

**85 Newman Street,**  
Noho, London, W1T 3EU



**OFFICE TO LET | 1,615 sq ft**



### Location

The building is situated on the west side of Newman Street, close to its junction with Oxford Street.

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

\*The Elizabeth Line (Crossrail) will operate services through central London from December 2018 and provide excellent connections to east and west London from Tottenham Court Road station.

### Description

85 Newman Street is an attractive building with a smart glazed frontage and reception.

The 4th floor provides an efficient, fitted office floor with a private terrace at the rear, overlooking Berners Place.

There are two large board rooms in situ and a kitchenette/break out area.

### Floor Areas

Floor	sq ft	sq m
4th Floor	1,615	150
<b>TOTAL (approx.)</b>	<b>1,615</b>	<b>150</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.

### Rhys Evans, Partner

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### Suzy Link, Agency Surveyor

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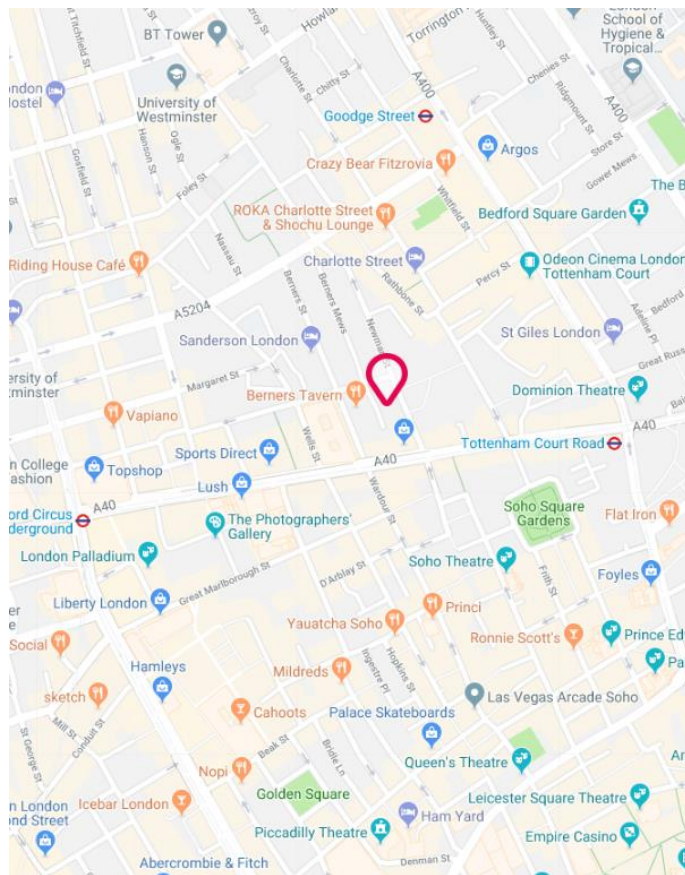
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract April 2018**

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## Terms

Tenure:	Leasehold
Lease:	Available by way of assignment until December 2020.
Passing Rent:	£119,625 per annum (c.£74.00 psf pax)
Rates:	£32,291.50 per annum (2018/19) (c. £20.00 psf pa)
Service Charge:	£14,652 per annum (c. £9.00 psf pa)
EPC Rating:	C

## Amenities

- Air cooling
- Raised floor
- Private terrace
- Passenger lift
- 2 large board rooms
- Kitchenette / break out
- Smart reception
- Showers

### Rhys Evans, Partner

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