

Entire 5th Floor, 40-44 Newman Street Noho, London W1T 1QD



DESIRABLE PENTHOUSE OFFICE FLOOR TO LET | 656 or 1,546 or 2,202 sq ft
WITH LARGE TERRACE on 5th Floor



Location

“40-44” is located at the northern end of Newman Street on the East side facing the new Newman Hotel. Charlotte Street is moments away and features many famous restaurants and bars. Tottenham Court Road (Northern, Central and Elizabeth line) and Oxford Circus (Victoria, Central and Bakerloo lines), as well as Goodge Street, Warren Street and Great Portland Street underground stations are also within an easy stroll.

Description

Constructed c. 1910, with an attractive Edwardian façade the striking brick-built frontage incorporates large ornate windows (front and rear/East & West aspects)) which provide a superb level of natural daylight to the offices and the extensive terrace.

The whole 5th floor provides a comprehensively refurbished, modern office with excellent natural light, LED lighting, new air conditioning, a new kitchen and 2 self contained WCs. There is also a 13-person passenger lift (to the 4th floor).

The common parts are refurbished and include a new entrance hall and renovated staircase area, new card entry system and security cameras.

Jason Hanley, Partner

07904 630 154

Floor Areas

Floor	sq ft	sq m
5th Floor Penthouse	1,546	144
4 th Floor (part)	656	70
Total	2,202	214

*Floors can be taken separately **Measurement in terms of NIA

Noho/Fitzrovia

This area is one of the most exciting West End quarters benefiting from a huge variety of restaurants, cafes and shops as well as excellent transport connections. Neighbouring offices include UK headquarters of Facebook at Rathbone Square, also Estee Lauder in Fitzroy Place, Octopus in UK House and Gamesys in Berners Street. Other worthy new attractions include The Newman and The Mandrake Hotel & The Berners Tavern and a vast array of superb restaurants such as Roka, Circolo Popolare, Lima, Arros QD, Mere and Sergio's.

Walk Through Video:

<https://youtube.com/watch?v=r77zSyW6GGg&si=ps544VonO4wUGxuv>

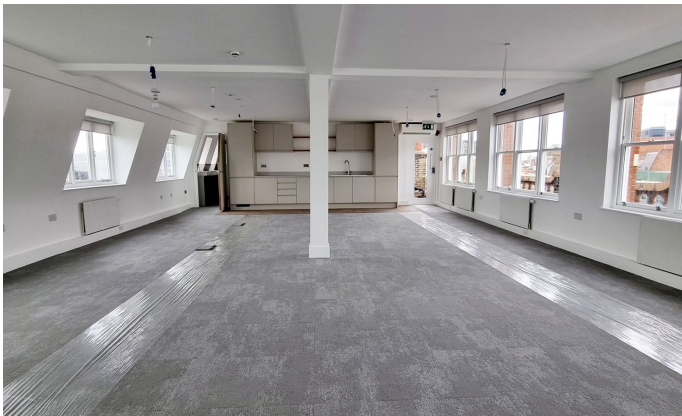
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract June 2024

40-44 Newman Street

Noho, London W1T 1QD

DESIRABLE PENTHOUSE 5TH FLOOR OFFICE TO LET 656 or 1,546
or 2,202 sq ft options



Terms

Tenure:	Leasehold
Lease:	New FR&I lease, direct from the Freeholder, for a term by arrangement.
Rent:	5 th Floor: £92.50 psf pax 4 th Floor: £79.50 psf pax
Rates:	Approx £18.54 per sq ft (estimated)
Service Charge:	Approx £14.00 psf

Amenities

- Newly refurbished Penthouse with Large terrace
- New AC / LED lighting / 1 x 13-person passenger lift
- In built Boardroom with Glass partitions and Lantern Skylight
- Demised WCs and New Kitchen
- Excellent natural light
- Refurbished common parts with large lobby
- Newly Carpeted
- Entryphones

VIEWING STRICTLY BY APPOINTMENT via

JASON HANLEY, Partner

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Sole Agent

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