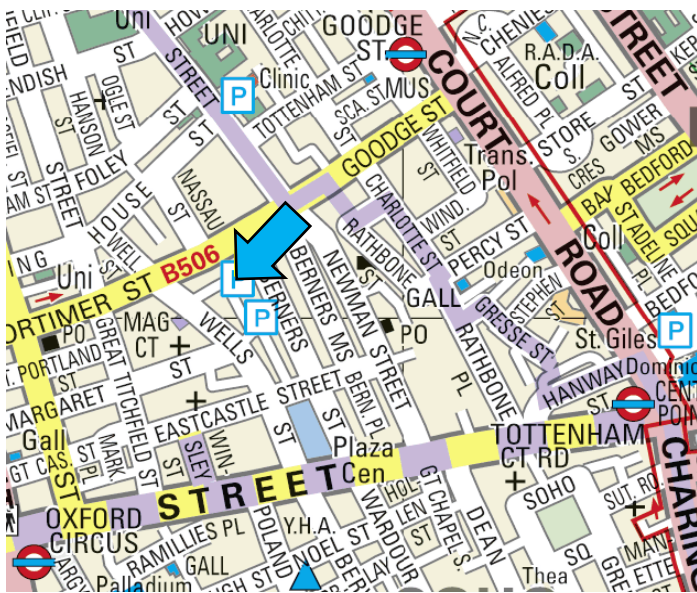


STORAGE / CAR PARKING – WITH CAR LIFT



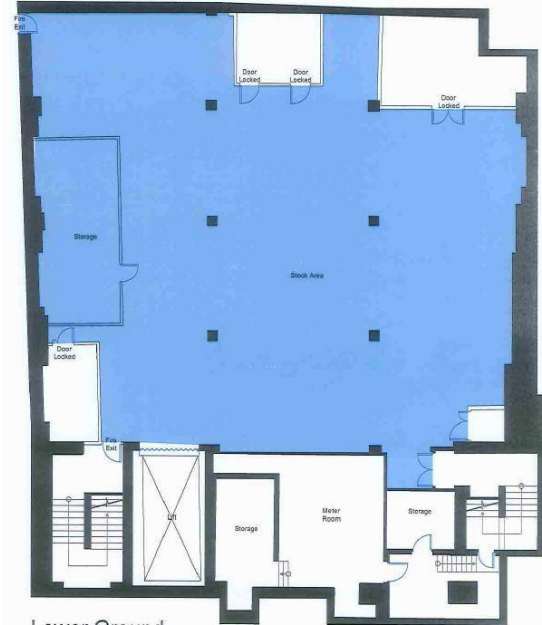
LOCATION:

Situated in Wells Mews, opposite the junction with Wells Street. Close to Goodge Street, Oxford Circus and Tottenham Court Road Underground Stations.

ACCOMMODATION:

The available accommodation comprises of basement / storage space situated on the lower ground level. Ideal for storage or car parking. Benefits from a car / goods lift.

HIGH CEILING



Viewings Strictly by appointment through joint agents:

Sam Simon
sam@lonic.eu
020 7486 0900

Michael Firestone
mf@lonic.eu
020 7486 0900

The Noble Harris Partnership
020 7291 6141

**14 – 17 WELLS MEWS,
LONDON,
W1T 3HF**

**Lower Ground –
3,379 sq ft / 314 sqm**

APPROXIMATE COSTS Lower Ground

RENT	BUSINESS RATES PAYABLE	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
£76,027 (£22.50 SQ FT)	£21,000 (£6.20 SQ FT)	N/A	£97,027 £8,085

LEASE: The premises is available by way of a sublease of our client's lease for a term to expire June 2020.

The lease is excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.