

**87-91 Newman Street,  
Noho, London, W1T 3EY**



**OFFICE TO LET | 4,245 - 20,162 sq ft**



### Location

The building, which was refurbished in 2002, is situated on the west side of Newman Street, close to its junction with Oxford Street.

Tottenham Court Road (Northern, Central lines) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations are both within easy walking distance.

### Description

All available floors provide bright office accommodation. The floor plates include a central lightwell (with an internal terrace on the 1st floor) which adds to the natural light throughout. There are a mix of open plan areas and meeting rooms/offices, with a kitchen on each floor.

Available from March 2018.

### Floor Areas

Floor	sq ft	sq m
4th Floor	4,245	394
2nd Floor	7,965	740
1st Floor	7,952	739
<b>TOTAL (approx.)</b>	<b>20,162</b>	<b>1,873</b>

\*Measurement in terms of NIA

### Noho

Noho is an unofficial, but commonly used, term that describes the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street.

Centred around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the centre of the British television production industry and also attracts other creative, tech and design conscious occupiers, such as Facebook who have taken 216,000 sq ft at 1 Rathbone Square.

**Paul Dart, Partner**

📞 020 7025 1392

**Suzy Link, Agency Surveyor**

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Joint Agents: HNG – Richard Spencer/Will Gyngell - 020 32050200

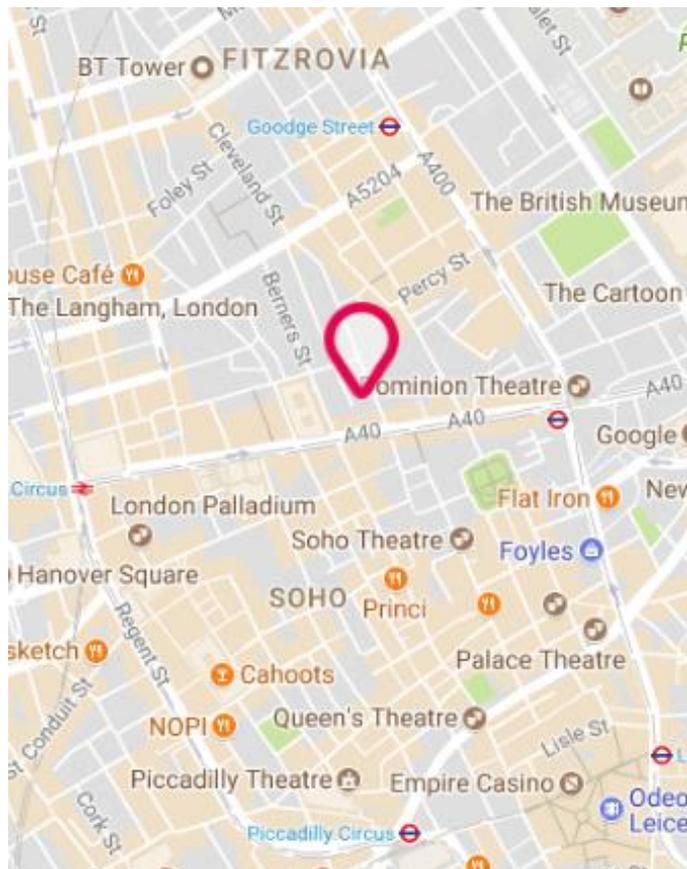
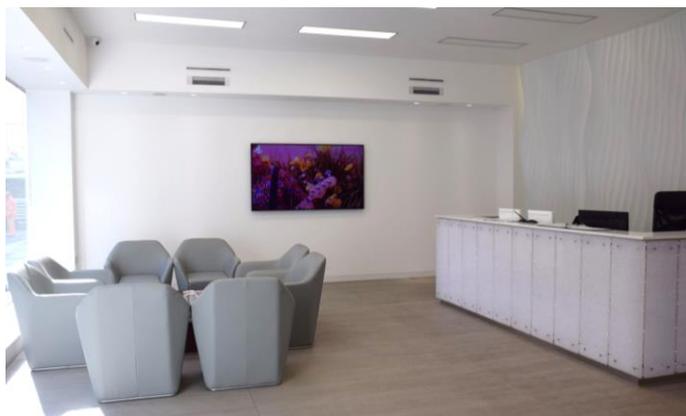
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Terrace 1st floor only

## Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord
Rent:	£62.50 psf pax
Rates:	Estimated at £19.50 psf pa 2017/18
Service Charge:	Approx. £6.00 psf pa

## Amenities

- Air conditioning
- Raised floors
- Manned reception & 24 hour security
- 2x Passenger lifts
- Open plan with meeting room space
- Bike storage (via Berners Place)
- Internal terrace (1st floor only)

### Paul Dart, Partner

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