

84 Newman Street, Fitzrovia, London W1T 3EU



LOW RENT | 738 - 1,475 & sq ft | Rent from only £25.00 to £35.00 per
sq ft pax for 18/24-month terms



Location

Newman Street connects Oxford Street to Mortimer Street, in the heart of Fitzrovia, bordering Soho to the south and Marylebone to the West. Rathbone Square is situated directly opposite 84 Newman Street. The Mandrake Hotel and The Sanderson Hotel are in close proximity. 84 Newman Street benefits from unrivalled transport links. It is located within 150 metres of Tottenham Court Road Station's Elizabeth Line access on Dean Street

Description

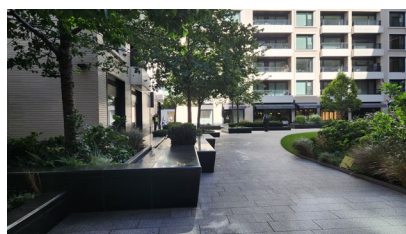
The building has dual aspect and internally refurbished Class E (office) space with suspended ceilings, LED lighting, laminate wood flooring, central heating, cable infrastructure and capped services for a new kitchenettes. There is some AC on the ground & LG Floors. There is a central passenger lift servicing all floors. There are numerous ladies and gents WCs on every other landing and a shower.

The common parts are modern and clean and recently redecorated. There is an entry phone system. The building has recently been purchased, and the new landlord is seeking to rent the floors on a simple, short lease for a term of 18-24 months at a discounted rental.

Floor Areas

Floor	sq ft	Status	Rent
Second Floor	1,475	Under Offer	£35.00 psf
First Floor	1,483	Available	£35.00 psf
Ground Floor (with frontage)	738	Available	£35.00 psf
Lower Ground Floor	1,325	Available	£25.00 psf
TOTAL (approx.)	3,546 sq ft	remaining	

*Measurement in terms of NIA



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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 2026

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Short term office floors at low rent | 1,475 & 1,483 sq ft | Rent only £35.00 per sq ft pax for 18 months



Terms

Tenure:	Leasehold
Lease:	New lease direct from the landlord on internal repairing basis for a term of 18 -24 months only.
Rent:	On Ground & upper floors only £35 per sq ft per annum (1 st floor "all in" approx. £8,500 pcm ex VAT)
Rates:	Estimated at £27.50 per sq ft (2026) on upper floors Approx £14 psf on Lower Ground flr.
Service Charge:	Approx. £10 per sq ft pax.
EPC Rating:	TBC (C)

Amenities

- Passenger Lift
- Modern WC'2
- Entryphone
- Central Heating (some comfort cooling in lower ground/ground but untested)
- Cabled & Redecorated
- Prominent Location
- Opposite Elizabeth Line Station
- New Kitchenettes
- 35m from Oxford Street W1 & opposite Rathbone Square

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