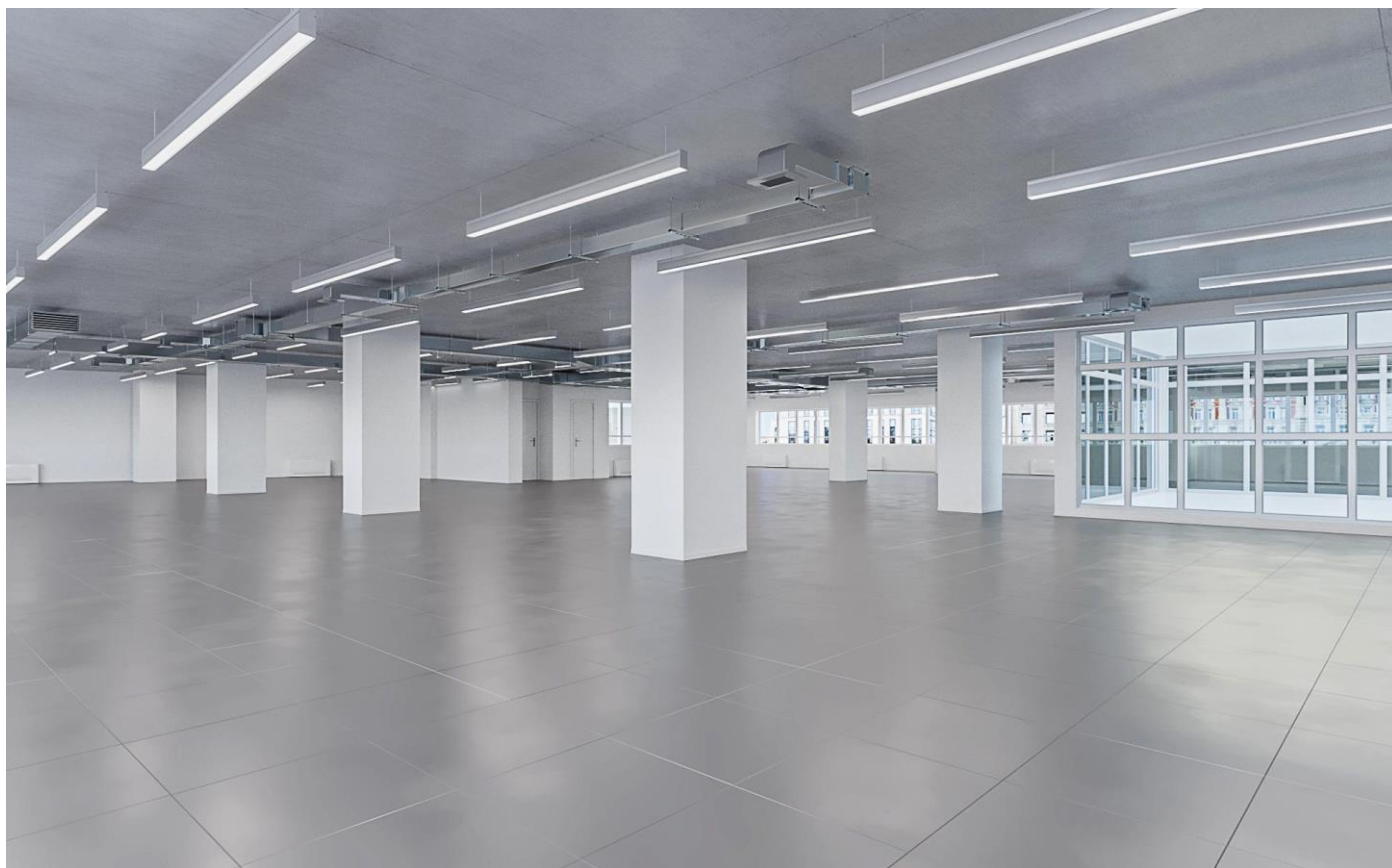


87-91 Newman Street,
Noho, London, W1T 3EY



OFFICE TO LET | From 7,952 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

The 2nd floor provides bright office accommodation which is currently under refurbishment. The floor plate includes a central lightwell which adds to the natural light throughout.

Floor Areas

Floor	sq ft	sq m
2 nd floor	7,965	740
TOTAL (approx.)	7,965	740

*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 also 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

📞 07775 521 102

Joint Agent: Ashwell London – Ash Sharma – 020 7734 7766

Paul Dart, Partner

📞 07502 306 240

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 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 2022

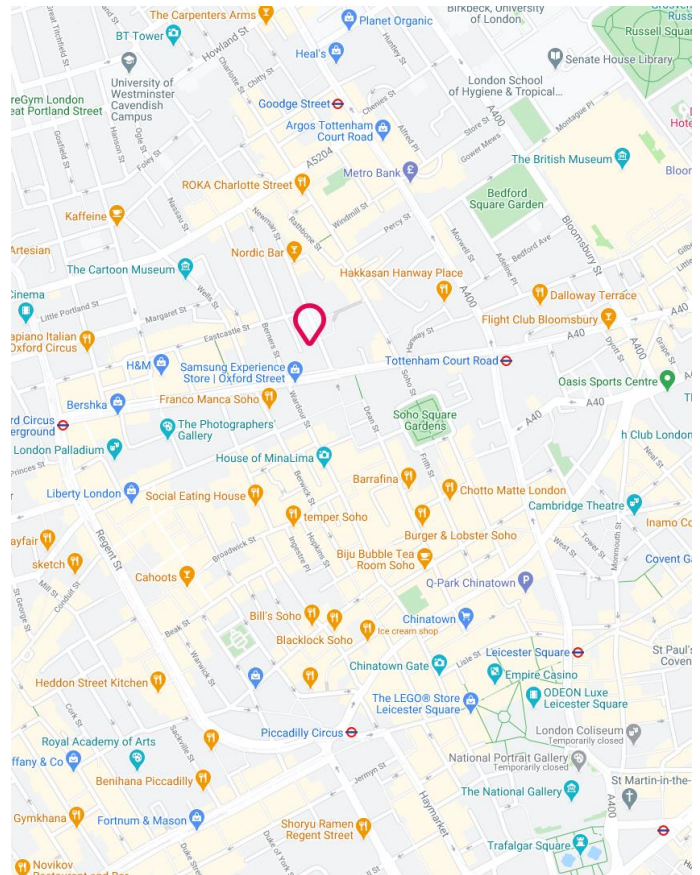
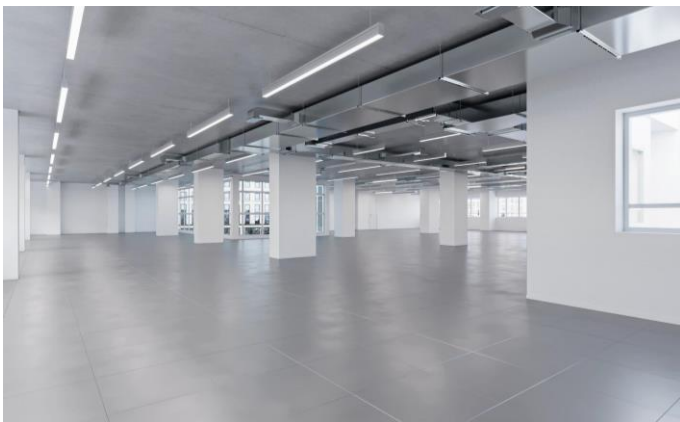
📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

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Terms

Tenure:	Leasehold
Lease:	A new lease(s) from the landlord
Rent:	Upon Application
Rates:	Estimated at £20.75 psf pa (2020/21)
Service Charge:	Approximately £8.00 psf pax
EPC Rating:	D

Amenities

- Under refurbishment
- Perimeter air conditioning
- Exposed ceiling
- Metal tiled raised floors
- Manned reception & 24 hour security
- Two passenger lifts
- Bike storage (via Berners Place)
- Excellent natural light

Bert Murray, Surveyor

07775 521 102

bmurray@monmouthdean.com

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Paul Dart, Partner

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pdart@monmouthdean.com

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