

25 Newman Street,  
London W1T 1PN



OFFICES TO LET | 495 Sq Ft.



Location

The property is located on the east side of Newman Street in Fitzrovia, one of central London’s most desirable and sought-after sub-markets.

The Building is close to Tottenham Court Road Station, which is served by the Northern, Central and Elizabeth Lines. The area is famous for offering a wide range of shops and restaurants.

Description

25 Newman Street is an attractive townhouse in the heart of Fitzrovia. The 4th floor has recently been refurbished to a high standard, offering beautifully crafted office accommodation.

The space is set over three rooms, is offered with the existing design led furniture and is available for immediate occupation. Perfect for a representative office, small business or an enthusiast start up organisation.

Floor Areas

Floor	sq ft	sq m
4 <sup>th</sup> Floor	495	46
<b>TOTAL (approx.)</b>	<b>495</b>	<b>46</b>
*Net Internal		

Fitzrovia/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. Centred around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the centre of the British television production industry and attracts other creative, tech and design conscious occupiers.

Ray Walker

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Jack Barton

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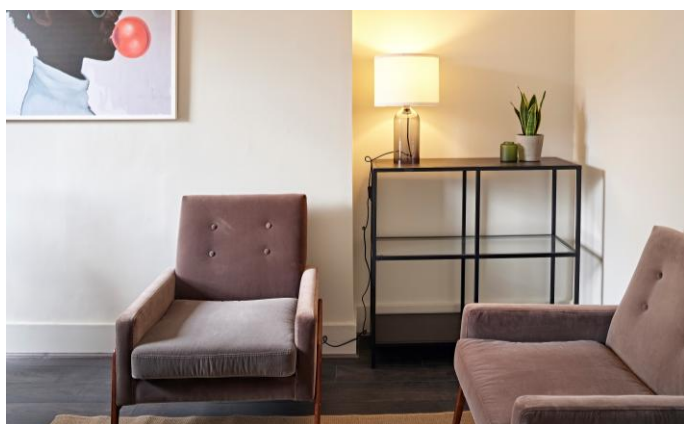
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Subject to Contract July 2025

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## Terms

Tenure:	Leasehold
Lease:	A new lease directly from the Landlord for a term to be agreed.
Rent:	£45 per sq ft pax (for a sub lease)
Rates:	Estimated at £23.20 psf (2025/26)
Service Charge:	£17.28 psf approx.
EPC Rating:	C

## Amenities

- Prominent central location
- Furnished and ready to use
- Excellent Natural Light
- Fibre Connectivity
- Period Building
- Communal kitchenette
- Prime Fitzrovia/Noho

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