

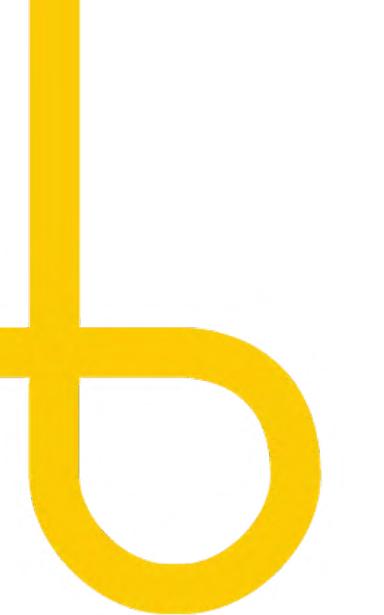
[gpe.co.uk/nineteenwellsstreet](http://gpe.co.uk/nineteenwellsstreet)

# Nineteen Wells Street

A WORKPLACE WITH SOUL

19–23 Wells Street, Fitzrovia,  
London, W1T 3PQ

# Contents



- 03 Building overview >
- 08 Why GPE? >
- 11 Availability and floorplans >
- 21 Location >
- 26 Get in touch >



# A workplace with soul

Warm, welcoming and effortlessly charming.

From Sanderson's hand-drawn wallpapers to Columbia's cinematic stories, Nineteen Wells Street has always been a home for imagination. Its signature Crittall windows and original Art-Deco features still frame that spirit today. Thoughtfully renewed and ready for what's next.

A Fully Managed workspace – complete with private meeting rooms, kitchen and breakout spaces that inspire collaboration. Thoughtful service and seamless tech keep everything running smoothly, so your team can thrive.

**Fitzrovia, W1**

**19,182 sq ft**

**7 floors**

**Workspaces ranging from 16–43 desks  
1,300–2,700 sq ft**

## Settle in





# Heritage charm and modern ease, a place where office and lifestyle blend together harmoniously.



## Where work meets well-being

Begin your day surrounded by warmth and light. A place made for pause, connection and quiet inspiration.



## A terrace above the hum

A landscaped roof terrace with seating and an indoor kitchen. Perfect for open-air meetings, quiet reflection or to pause above Fitzrovia's energy.



## In the heart of Fitzrovia

A neighbourhood alive with creativity and connection. Where every turn offers a new spark of inspiration.



## Spaces to connect, pause and belong

Thoughtfully designed meeting rooms, calming breakout areas and gentle touches of greenery make every moment inspiring.



## Art-Deco soul

Restored heritage details meet modern comfort. Original Art-Deco flourishes create a backdrop of history in your every work day.



## Restored original features

Wood panelling, Crittall windows and feature staircases fill every step with warmth, texture and a sense of history.

# Make yourself at home



Roof terrace & indoor kitchen



Spacious shared lounge



Reception area



Self-serve coffee bar



Complimentary shared boardroom



Breakout & collaboration areas



Cycle storage, lockers & showers



Customer experience team



24/7 access & security

# Nineteen Wells Street, thoughtfully recrafted.

Step into the welcome lounge for warm first impressions, descend the spiral staircase to *The Snug* for focus and creativity, pause in the coffee bar and breakout areas, or collaborate in the 16-person boardroom.

Above it all, the landscaped roof terrace offers a calm, open-air retreat – a space to pause, connect and take in the Fitzrovia skyline.



Welcome lounge &  
reception



Breakout &  
collaboration areas



Coffee bar &  
breakout areas



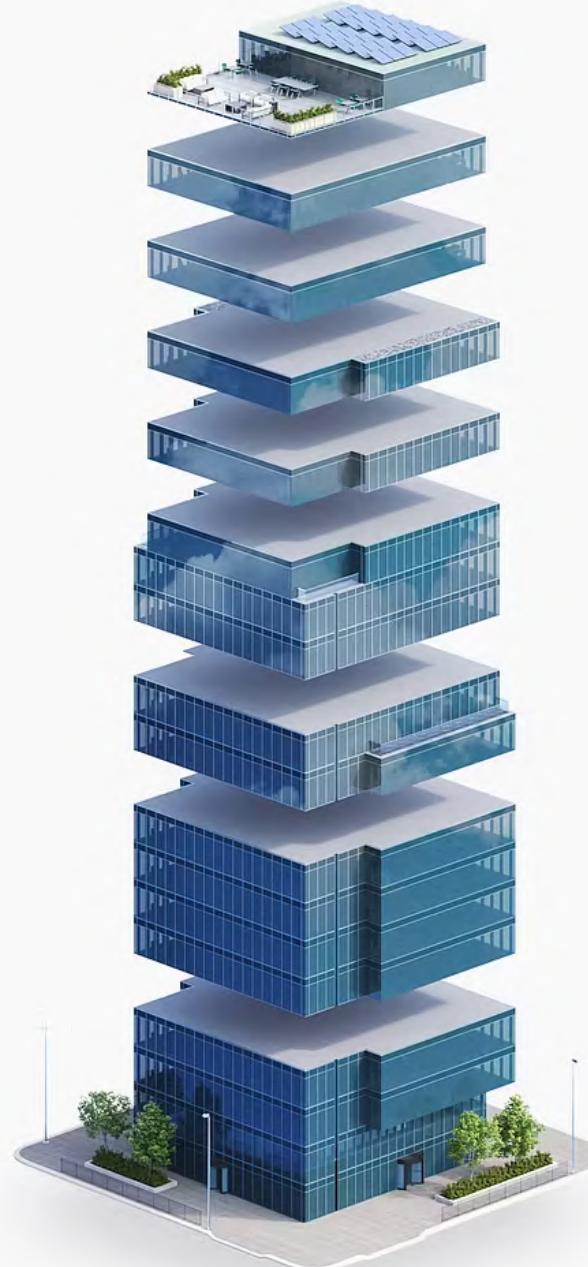
Shared 16-person  
boardroom



**Morning coffee, open air  
and space to take in the view.**



# One bill. Everything included.



- Events, Food and Beverages
- Security
- IT Connectivity and Support
- Utilities
- Cleaning and Maintenance
- Fully Furnished Workspace
- Building Service Charge
- Business Rates
- Rent



## Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



## Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



## Plug in and go – your tech's all sorted

You get safe, secure and fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your workspace app.

