

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	>
18	Location	>
23	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.



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

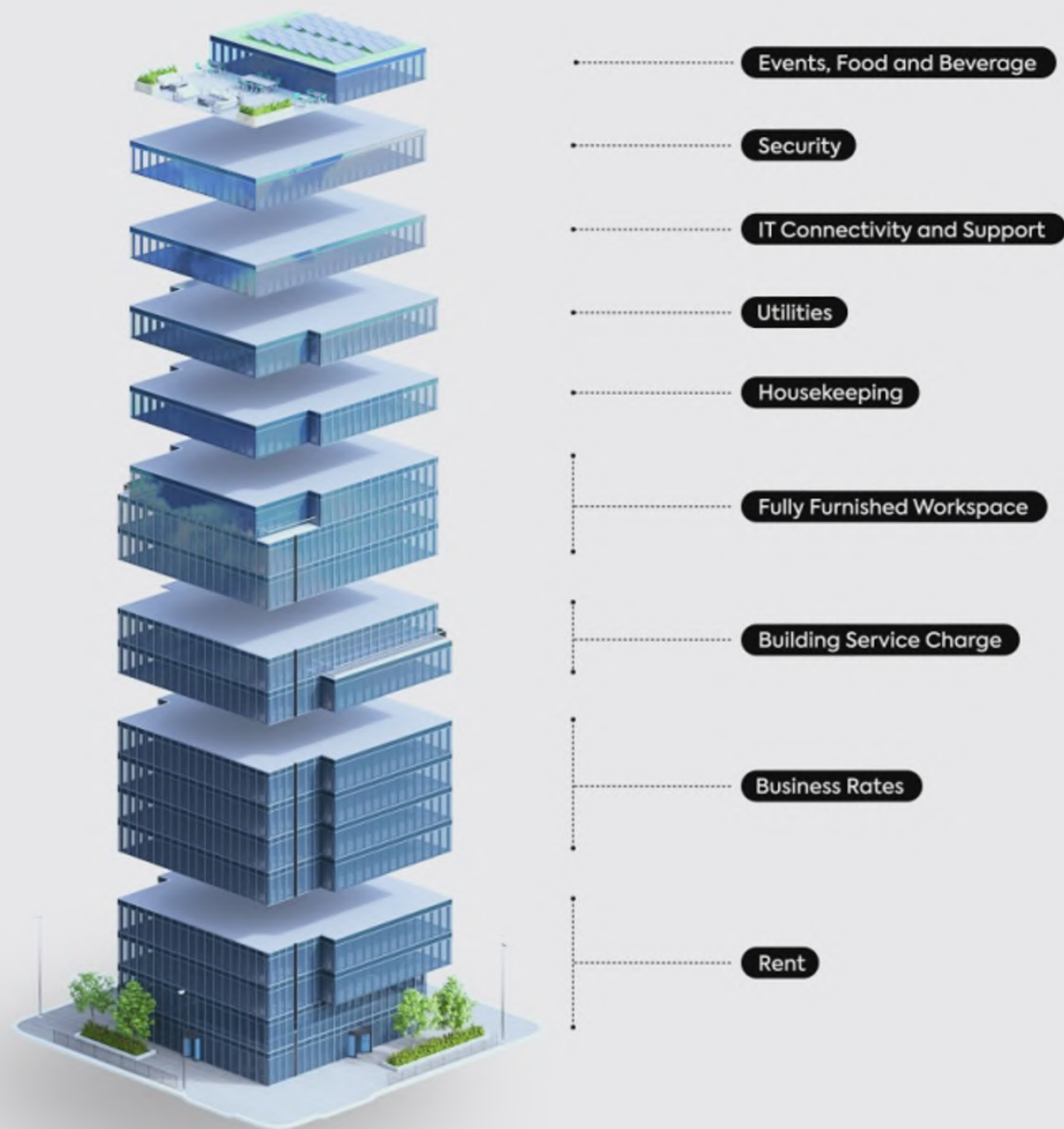


Shared 16-person boardroom



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

One bill. Everything included.



