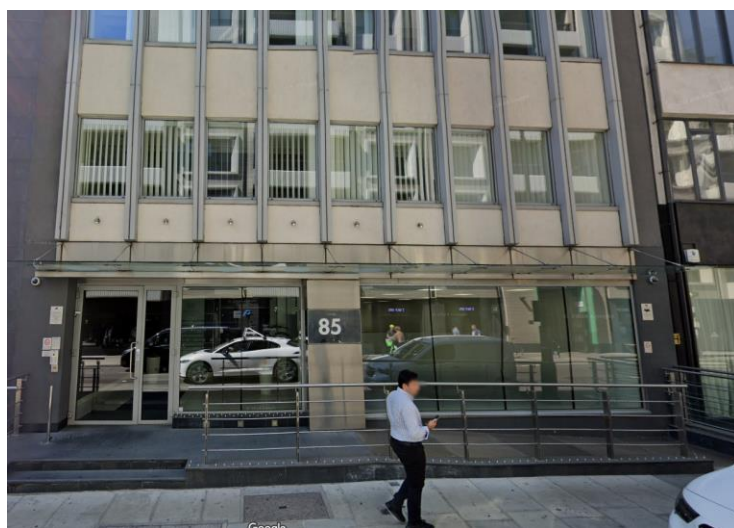


Self contained ground and lwr ground floor suite
85a Newman Street, Noho, London, W1T 3EX
4,334 sq ft



Key Points

- > Self-contained
- > Air cooling
- > Raised floor
- > Floor to ceiling glazing
- > Benefit of an existing fit-out
- > Passenger lift
- > Kitchenette
- > Smart reception
- > Showers
- > Cycle storage

Property type	Offices
Tenure	Leasehold
Floor	Ground and lower ground – 4,334 sq ft
Rent	£52.50 per sq ft exc

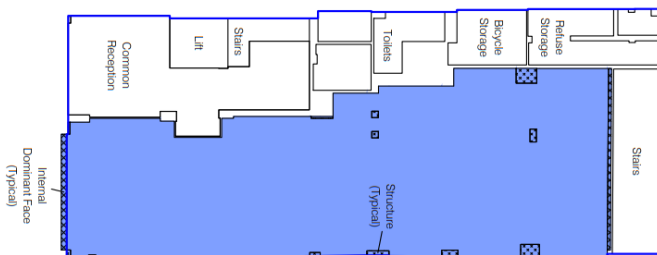
Location

The building is situated on the west side of Newman Street, close to its junction with Oxford Street. Tottenham Court Road (Northern, Central and Elizabeth line) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations are both within easy walking distance.

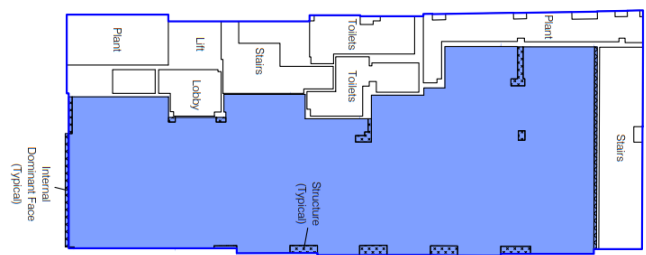
Description

85a Newman Street has a glazed frontage and reception. The self-contained ground and lower ground provide a mixture of open plan and meeting rooms with a kitchenette on both floors. The floors are linked by a staircase and are currently fitted out.

Ground floor



Lower ground floor



Terms

A new lease directly from the landlord.

Business Rates

Tenants are advised to make their own enquiries.

Service Charge

Approximately £10.00 psf pax

Viewing & Further Information

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