

OFFICE TO LET | 1,486 - 8,432 sq ft



Location

The building is situated on the west side of Newman Street, close to its junction with Oxford Street.

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

Description

85 Newman Street is an attractive building with a smart glazed frontage and reception.

The 5th floor provides an efficient open plan office with two meeting rooms and a kitchenette.

The 2nd floor has been redecorated and benefits from excellent open office space with a demised roof terrace and kitchen.

Ground & Lower ground floors are link by an internal staircase and currently fitted out

Floor Areas


Floor	sq ft	sq m
5 th floor	1,486	138
2 nd floor	2,612	243
Ground floor	2,099	195
Lower Ground	2,235	208
TOTAL (approx.)	8,432	784

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 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

 0207 025 1397 / 07775 521 102

Paul Dart, Partner

 0207 025 1395

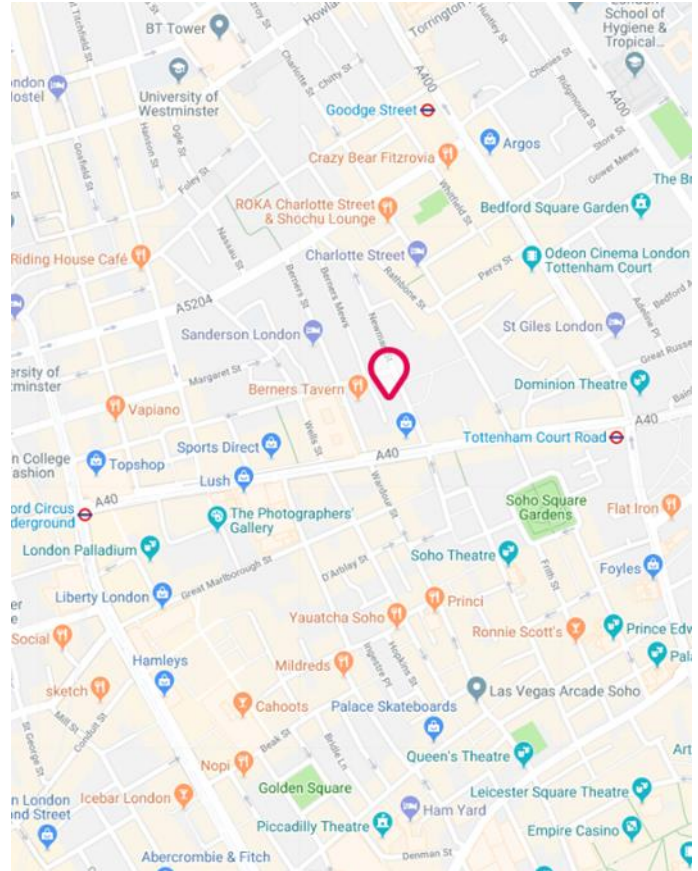
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Subject to Contract November 2021

85 Newman Street,
Noho, London, W1T 3EX



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Terms

Tenure:	Leasehold
Lease:	A new lease(s) from the landlord
Rent:	£52.50 to £69.50 psf pax
Rates:	Estimated at £22.02 psf pa (2020/21)
Service Charge:	Approximately £10.00 psf pax
EPC Rating:	TBC

Amenities

- Air cooling
- Raised floor
- Floor to ceiling glazing
- Private terrace (2nd floor)
- Passenger lift
- Meeting rooms (5th floor)
- Kitchenette / break out (5th and 2nd floors)
- Smart reception
- Showers
- 5th Floor balcony overlooking Newman Street

Bert Murray, Surveyor

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