

93 Newman Street,  
Noho, London, W1



SELF CONTAINED OFFICES TO LET | 478 – 14,172 SQ FT



### Location

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

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

### Description

The property is accessed on Newman Street and fronts Oxford Street providing floors with a good level of natural light. The property is currently under refurbishment which could offer an opportunity for an occupier to add their own identity.

### Floor Areas

Floor	sq ft	sq m
2 <sup>nd</sup> floor	4,507	419
3 <sup>rd</sup> floor	4,606	428
4 <sup>th</sup> floor	4,581	426
5 <sup>th</sup> floor	478	44
TOTAL (approx.)	14,172	1,317

### 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/Harriet James 020 7758 3287

Paul Dart, Partner

📞 07502 306 240

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](http://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 October 2023

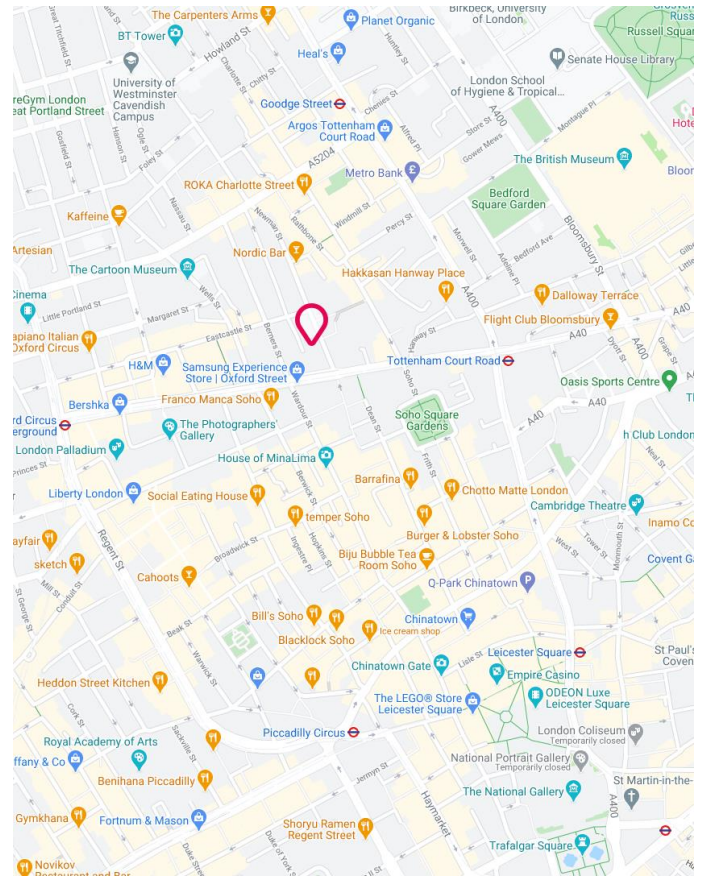
📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

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### Terms

- Tenure: Leasehold
- Lease: A new lease(s) from the landlord
- Rent: £69.50 per sq ft exc
- Rates: TBC
- Service Charge: TBC
- EPC Rating:

### Amenities

- Currently under refurbishment
- Opportunity for a self-contained building with own front door.
- Good natural light to each floor
- Creative location

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