[Head over to the tech](#)



## All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us and your bill remains fixed for your contract period.

[See what's included](#)



## Exceptional service as standard

Your people are our priority. It's why we've developed our customer charter – the values by which we operate – so we can deliver you a great experience.

[Learn more about our services](#)



## Working towards a better world

We're committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse. We'll also work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

[How we're reducing our impact](#)



# Step in and begin. Exceptional service as standard.



Building  
management



Community  
management



Statutory  
compliance



Food &  
Beverage



Access & visitor  
management



Health  
& safety



Maintenance



24/7 Helpdesk



Events

## Purposeful partnerships

We believe good work extends beyond our walls. Every Fully Managed workspace supports the local makers, businesses and social enterprises that give Fitzrovia its spirit.





# Current availability and floorplans

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# Availability schedule

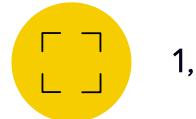
Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
Lower ground floor	16 desks + 1 meeting room	16	1,428		Large meeting room with breakout areas and a spacious kitchen.	
Ground floor	16 desks + 1 meeting room	16	1,363		Multiple breakout areas for collaborating, meeting room and stylish kitchen.	
1st floor	30 desks + 2 meeting rooms	43	2,754		Beautifully designed for collaboration with two meeting rooms and a large breakout space.	
5th floor	26 desks + 2 meeting rooms	32	2,047		An Art-Deco gem with light inviting Crittall windows, two meeting rooms, breakout areas and a kitchen.	

