



BRIDGE HOUSE

22 NEWMAN ST.

FITZROVIA, W1

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Bridge House is a charming mid-terrace office building with 1,035 sq ft - 5,915 sq ft of design-led office space available.





Adaptable high-end office spaces featuring carefully considered exposed brick details and an abundance of natural light.



Area Schedule

FIRST	1,645 sq ft	Available
First Floor Terrace	480 sq ft	
SECOND	1,610 sq ft	Available
THIRD	1,625 sq ft	Available
FOURTH	1,035 sq ft	Available
TOTAL	6,395 sq ft	



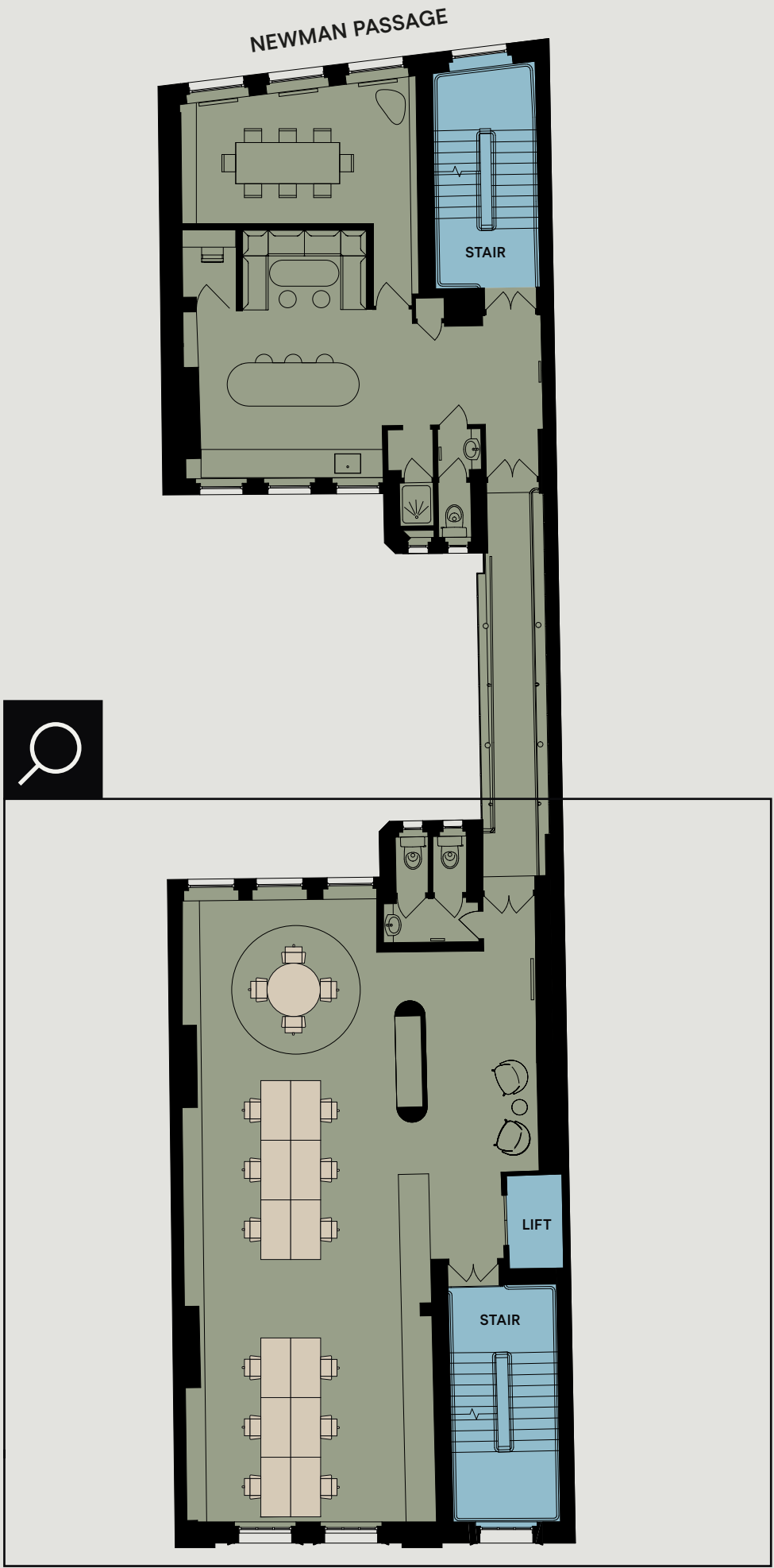


THIRD

FLOOR

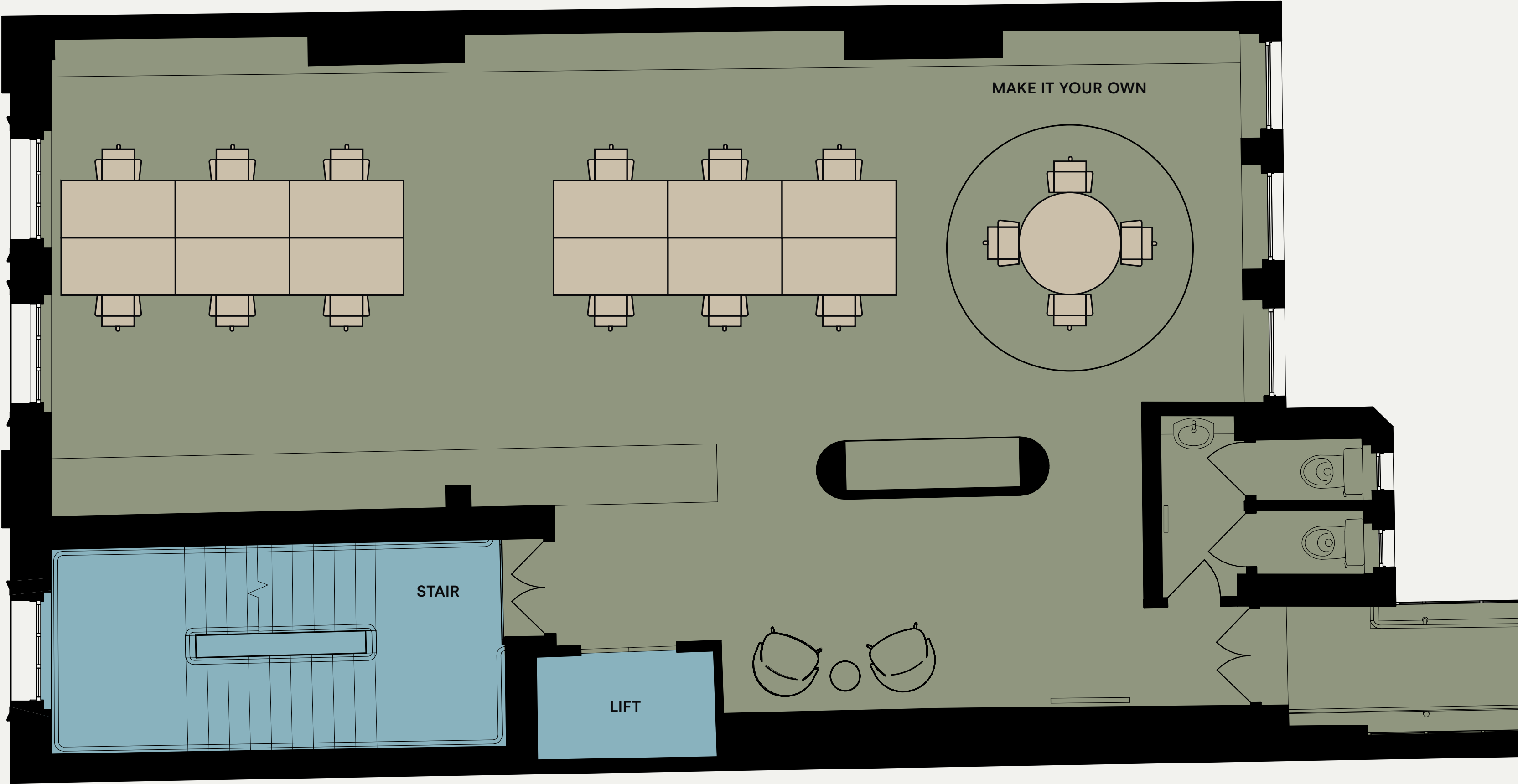
1,625 sq ft

Fully fitted

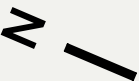


