

GPE.
Fully Managed

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Nineteen Wells Street

A WORKPLACE WITH SOUL

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

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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





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.

Spaces to connect, pause and belong

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

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.

Art-Deco soul

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

In the heart of Fitzrovia

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

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

Coffee bar & breakout areas

Breakout & collaboration areas

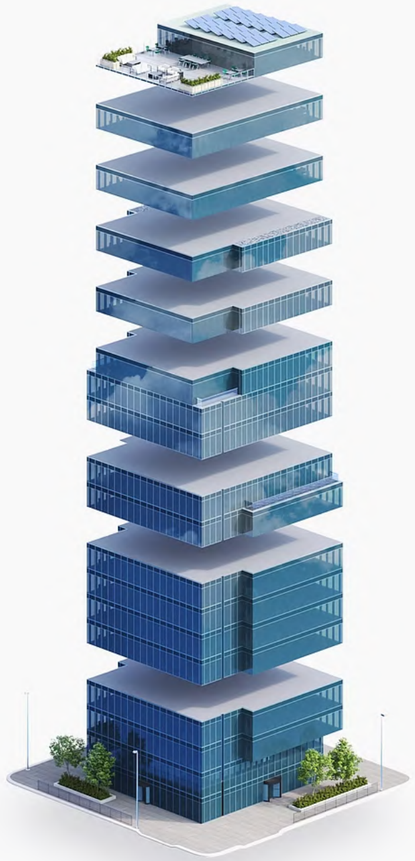
Shared 16-person boardroom



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

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

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

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

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

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.