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

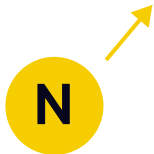


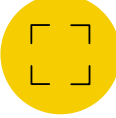
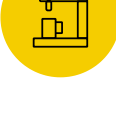
Availability schedule

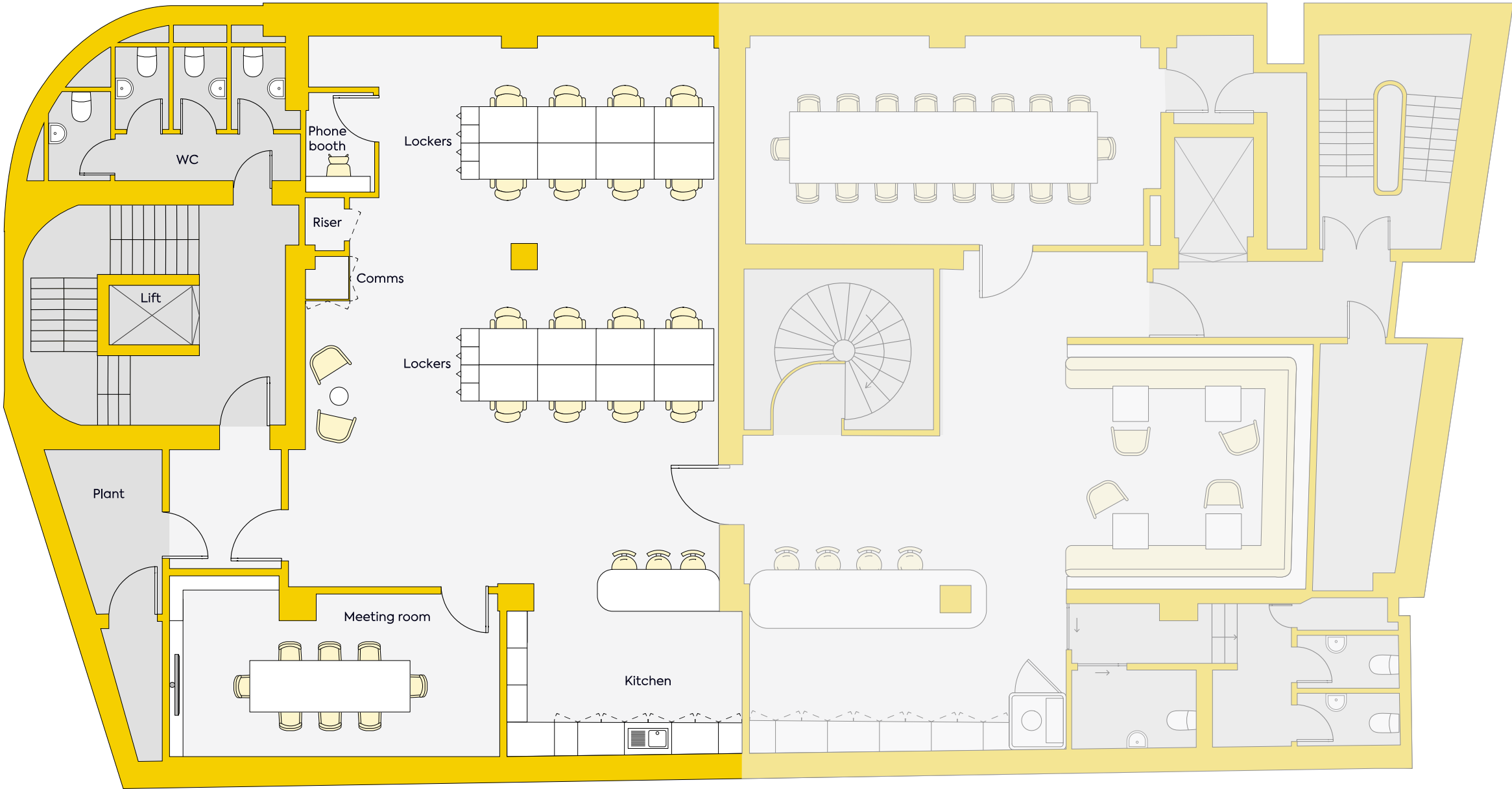
Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
Lower ground floor	16 desks + 1 meeting room	16	1,428		Large meeting room with breakout areas and a spacious kitchen.	Available now
Ground floor	16 desks + 1 meeting room	16	1,363		Multiple breakout areas for collaborating, meeting room and stylish kitchen.	Available now
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
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.	Available now