# Lower ground floor

Nineteen Wells Street



Fitzrovia



1,428 sq ft



16 maximum occupancy



16 current desks



Meeting room



Breakout areas



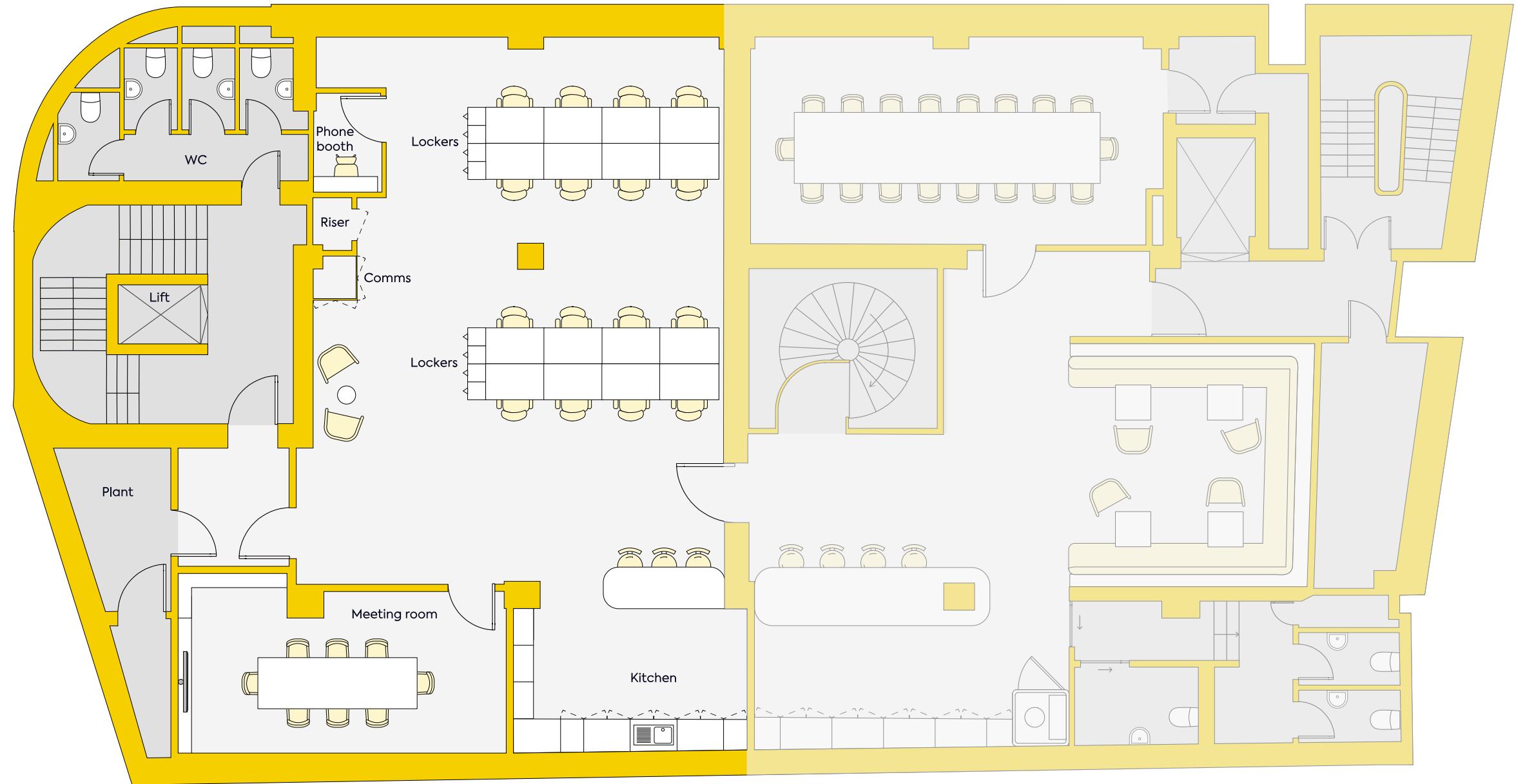
Phone booth



Kitchen

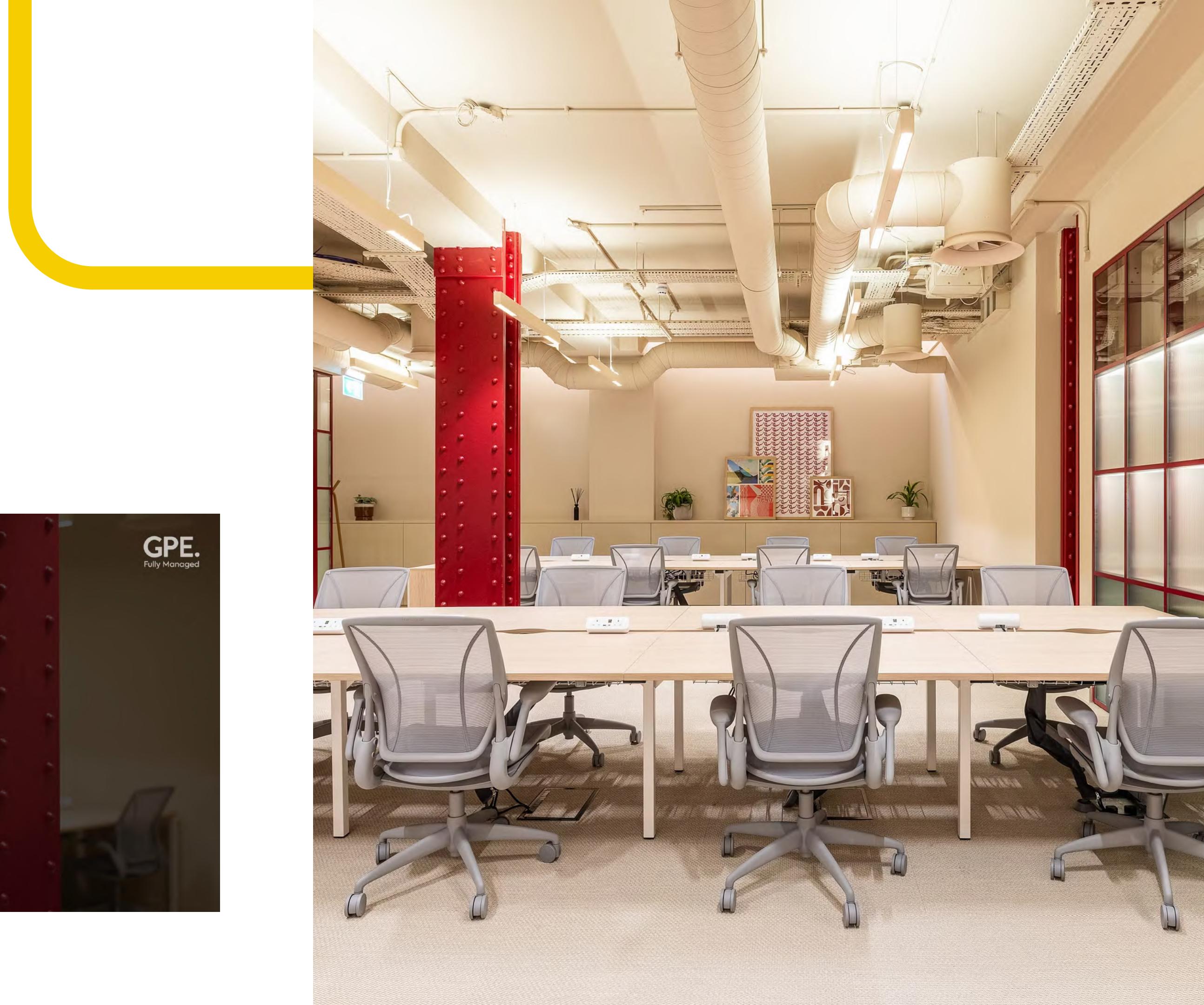
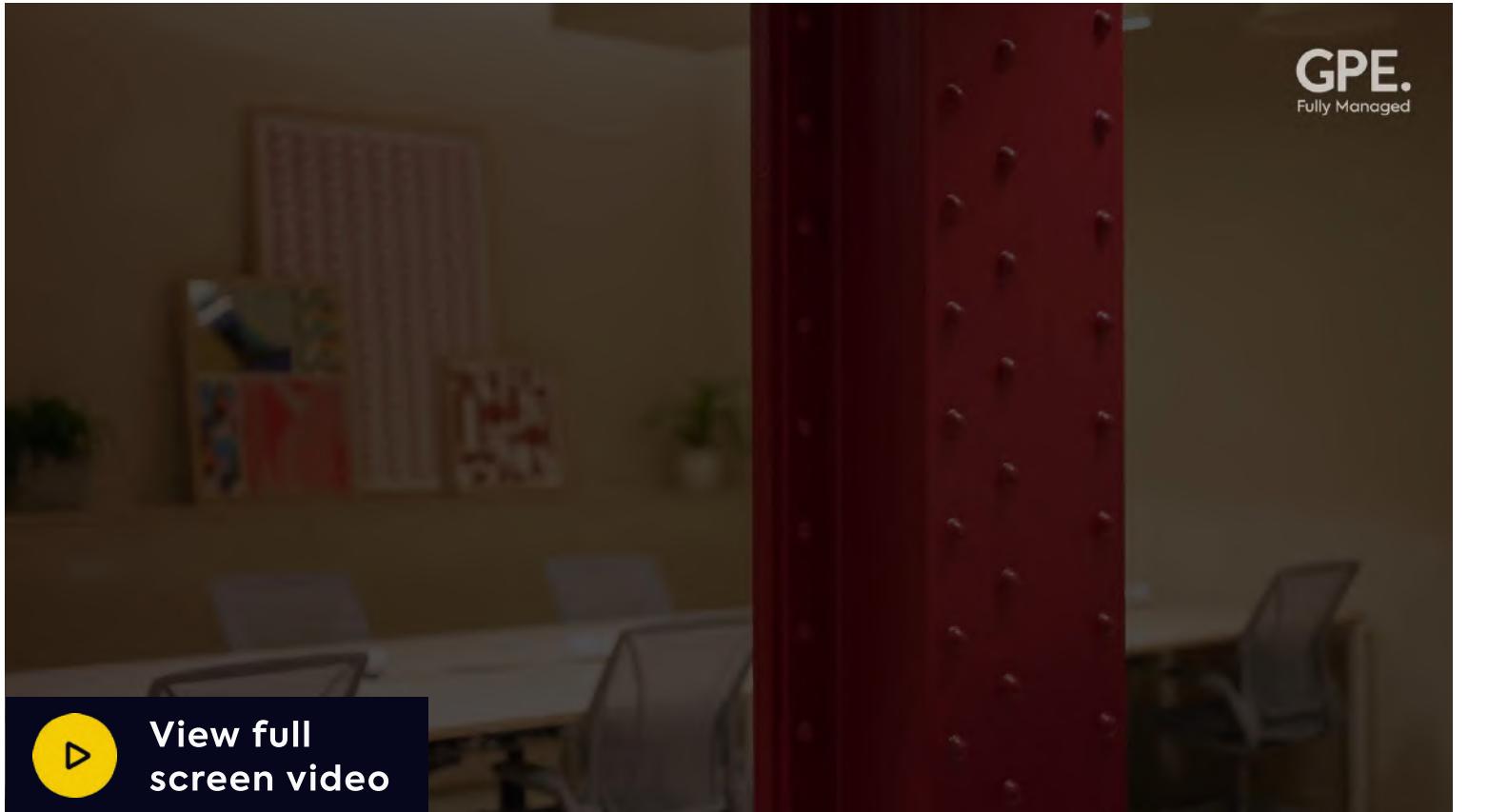