SEND COFFEE

LUMINARY BAKERY

punchy

HIDDEN disabilities

Purple Changing the disability conversation





Current availability and floorplans



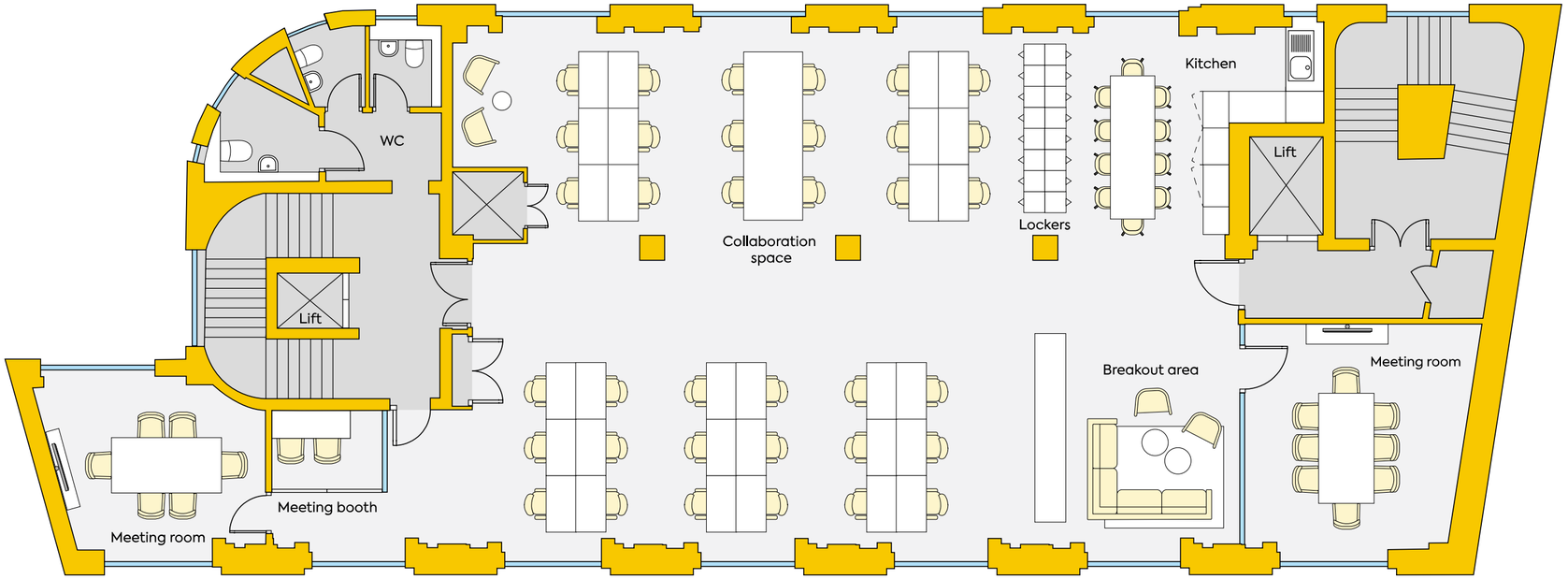
Availability schedule

Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
Lower ground floor	16 desks + 1 meeting room	16	1,446		Large meeting room with breakout areas and a spacious kitchen.	Recently let
Ground floor	16 desks + 1 meeting room	16	1,335		Multiple breakout areas for collaborating, meeting room and stylish kitchen.	Recently let
1st floor	30 desks + 2 meeting rooms	43	2,754		Beautifully designed for collaboration with two meeting rooms and a large breakout space.	Available now
4th floor	26 desks + 2 meeting rooms	35	2,292		An Art-Deco gem with light inviting Crittall windows, two meeting rooms, breakout areas and a kitchen.	Recently let
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.	Recently let

1st floor

Nineteen Wells Street

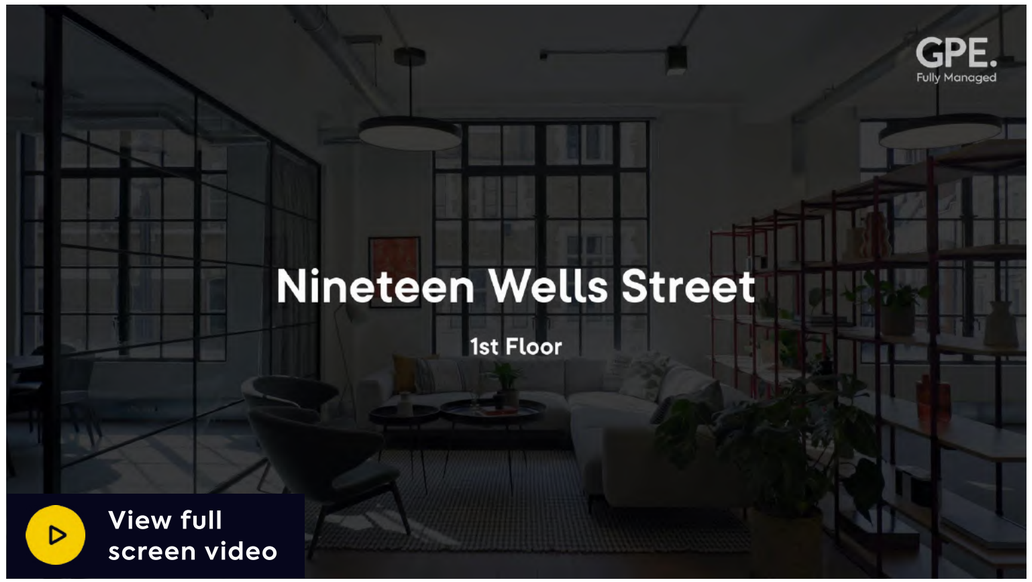
- Fitzrovia
- 2,754 sq ft
- 43 maximum occupancy
- 30 current desks
- 2 meeting rooms
- Breakout areas
- Meeting booth
- Kitchen
- Coffee machine



*This floorplans colour scheme and furnishings are for illustrative purposes only.