Lower ground floor

Nineteen Wells Street



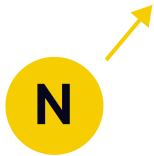
-  Fitzrovia
-  1,428 sq ft
-  16 maximum occupancy
-  16 current desks
-  Meeting room
-  Breakout areas
-  Phone booth
-  Kitchen
-  Coffee machine

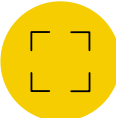


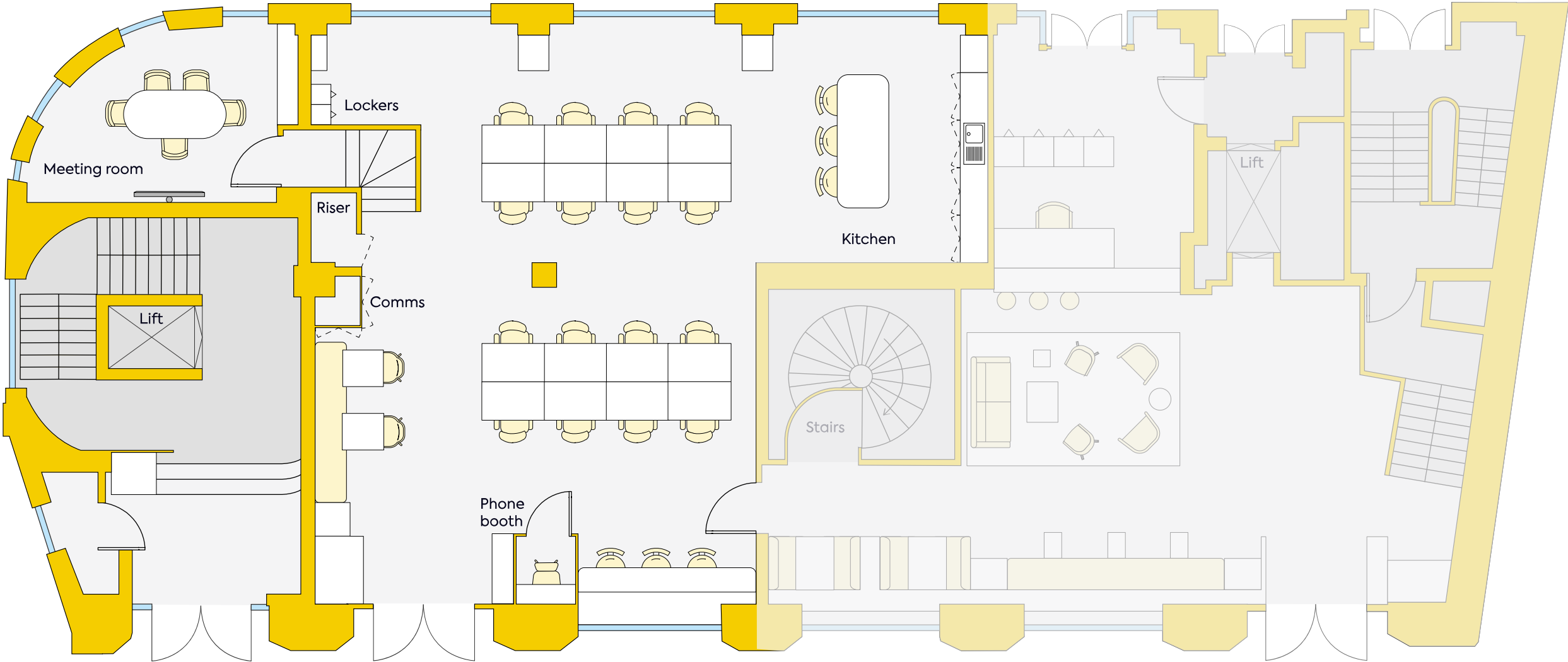
*This floorplans colour scheme and furnishings are for illustrative purposes only.