Coffee machine



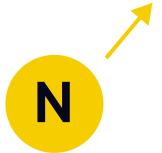
# Lower ground floor

Nineteen Wells Street

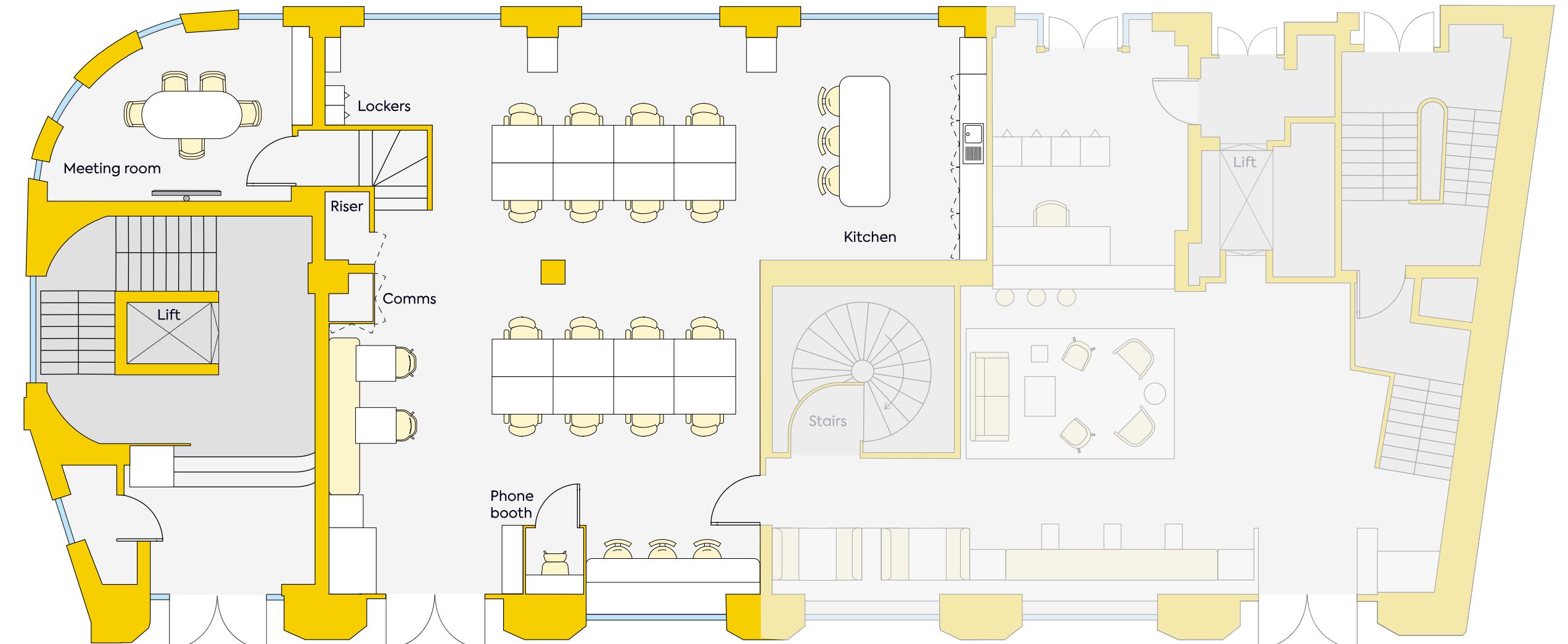


# Ground floor

Nineteen Wells Street



-  Fitzrovia
-  1,363 sq ft
-  16 maximum occupancy
-  16 current desks
-  Meeting room
-  Breakout areas
-  Phone booth
-  Kitchen
-  Coffee machine



# Ground floor

Nineteen Wells Street



[View full screen video](#)

[Contents](#)