NEWMAN STREET

Make it your own: Option 1



DESKS



COMMON PARTS

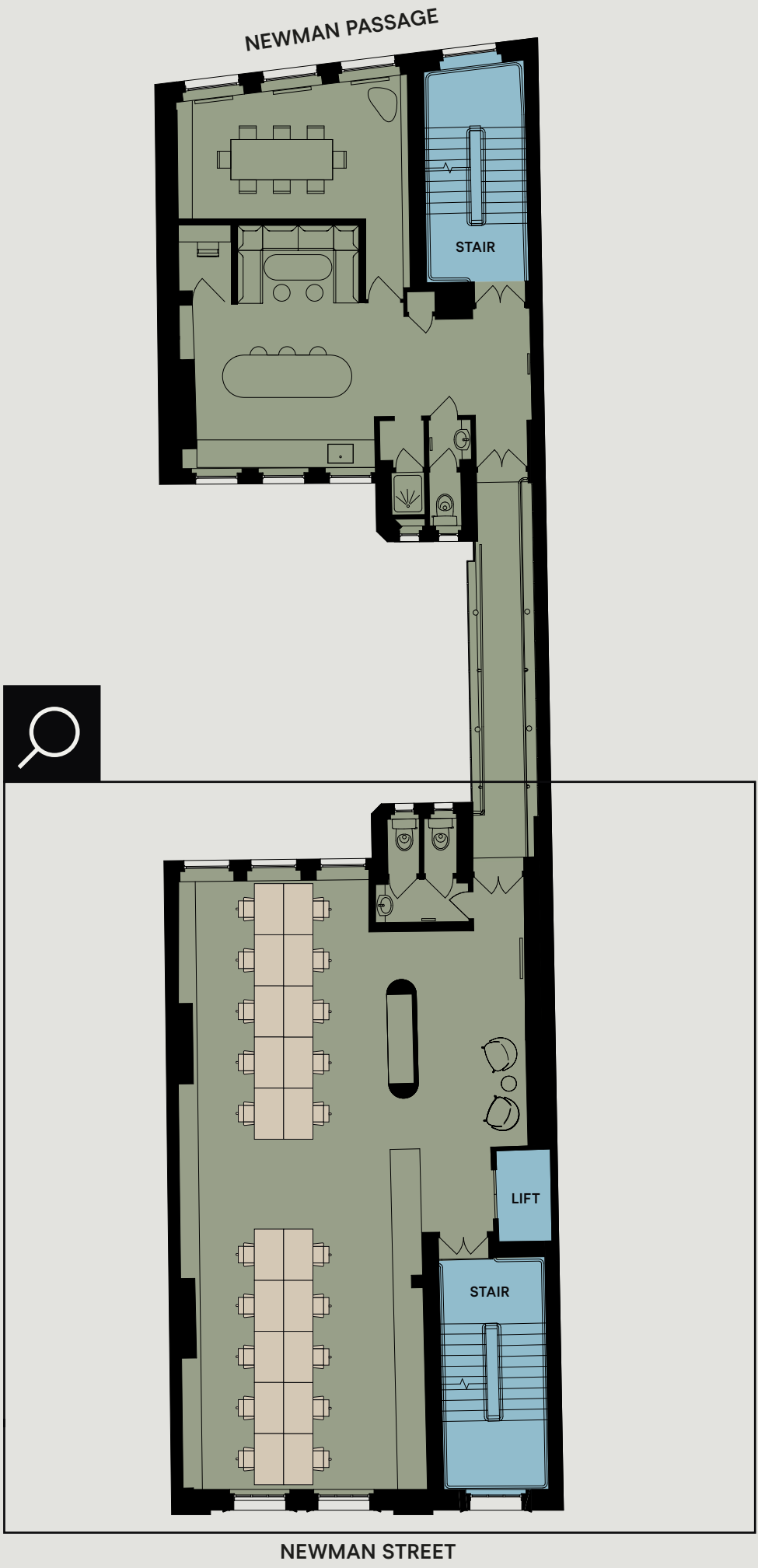
OFFICE FLOOR

THIRD

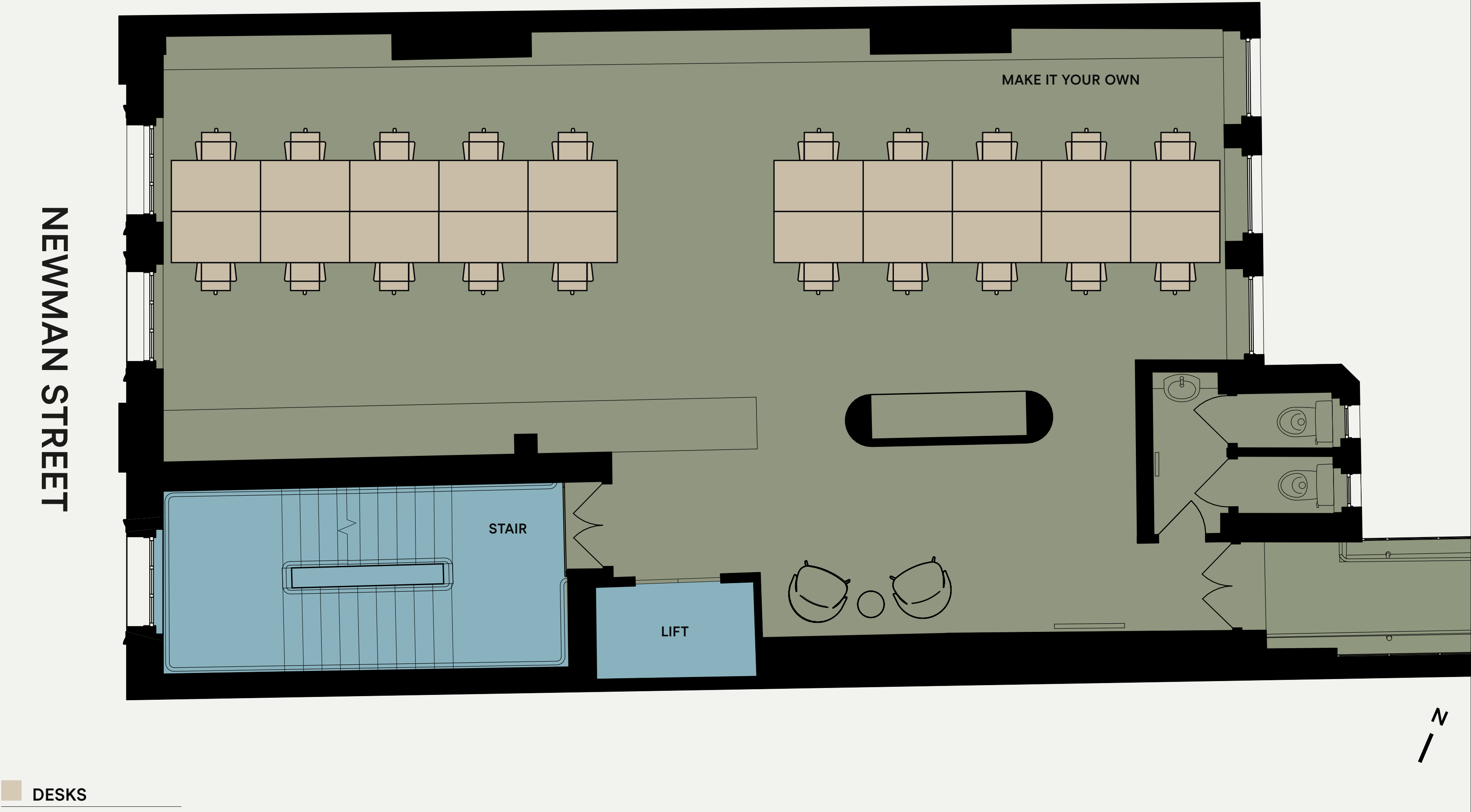
FLOOR

1,625 sq ft

Fully fitted



Make it your own: Option 2



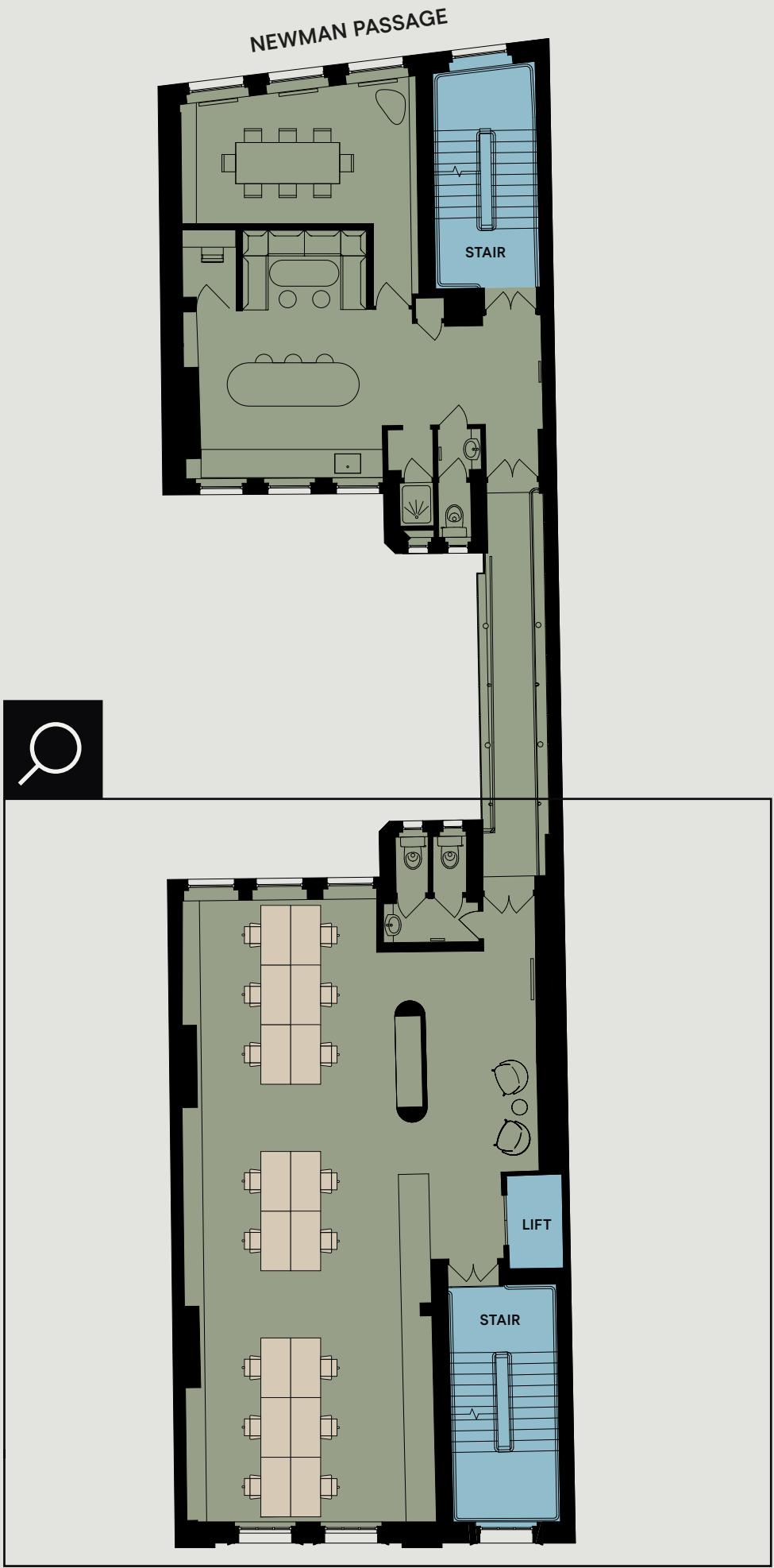
DESKS

THIRD

FLOOR

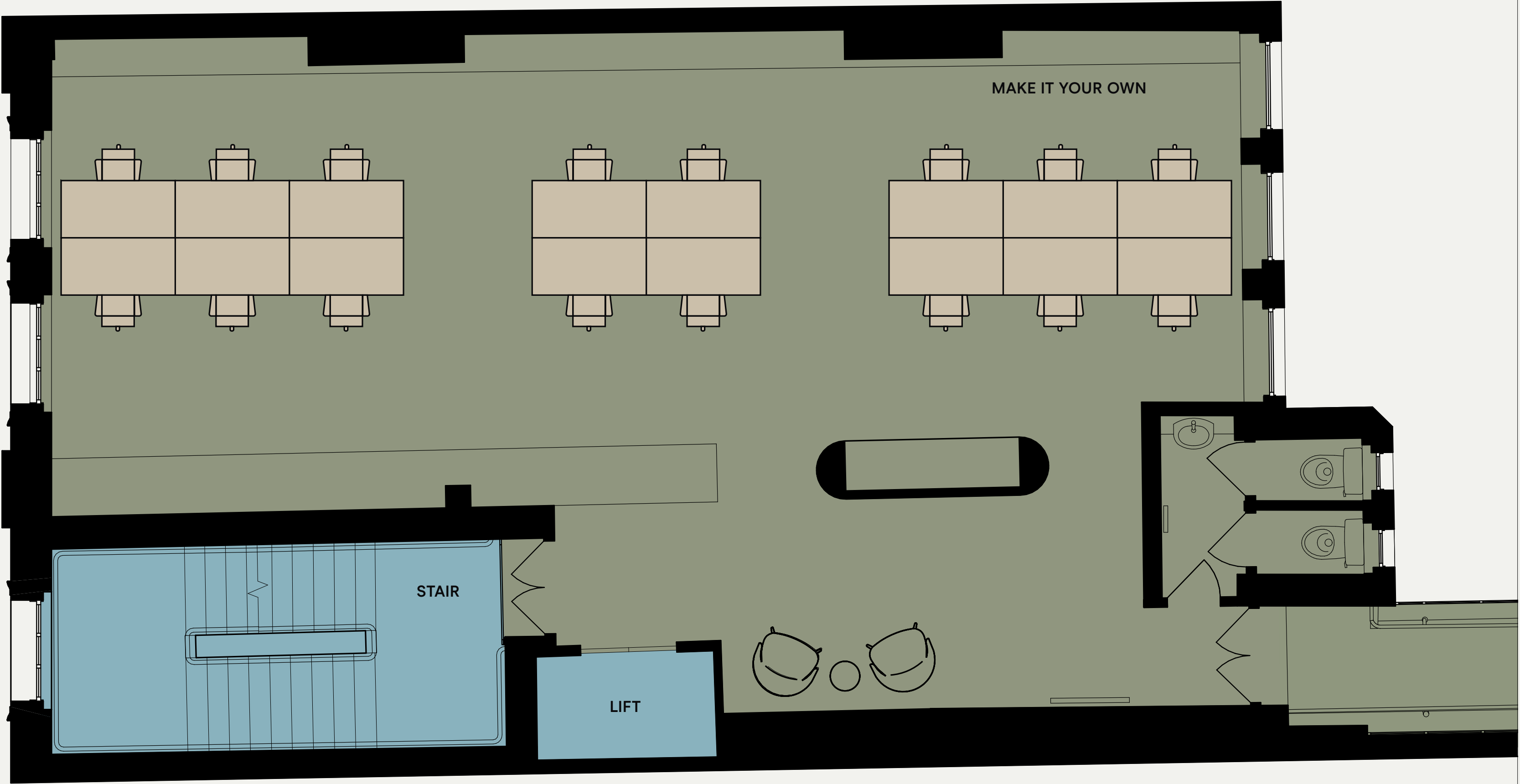