Ground floor

Nineteen Wells Street



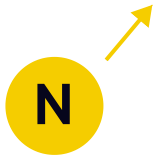
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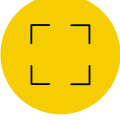


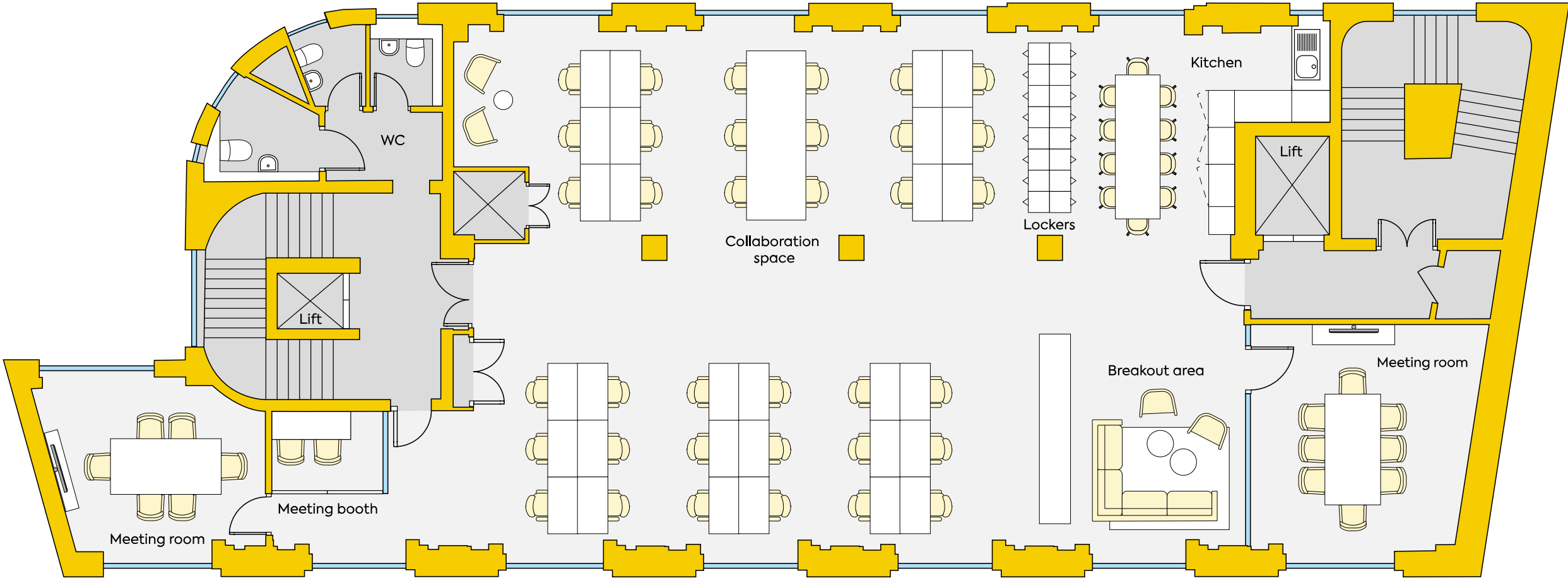
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1st floor

