA | 17. Lima |
| 6. Flesh & Buns | 12. Gaucho | 18. Circolo Popolare |

HOTELS

1. Sanderson
2. The London Edition
3. The Mandrake
4. Charlotte Street Hotel
5. The Langham

GYMS

1. Psycle
2. The Gym Group
3. F45
4. FS8



55 WELLS STREET

L O N D O N W 1

Terms available on request



BRIAN ALLEN
07972 000 215
bmallen@savills.com

NIKKI STOUGHTON-HARRIS
07815 032 103
nikki.stoughtonharris@savills.com

KIAN KELLY
07890 903 968
kian.kelly@savills.com

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. October 2025

Marketing: [Stuart Chapman Design](#)