1,625 sq ft

Fully fitted

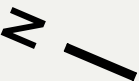


Make it your own: Option 3

NEWMAN STREET



DESKS



COMMON PARTS OFFICE FLOOR



FULLY
MANAGED



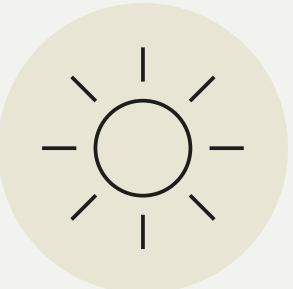
FULLY
FITTED



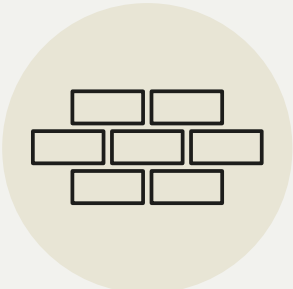
BIKE
STORAGE



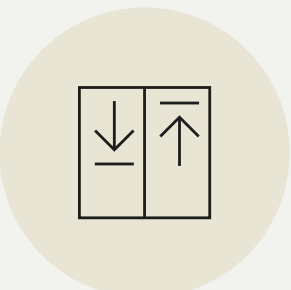
AIR CONDITIONING
THROUGHOUT



EXCELLENT
NATURAL LIGHT



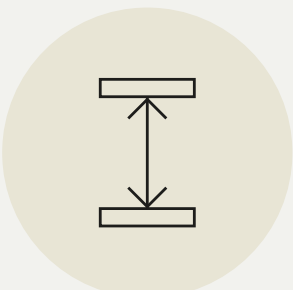
EXPOSED
BRICKWORK



PASSENGER
LIFTS ACCESSING
ALL FLOORS



SHOWER FACILITIES
WITH LOCKER
SPACE



EXCELLENT FLOOR-
TO-CEILING HEIGHTS
THROUGHOUT

Specifications



THE

BRIDGE

Collaboration spaces are
perfectly connected by
the light-filled bridge