Nineteen Wells Street

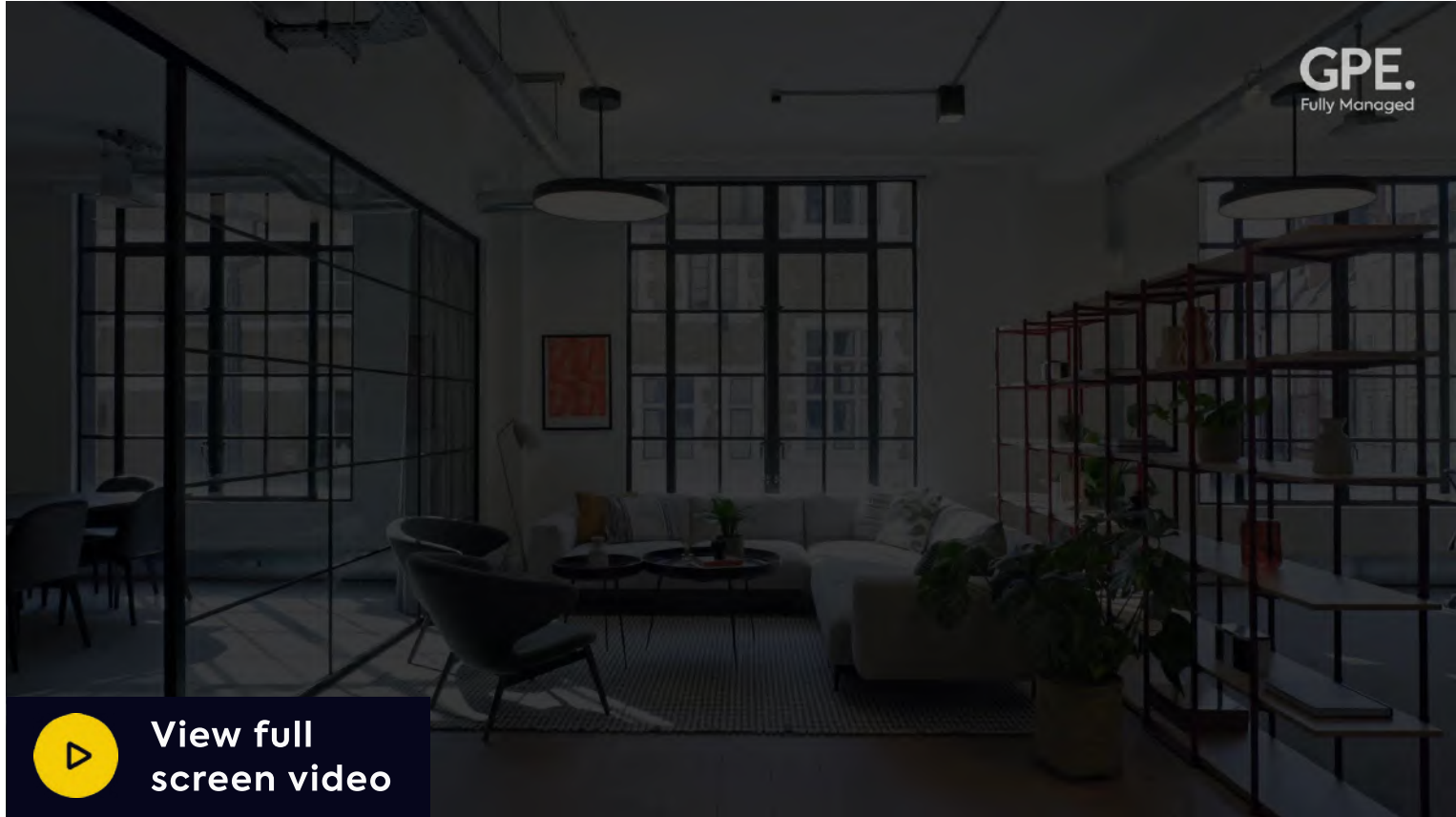


-  Fitzrovia
-  2,754 sq ft
-  43 maximum occupancy
-  30 current desks
-  2 meeting rooms
-  Breakout areas
-  Meeting booth
-  Kitchen
-  Coffee machine