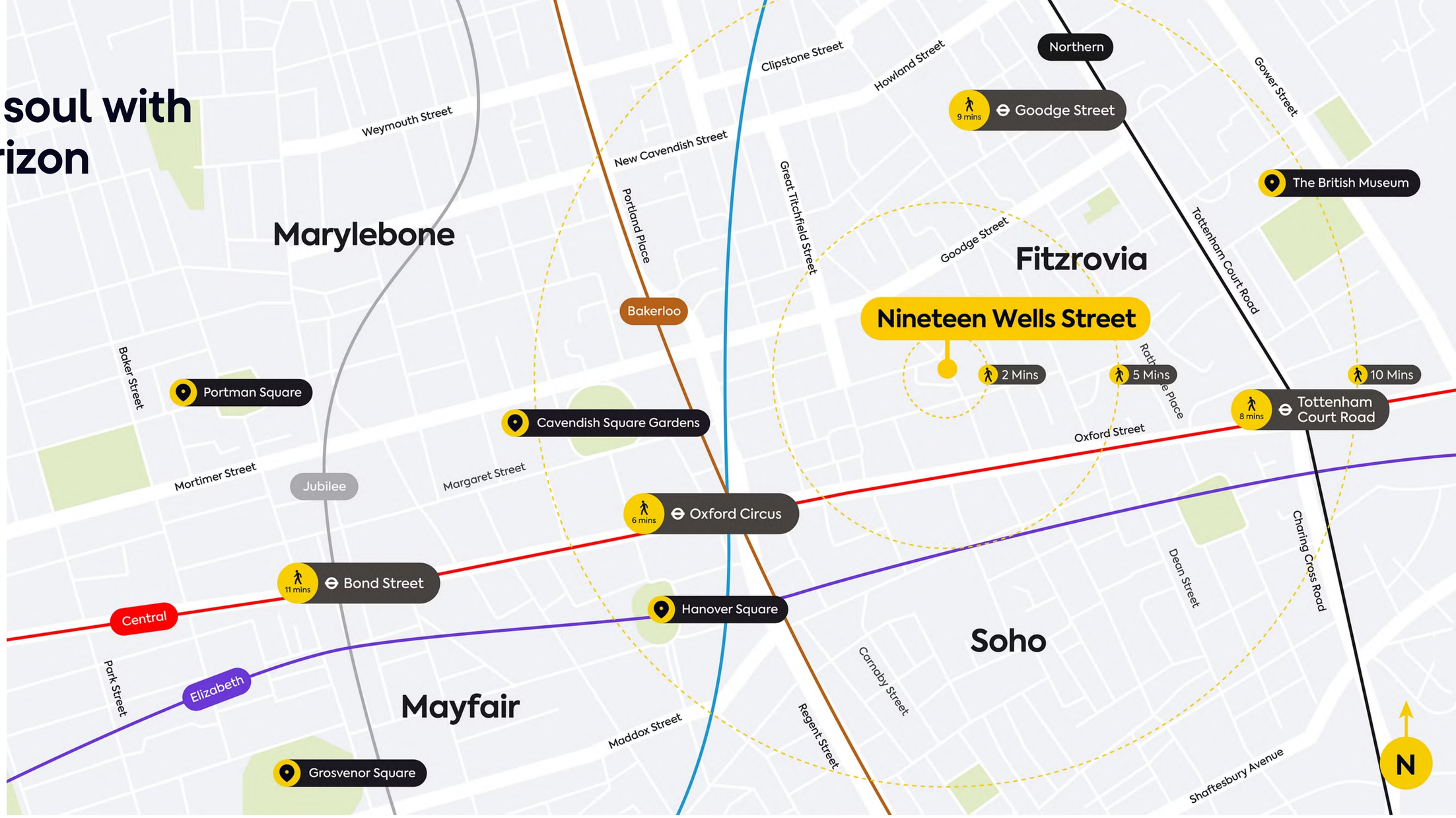
1st floor

Nineteen Wells Street





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



Pollocks Toy Museum

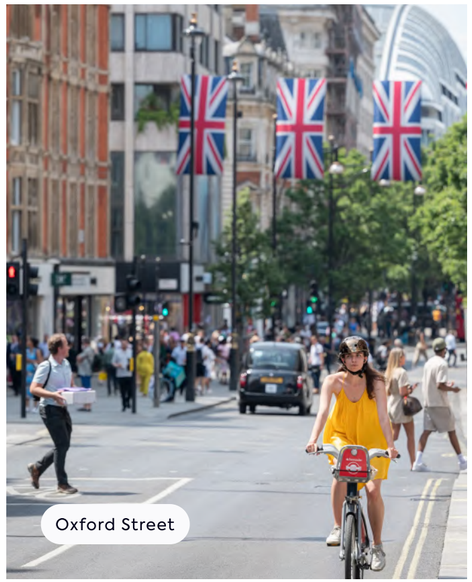

Cavendish Square



Drunch



Charlotte Street Hotel


Oxford Street



Stylish Fitzrovia

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 cáfe, a conversation, a spark of inspiration.

Things to do

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



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

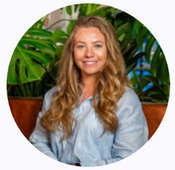
1. The Fitzrovia Mural
2. Goode Flowers
3. Attendant Coffee Roasters
4. Chaun Spa at The Langham
5. Kingly Court



Get in touch

We hope we've piqued your interest, but it's only just the beginning.
We'd love to show you more. Get in touch to book your viewing today.

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