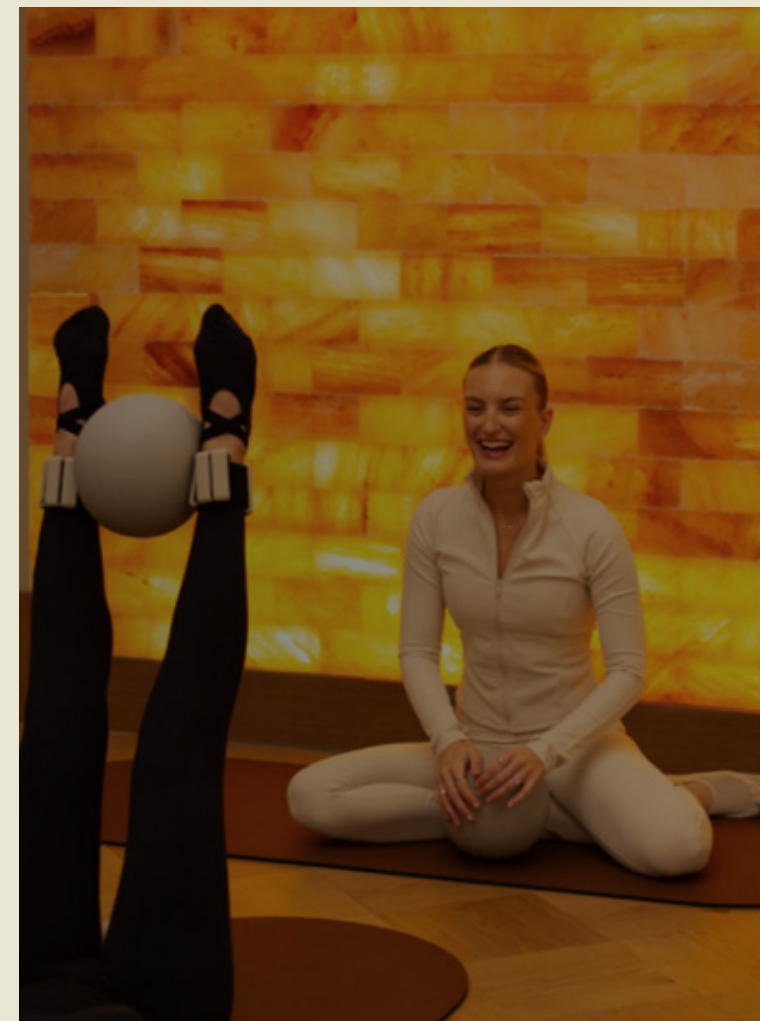
A vibrant West End neighbourhood known for its creative spirit, independent boutiques, and outstanding dining options.

FITZROVIA

An exceptional selection of restaurants, transport links, and wellness facilities, all just moments away.



Discover the Neighbourhood



The Newman Hotel



Soho Square Gardens



Circolo Popolare, Rathbone Place



ROKA, Charlotte Street



Ab-Anbar Gallery, Mortimer Street



The Mandrake Newman Street

Rathbone Passageway

Bridge House lies in the heart of Fitzrovia and backs onto the charming Newman Passage, leading to the bustling Charlotte Street, hosting a variety of amazing restaurants and independent shops