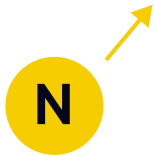
1st floor

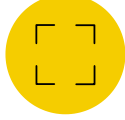
Nineteen Wells Street

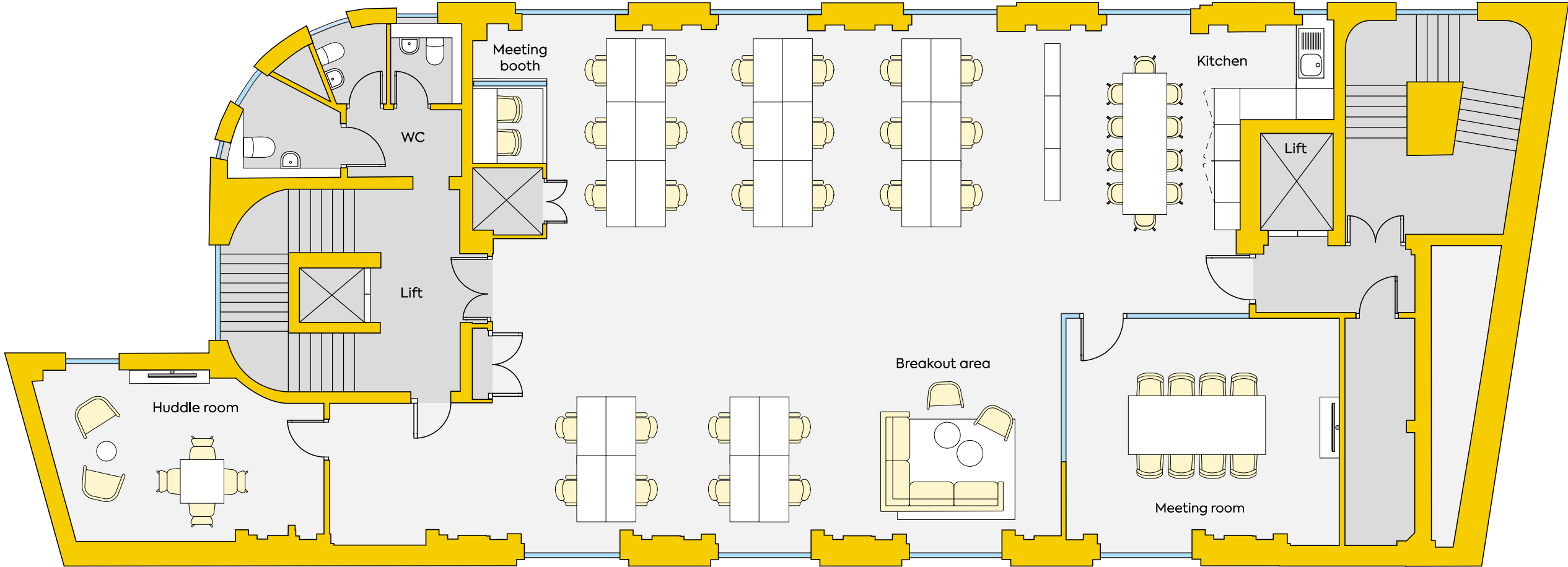


5th floor

Nineteen Wells Street

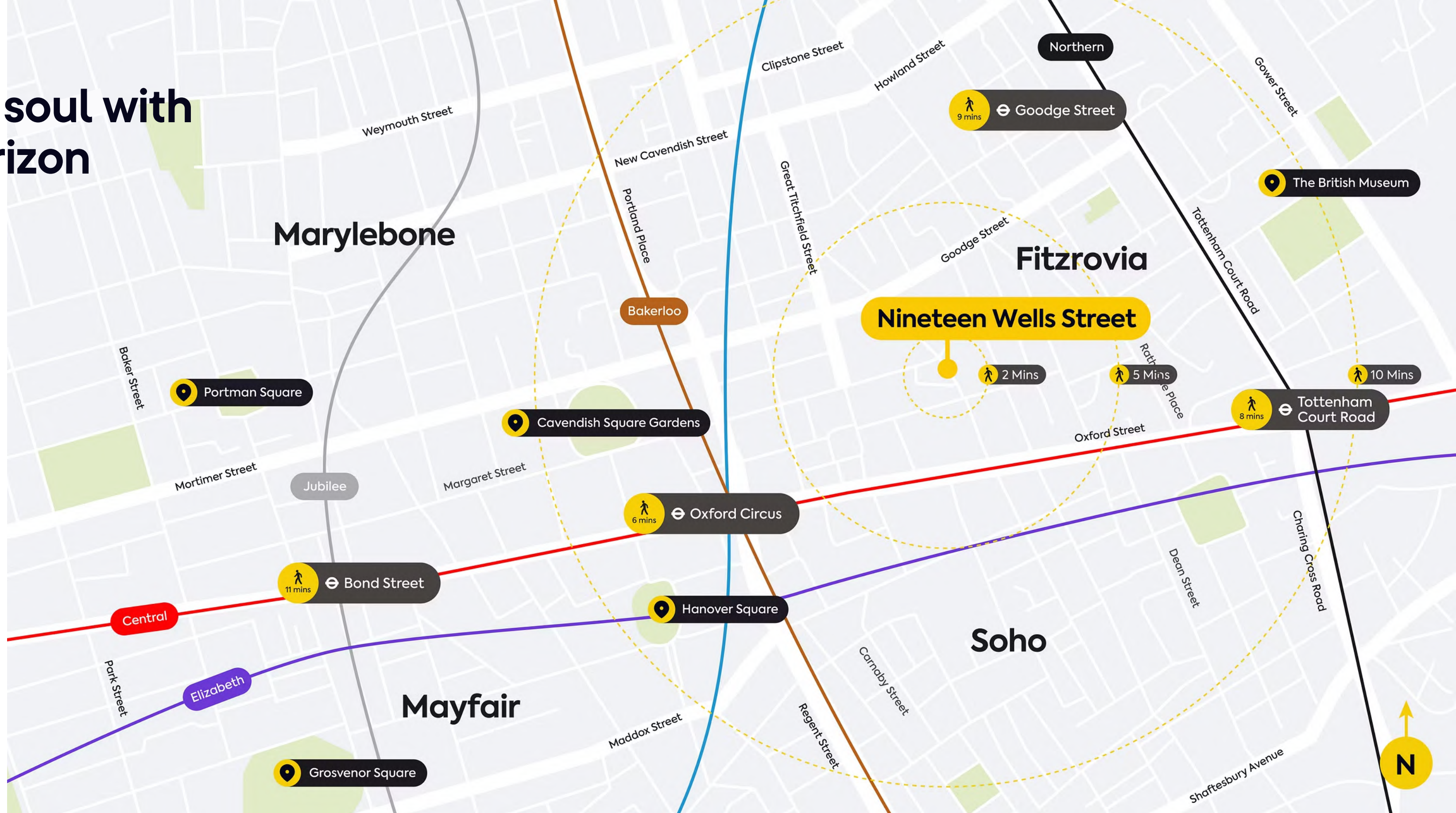


-  Fitzrovia
-  2,047 sq ft
-  32 maximum occupancy
-  26 current desks
-  2 meeting rooms
-  Breakout areas
-  Meeting booth
-  Kitchen
-  Coffee machine



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

Village soul with city horizon





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 | 6 Faros |
| 2 Riding House Café | 7 Kaffeine |
| 3 The Bricklayers Arms | 8 Circolo Popolare |
| 4 Farmer J | 9 Market Halls |
| 5 Kiss the Hippo Coffee | 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 | 6 Swingers Crazy Golf |
| 2 Java Whiskers Cat Café | 7 The London Palladium |
| 3 Psyche | 8 Carnaby Street |
| 4 The Cartoon Museum | 9 Halcyon Gallery |
| 5 Regent Street Cinema | |



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



Our pick

5. Kingly Court
Carnaby’s famous alfresco food and dining destination is a must-visit.



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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Talk to us

Contents

Nineteen Wells Street



Find a space that's fully yours.
More locations across London.

See availability

All CGIs are for indicative purposes only. Misrepresentation ACT 1967: Whilst all the information in these particulars is believed to be correct, agent nor GPE (Wells St) Limited guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.