

SMALL INDEPENDENT OFFICE SUITES TO LET | 161/167/248/377 – up to 1,120 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 3rd and 4th floors have recently been refurbished to a high standard, offering beautifully crafted office accommodation.

The floors offer various independent office suites. These are available independently, or combined, on an all-inclusive rental basis on flexible leases/licences based on a very competitive desk rate of £375 per month*.

The rooms are offered with existing design led furniture and are available for immediate occupation. They are perfect for representative offices, small businesses or enthusiastic start up organisations.

Ray Walker

 07747 777144

Floor Areas

Floor	sq ft	sq m	Inclusive Rent (per annum)
Suite 1 – 7 Desks	377	35	£42,000
Suite 2 – 5 Desks	248	23	£30,000
Suite 3 – 3 Desks	161	14	£18,000
Suite 4 – 3 Desks	167	15	£18,000
Suite 5 – 3 Desks	167	15	Under offer
TOTAL (approx.)	1,120	102	

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.

Jack Barton

 07424 224213

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 April 2026

25 Newman Street,
London W1T 1PN



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Terms

Tenure:	To let
Lease:	New flexible leases / licenses directly from the Landlord for terms to be agreed.
Rent:	Inclusive license fees (please see above) Exclusive of VAT
Rates:	Inclusive
Service Charge:	Inclusive
EPC Rating:	C

Amenities

- Prominent central West End location
- Furnished to a high standard and ready to use
- Excellent natural Light
- Rooms/suites available separately or combined
- Fast fibre connectivity included in the rent
- Attractive period building
- Communal kitchenette
- Prime Fitzrovia/Noho

* Most occupiers will qualify for business rates relief and rates will not be payable in these suites. However, should a tenant also occupy additional space elsewhere, small business relief will not be applicable, and rates will be payable independently in addition to the rent.

Ray Walker

📞 07747 777144
✉️ rwalker@monmouthdean.com

Jack Barton

📞 07424 224213
✉️ jbarton@monmouthdean.com

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Subject to Contract July 2026