Nineteen Wells Street

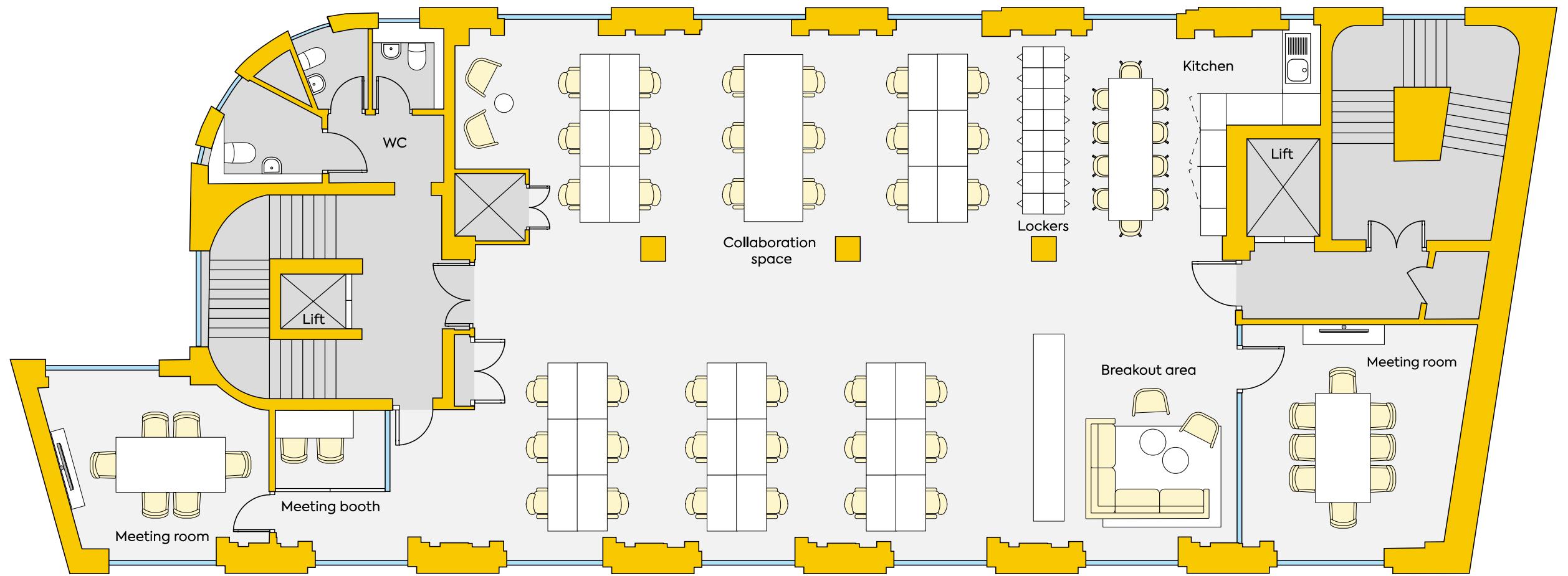


# 1st floor

Nineteen Wells Street

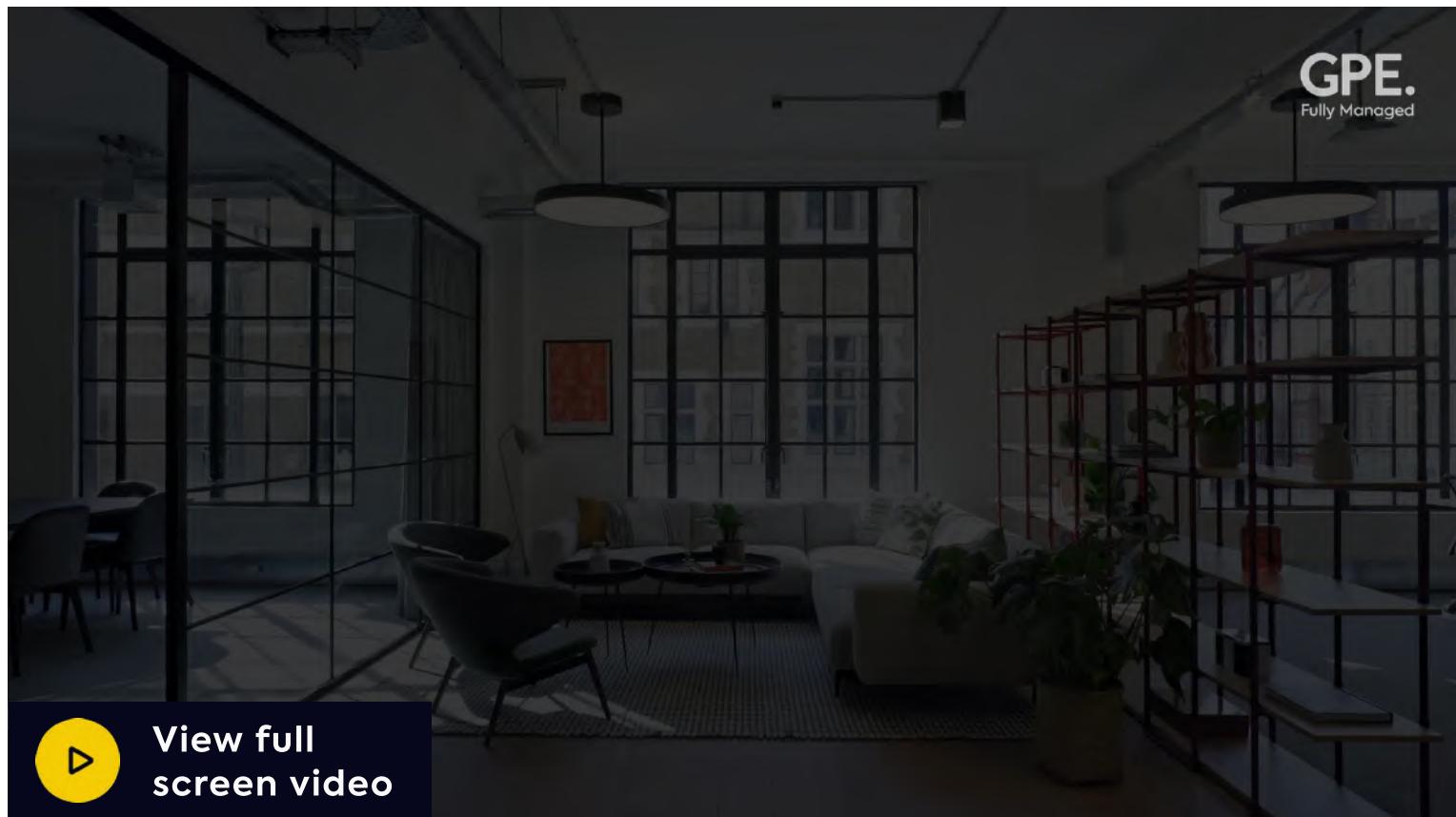


-  Fitzrovia
-  2,754 sq ft
-  43 maximum occupancy
-  30 current desks
-  2 meeting rooms
-  Breakout areas
-  Meeting booth
-  Kitchen
-  Coffee machine



