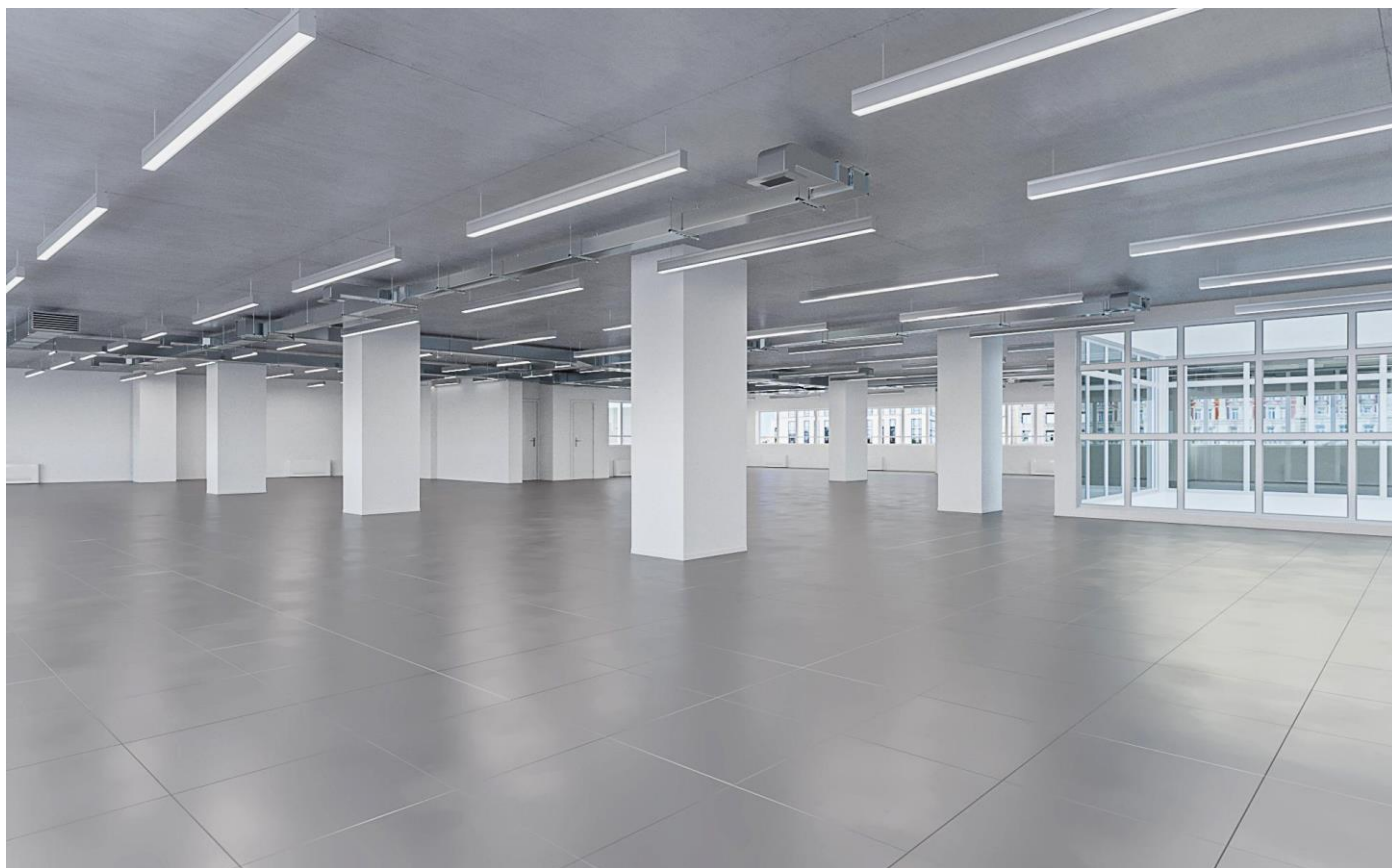


87-91 Newman Street,
Noho, London, W1T 3EY



OFFICE TO LET | 4,219 -7,952 sq ft TOTAL 12,184 SQFT



Location

The building, which was refurbished in 2002, 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 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 will be available from March 2024.

Floor Areas

Floor	sq ft	sq m	
3 rd floor	4,219	392	Available March 2024
2 nd floor	7,965	740	Available
TOTAL (approx.)	12,184	1,132	

*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.

Bert Murray, Surveyor

07775 521 102

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

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 February 2022

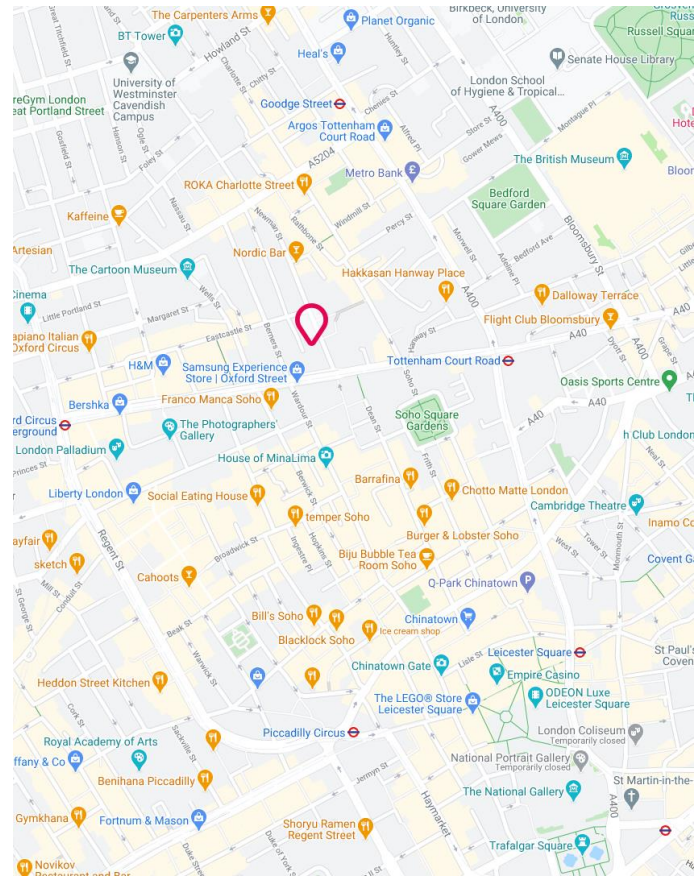
020 7025 1390

4 Golden Square London W1F 9HT

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



OFFICE TO LET | 4,219 - 7,952 TOTAL 12,184 SQFT



Amenities

- Newly refurbished
- Perimeter air conditioning
- Exposed ceiling
- Metal tiled raised floors
- Manned reception & 24 hour security
- Two passenger lifts
- Bike storage (via Berners Place)
- Excellent natural light

Lease: A new lease(s) 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

Bert Murray, Surveyor

📞 07775 521 102
✉️ bmurray@monmouthdean.com

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

Paul Dart, Partner

📞 07502 306 240
✉️ pdart@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract February 2022