Newman Street Passage



Newman Street dining



Newman Street



Charlotte Street Hotel

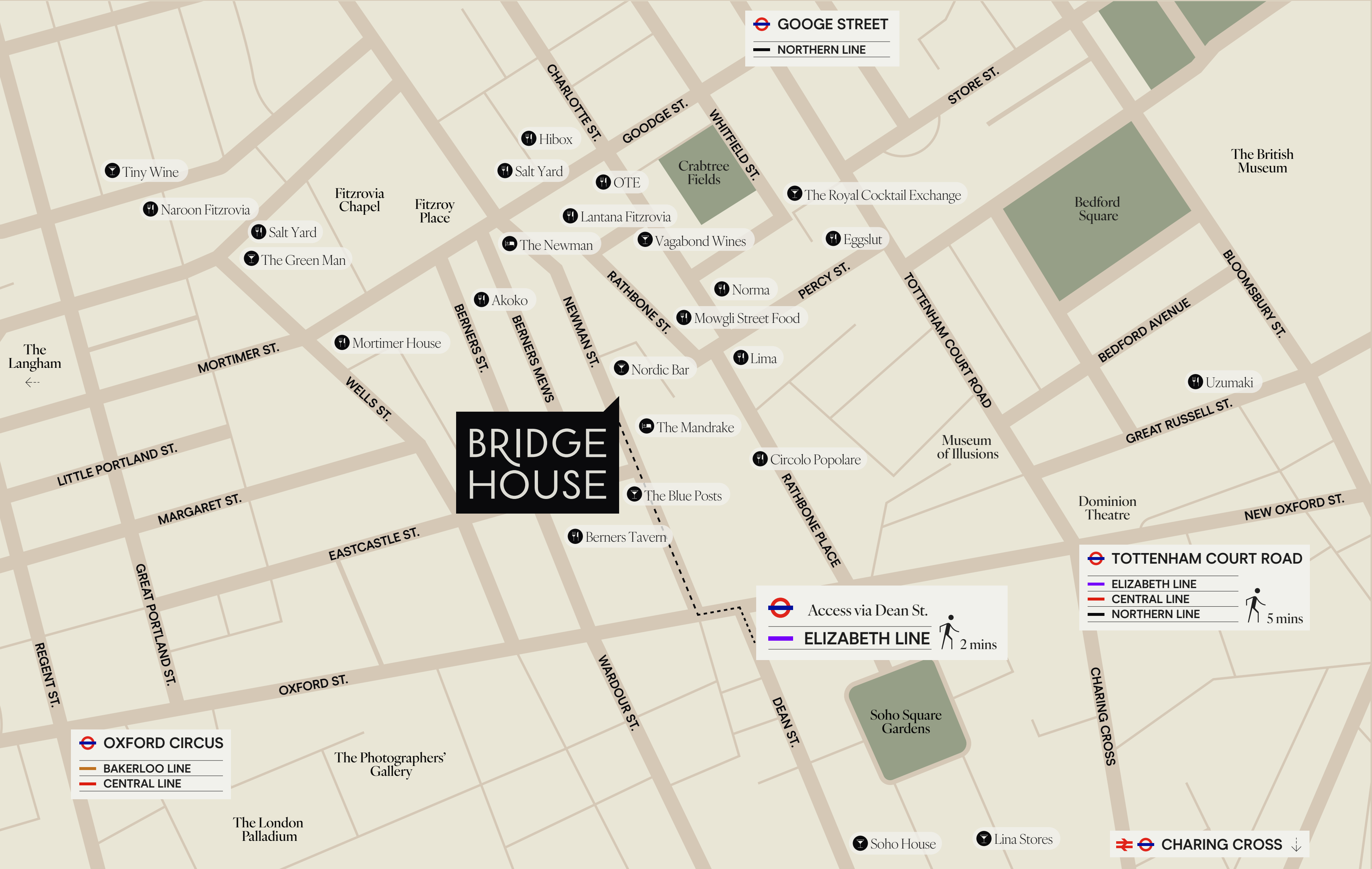


Fitzroy Tavern, Charlotte Street

Fitzrovia is rooted in London heritage, blending the creative energy of Soho with the corporate prestige of Marylebone. The neighbourhood has long attracted a diverse mix of media, tech, and professional services firms, drawn by its village-like character, exceptional independent restaurants and cafés, and outstanding transport connections across the West End.

Central & Connected

Reach the Elizabeth line at Tottenham Court Road in just two minutes via the Dean Street entrance. With exceptional transport links on its doorstep, Bridge House is perfectly connected.



TOTTENHAM COURT ROAD	5 mins
via Dean Street Entrance	2 mins
GOODGE STREET	3 mins
WARREN STREET	6 mins
OXFORD CIRCUS	7 mins
BOND STREET	9 mins
LEICESTER SQUARE	9 mins
CHARING CROSS	20 mins
EUSTON	24 mins





Inclusions

Rent
Service charge
Building insurance
Business rates
Electricity
Broadband (200 Mbps)
Daily cleaning and waste management
Planned and preventative maintenance
Health and safety
Space management
Kitt app with workplace insights
Commercial coffee machine, tea and milks
Branding
Fit out and furniture

Bring calm and confidence into your space at Bridge House, with all your essentials, from WiFi to compliance, sorted by experts.

All inclusive rent & turnkey space

CONTACT

For further information or to arrange a viewing, please get in touch.



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