

OFFICE TO LET | 4,219 SQ FT TOTAL 4,219 SQFT



## Location

The building is ideally located just off Oxford St directly opposite Rathbone Square. Situated on the west side of Newman Street close to its junction with Oxford Street and the entrance to the new Elizabeth line.

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

## Description

3rd floor is due to be stripped-out and is currently fitted with the existing tenants providing a mixture of open plan, meeting/office rooms. Kitchen/breakout and coms room.

Pictures indicate 2<sup>nd</sup> floor.

Reception and common parts are currently under refurbishment.

## Floor Areas

Floor	sq ft	sq m	
5 <sup>th</sup> floor	3,758	349	LET
3 <sup>rd</sup> floor	4,219	392	Available
2 <sup>nd</sup> floor	7,965	740	LET
TOTAL (approx.)	4,219	392	


\*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

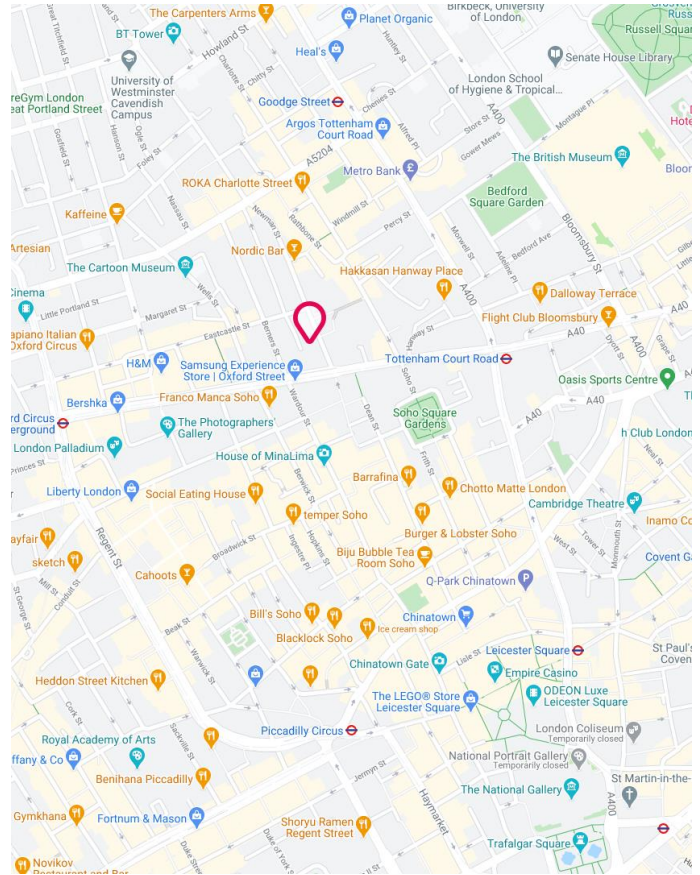
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Subject to Contract January 2025

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



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## Terms

Tenure:	Leasehold
Lease:	A new lease(s) direct from the landlord
Rent:	£69.50 per sq ft exc
Rates:	Estimated at £28.00 psf pa
Service Charge:	Approximately £10.00 psf pax
EPC Rating:	D

## Amenities

- 3<sup>rd</sup> floor to be refurbished
- Reception and common parts currently under refurbishment
- Perimeter air conditioning
- Exposed ceiling
- Metal tiled raised floors
- Manned reception & 24 hr security
- Two passenger lifts
- Bike storage (via Berners Place)
- Excellent natural light

Bert Murray, Partner

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