

**65 Newman Street**  
Fitzrovia, London, W1T 3EG



**LOW COST REDECORATED OFFICES TO LET | 960-3,029 sq ft**



### Location

63-65 Newman Street is located mid-way between Mortimer Street and Eastcastle Street, opposite Newman Passage.

This building is in the heart of Fitzrovia/Noho where there is an extensive choice of local amenities including fashionable restaurants and bars. Tottenham Court Road, Goodge Street, Warren Street and Oxford Circus underground stations are all extremely local.

### Description

The office floors provide bright, open plan office space with demised kitchenettes and WCs.

All three floors and the entrance/common areas have been redecorated and are now available for immediate occupation.

### Floor Areas

Floor	sq ft	sq m	
3rd Floor	1,053	98	
2nd Floor	1,016	94	
1st Floor	960	89	
<b>TOTAL (approx.)</b>	<b>3,029</b>	<b>281</b>	

\*Measurement in terms of NIA

#### Fitzrovia

Fitzrovia is an upmarket, mixed-use area near London's West End between Bloomsbury and Marylebone. Centred around the trendy bars and restaurants along Charlotte Street, the last two decades have seen the area firmly establish itself as a centre for creative and design conscious occupiers. The area is ideal for those looking for a cheaper alternative to the wider West End, whilst still being in a prime central location.

**Jason Hanley, Partner**

📞 020 7025 1391

**Suzy Link, Agency Surveyor**

📞 020 7025 8940

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.

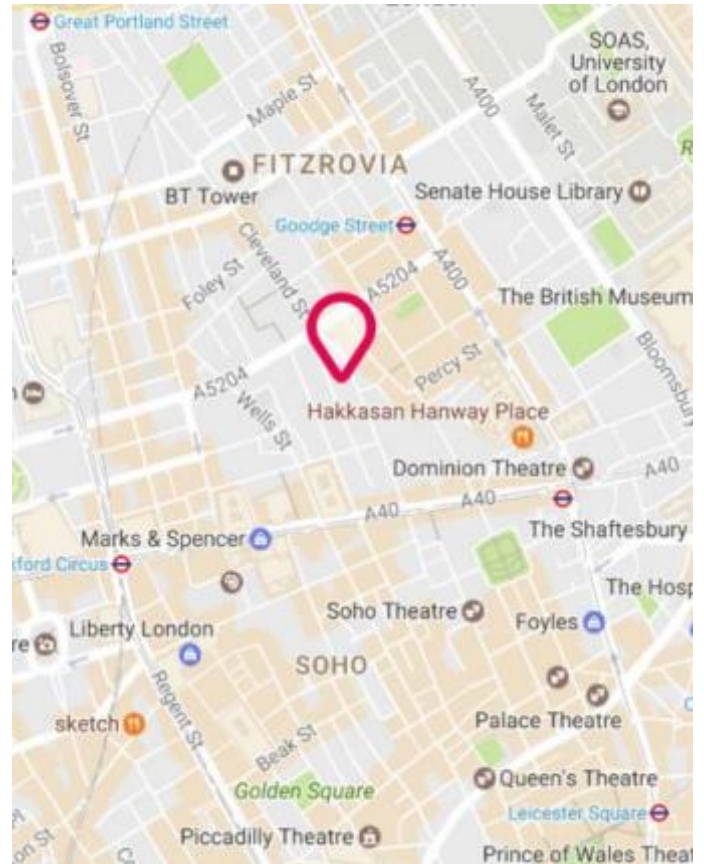
**Subject to Contract February 2018**

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## Terms

Tenure:	Leasehold
Lease:	A new FRI sub-lease for a term until the end of March 2021
Rent:	£40.00 psf pax
Rates:	Estimated at £20.00 psf pa (2017/18)
Service Charge:	Approx. £8.00 psf pa

## Amenities

- New passenger lift
- Comfort cooling
- Perimeter trunking
- Entry phone system
- Demised kitchenette & WCs
- 24 hour access
- Excellent connectivity/broadband
- Central West End location

### Jason Hanley, Partner

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