

87-91 Newman Street,
Noho, London, W1T 3EY



OFFICE TO LET | 3,758 -4,219 -7,952 sq ft TOTAL 15,942 SQFT



Location

The building is ideally located just off Oxford St directly opposite Rathbone Square. Situated on the west side of Newman Street close to its junction with Oxford Street and the entrance to the new Elizabeth line.

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

Description

The 2nd floor provides bright office accommodation which is currently under refurbishment.

The floor plate includes a central lightwell which adds to the natural light throughout..

3rd floor is currently fitted with the existing tenants providing a mixture of open plan, meeting/office rooms. Kitchen/breakout and coms room.

5th floor is currently fitted with the existing tenants providing a mixture of open plan, meeting/office rooms, kitchen/breakout and coms room.

Bert Murray, Surveyor

07775 521 102

Joint Agent: Ashwell London – Ash Sharma – 020 7734 7766

Floor Areas

Floor	sq ft	sq m	
5 th floor	3,758	349	Available May 2024
3 rd floor	4,219	392	Available
2 nd floor	7,965	740	Available
TOTAL (approx.)	15,942	1,481	

*Measurement in terms of *NIA

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.

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 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 2024

020 7025 1390

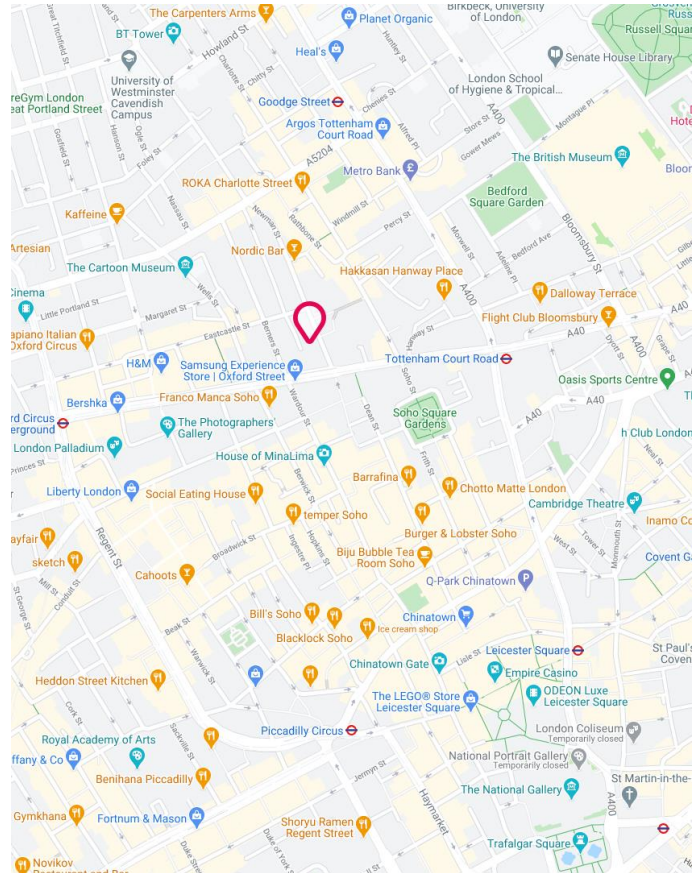
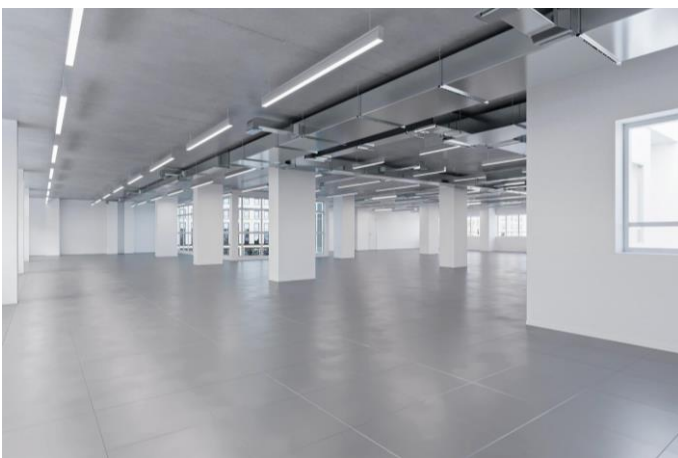
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SQFT



Terms

Tenure:	Leasehold
Lease:	A new lease(s) direct from the landlord
Rent:	£69.50 per sq ft exc
Rates:	Estimated at £28.00 psf pa
Service Charge:	Approximately £10.00 psf pax
EPC Rating:	D

Amenities

- Refurbished 2nd floor
- Perimeter air conditioning
- Exposed ceiling (2nd floor)
- Metal tiled raised floors
- Manned reception & 24 hr security
- Two passenger lifts
- Bike storage (via Berners Place)
- Excellent natural light

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