

SELF CONTAINED OFFICE TO LET | 4,334 SQ FT TOTAL



### Location

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

Tottenham Court Road (Northern and Central lines with the Elizabeth line coming soon) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations are both within easy walking distance.

### Description

85a Newman Street is an attractive building with a smart glazed frontage and reception. The self-contained ground and lower ground provide a mixture of open plan and meeting rooms with a kitchenette on both floors. The floors are linked by a staircase and currently fitted out

### Floor Areas

Floor	sq ft	sq m
Ground floor	2,099	195
Lower Ground	2,235	208
<b>TOTAL (approx.)</b>	<b>4,334</b>	<b>403</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.

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

Bert Murray, Surveyor

 0207 025 1397 / 07775 521 102

Paul Dart, Partner

 0207 025 1395

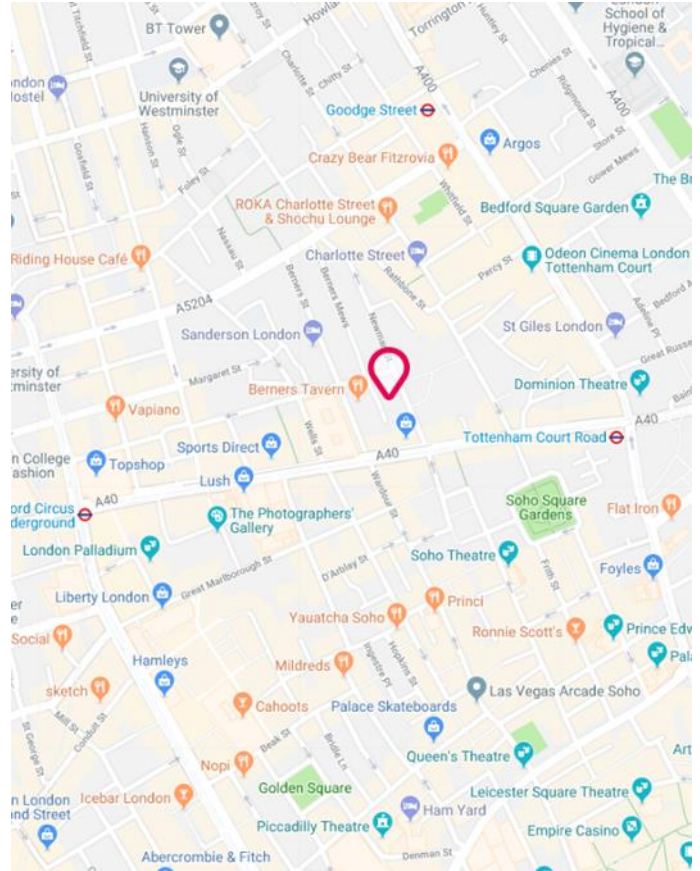
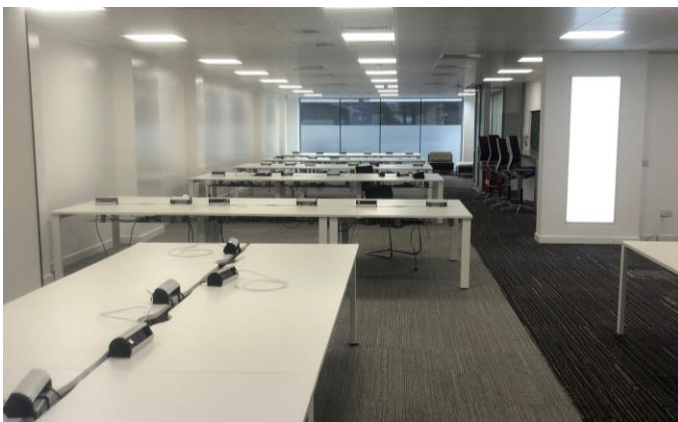
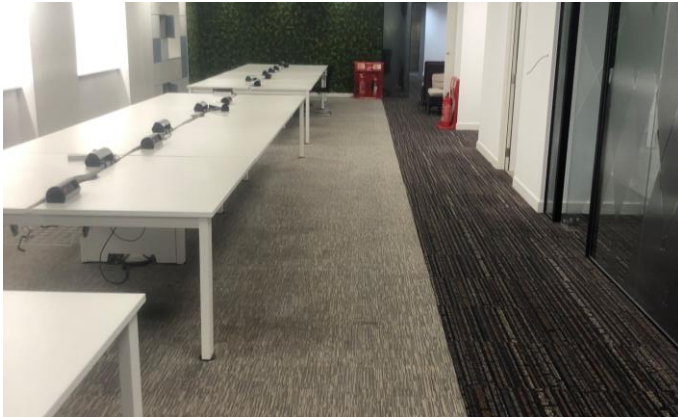
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 March 2022

85a Newman Street,  
Noho, London, W1T 3EX



OFFICE TO LET | 4,334 SQ FT TOTAL



### Terms

Tenure:	Leasehold
Lease:	A new lease(s) from the landlord
Rent:	£52.50 psf pax
Rates:	Estimated at £22.02 psf pa (2020/21)
Service Charge:	Approximately £10.00 psf pax
EPC Rating:	TBC

### Amenities

- Self contained
- Air cooling
- Raised floor
- Floor to ceiling glazing
- Benefit of an existing fit-out
- Passenger lift
- Kitchenette
- Smart reception
- Showers
- Cycle storage

Bert Murray, Surveyor

📞 020 7025 1397 / 07775 521 102  
✉️ bmurray@monmouthdean.com

Paul Dart, Partner

📞 0207 025 1395  
✉️ pdart@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract March 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT