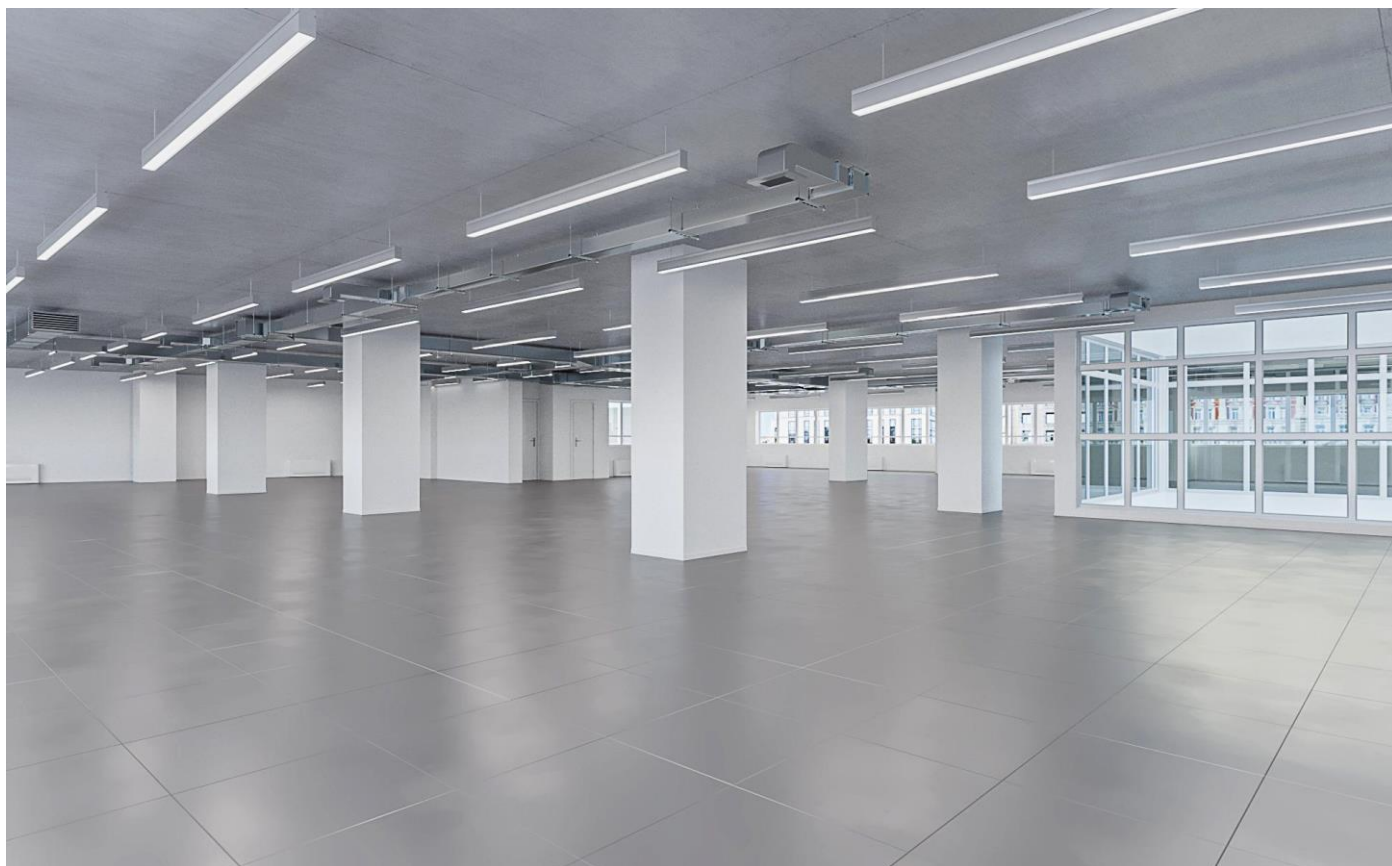


87-91 Newman Street,  
Noho, London, W1T 3EY



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 2<sup>nd</sup> 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 <sup>nd</sup> 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](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 2022

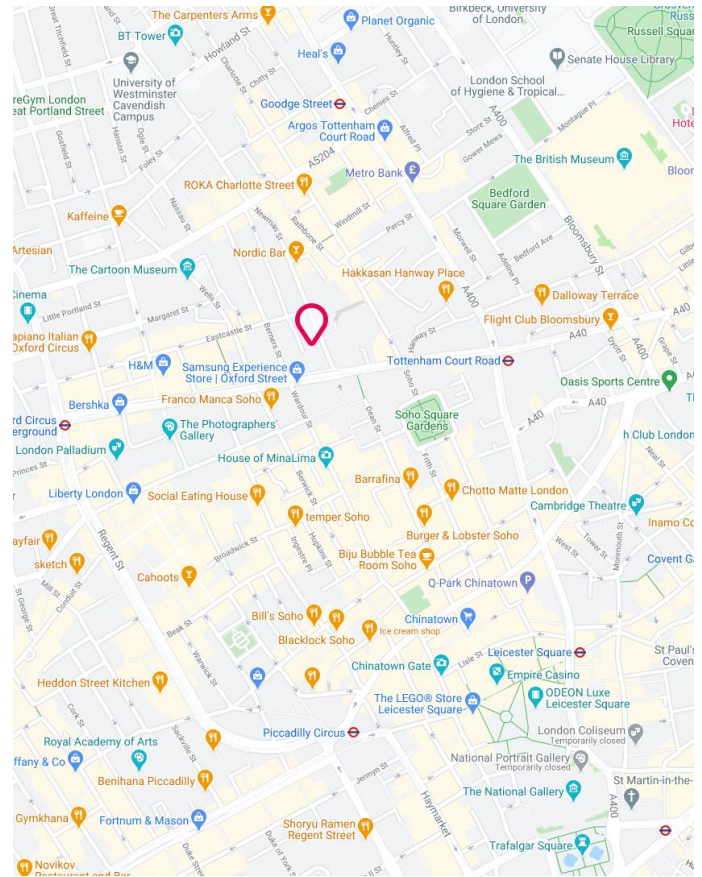
020 7025 1390

4 Golden Square London W1F 9HT

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



OFFICE TO LET | From 7,952 sq ft



### Amenities

- Newly refurbished
- 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

Lease: A new lease(s) from the landlord  
Rent: £69.50 per sq ft exc  
Rates: Estimated at £28.00 psf pa  
Service Charge: Approximately £8.00 psf pax  
EPC Rating: D

Bert Murray, Surveyor

📞 07775 521 102  
✉️ bmurray@monmouthdean.com

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

Paul Dart, Partner

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