# 1st floor

Nineteen Wells Street



Contents

Nineteen Wells Street

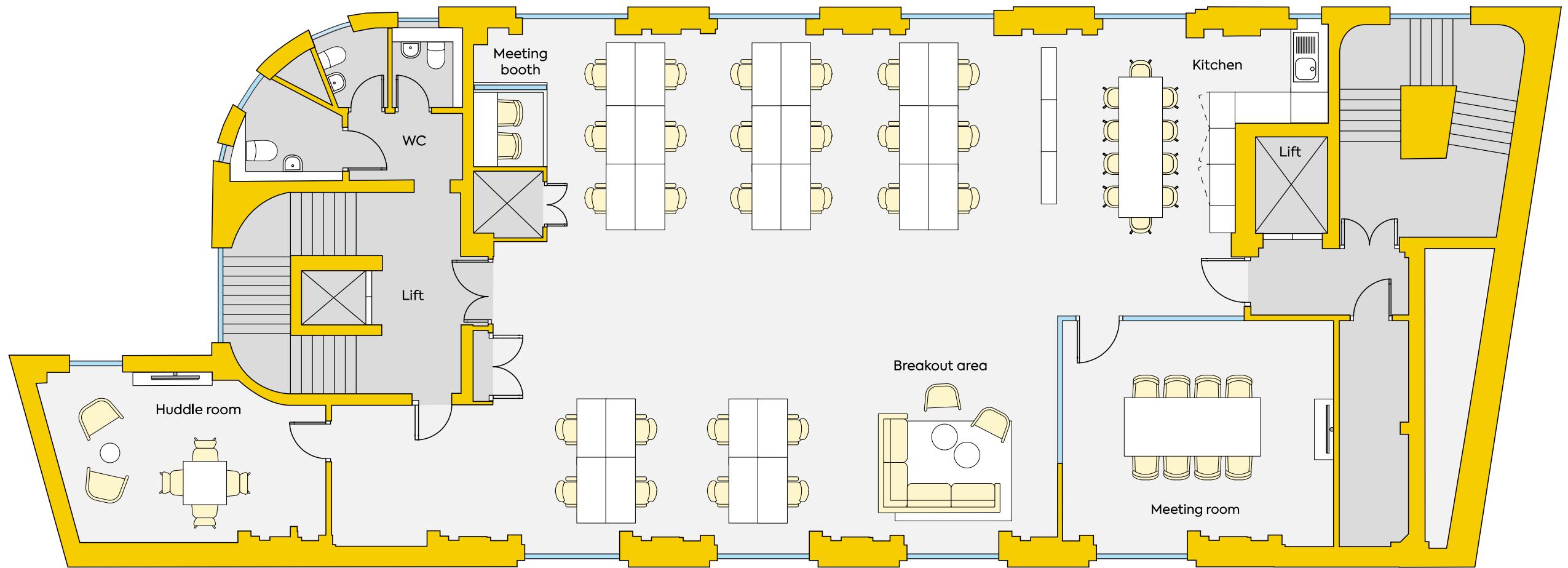


# 5th floor

## Nineteen Wells Street

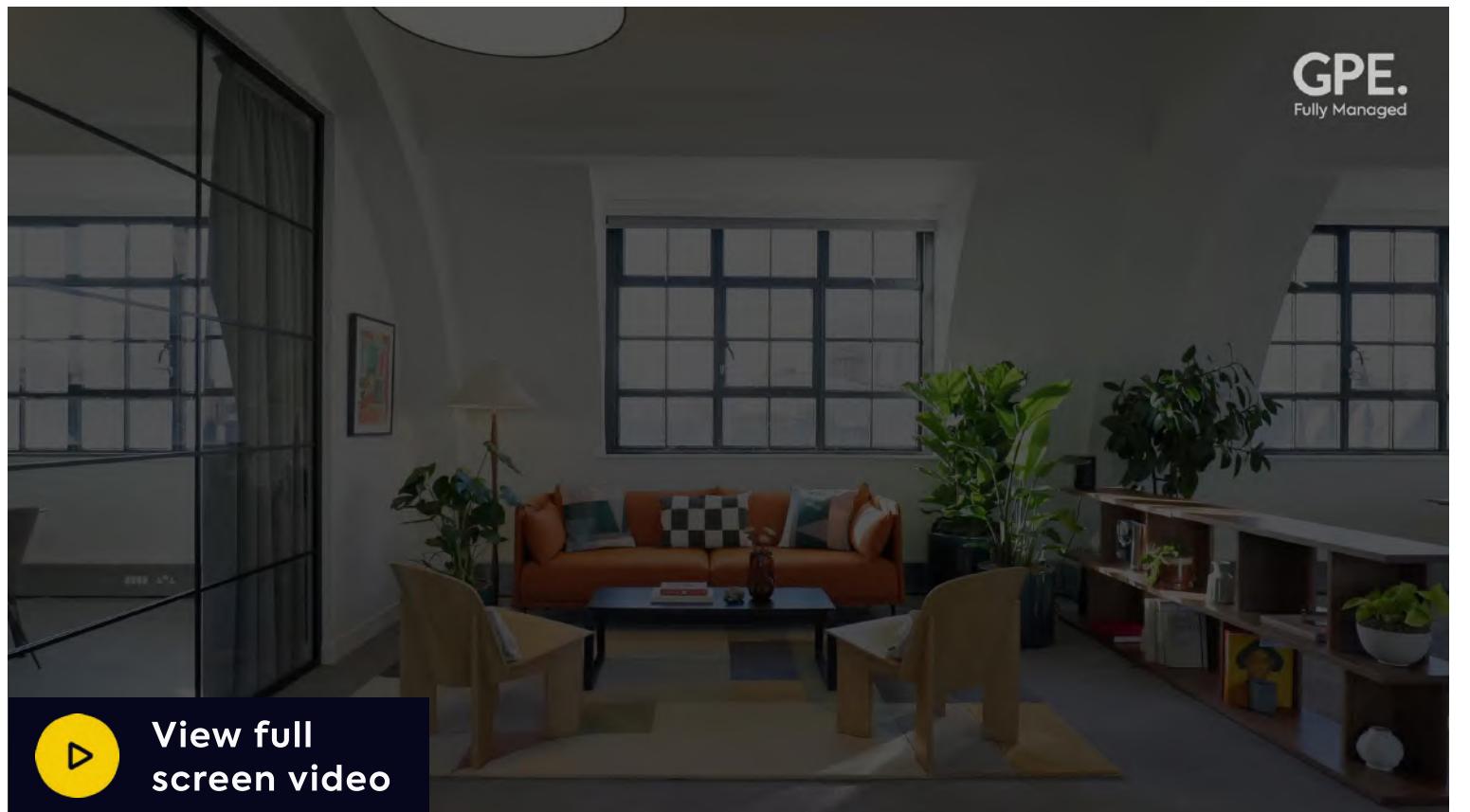


- Fitzrovia
- 2,047 sq ft
- 32 maximum occupancy
- 26 current desks
- 2 meeting rooms
- Breakout areas
- Meeting booth
- Kitchen
- Coffee machine



# 5th floor

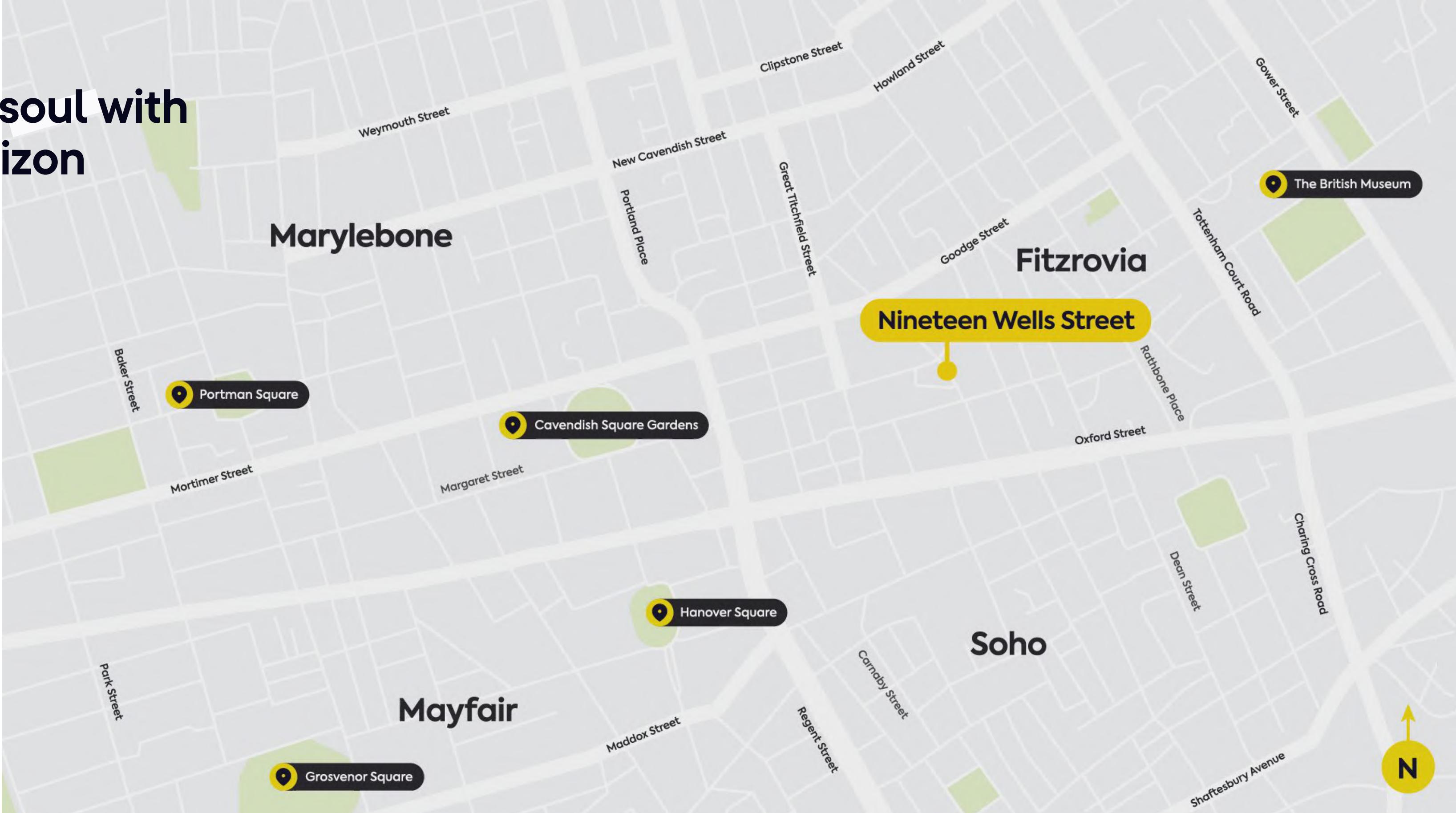
Nineteen Wells Street



 View full screen video



# Village soul with city horizon



**Walking distance**

**Oxford Circus**  
6 mins



**Tottenham Court Road**  
8 mins



**Goodge Street**  
9 mins



**Bond Street**  
11 mins



**Great Portland Street**  
14 mins





# Tried and tested local favourites



You never have to wander far from Nineteen Wells Street for a true taste of local charm. The food scene is rich and vibrant, inviting you to settle in and savour the moment.

