THE
OFFICE
LIST

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6 November 2026



Managed

50-51 Wells Street, W1T 3PP

1,175 ft² · 16 desks · Available now

Space
2nd & 3rd Floors

Floor
2nd floor

Desks
16–28

£/desk/pcm (all-in)
£727–£1,273/desk/pcm

Total £/pcm
£20,366 pcm

Minimum term
24 months

https://theofficelist.co.uk/listings/1cfdf50d-9eb0-4e54-9905-089dc90a3ec4

Cost and terms

Space	2nd & 3rd Floors
Floor	2nd floor
Desks	16–28
£/desk/pcm (all-in)	£727–£1,273/desk/pcm
Total £/pcm	£20,366 pcm
Minimum term	24 months
Availability	Available now
Service charge	Included
Business rates	Included
Operator	Copthall Estates
Nearest stations	Oxford Circus 6 min · Goodge Street 9 min · Warren Street 11 min

About this space

Self-contained office across two floors: up to 28 desks with 2 tea points, or 16 to 18 desks with 2 meeting rooms, breakout and 2 tea points.

About the building

Refurbished, self-contained office floors in a handsome Edwardian brick and Portland stone building in Fitzrovia, with high-speed fibre, meeting rooms, breakout space, kitchens, air conditioning, showers and 24/7 access.

Photos









Particulars are provided for general guidance only and do not form any part of an offer or contract. All measurements, areas, rents, rates, service charges, availability dates, lease terms, photographs, and map positions are given in good faith and believed correct but cannot be guaranteed. Prospective occupiers should make their own enquiries and satisfy themselves on all matters before entering into any commitment. No fees.