## Food and drink

- 1 Mr Fogg's House of Botanicals
- 2 Riding House Café
- 3 The Bricklayers Arms
- 4 Farmer J
- 5 Kiss the Hippo Coffee
- 6 Faros
- 7 Kaffeine
- 8 Circolo Popolare
- 9 Market Halls
- 10 Social Eating House



# A neighbourhood alive with discovery



In Fitzrovia streets flow with creativity and culture. Every step connects you, a café, a conversation, a spark of inspiration.

## Things to do

- 1 Pollocks Toy Museum
- 2 Java Whiskers Cat Café
- 3 Psyche
- 4 The Cartoon Museum
- 5 Regent Street Cinema
- 6 Swingers Crazy Golf
- 7 The London Palladium
- 8 Carnaby Street
- 9 Halcyon Gallery

Within  
10  
minutes



# Local secrets on your doorstep



Fitzrovia's locals keep their favourites close. Make Nineteen Wells Street your workplace and you'll soon feel like one of them.

## Hidden gems

- 1 The Fitzrovia Mural
- 2 Goode Flowers
- 3 Attendant Coffee Roasters
- 4 Chaun Spa at The Langham
- 5 Kingly Court

Within

10  
minutes



# Say hello, settle in.

We've given you a glimpse, but the story doesn't end here. Come and see for yourself, we'd love to show you around. Step inside and book your viewing today.



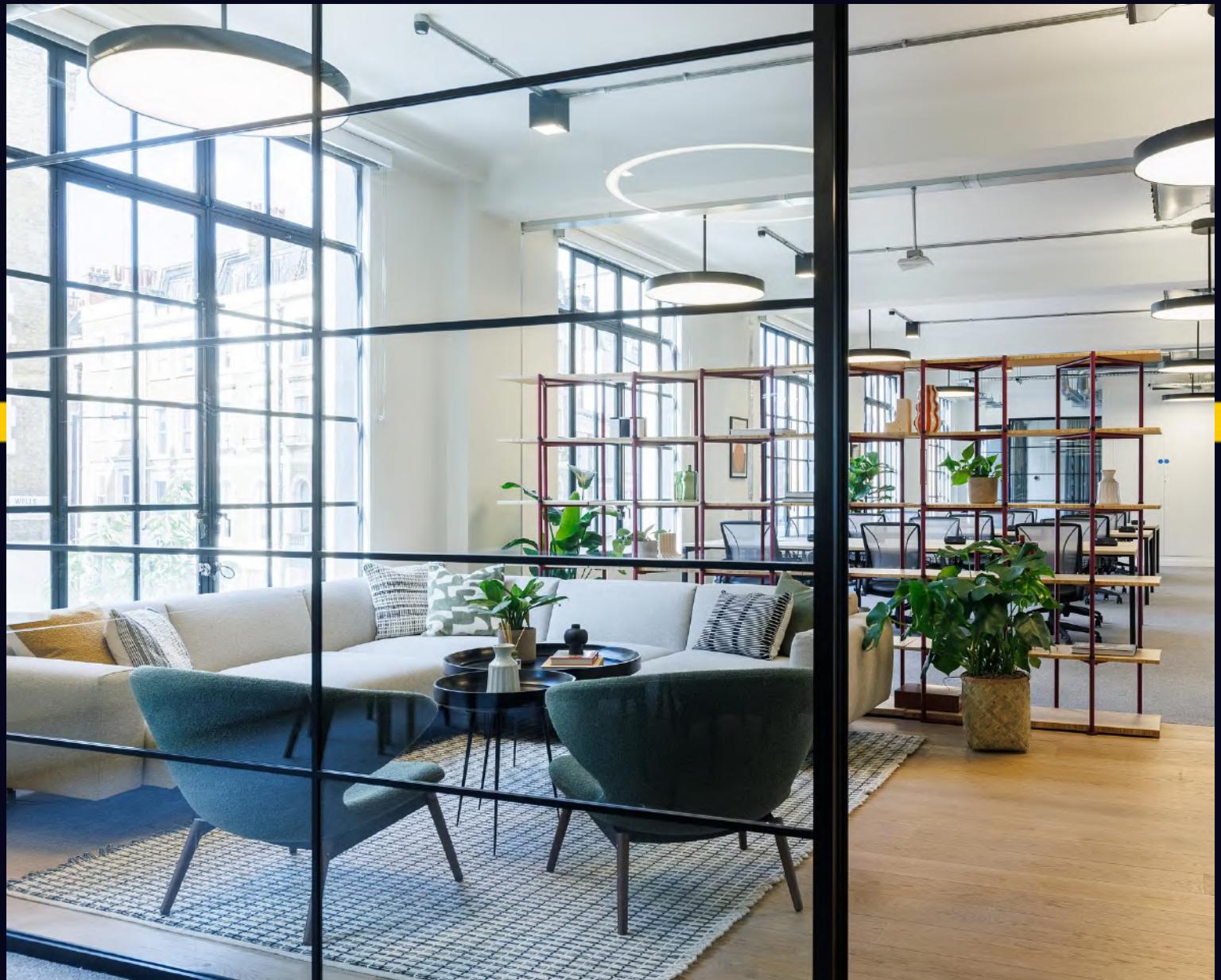
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