

OFFICE TO LET | 1,486 - 2,612 - 4,098 sq ft



## Location

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

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

## Description

85 Newman Street is an attractive building with a smart glazed frontage and reception.

The 5th floor provides an efficient open plan office with a meeting room and kitchenette. The floor is to be refurbished.

## Floor Areas

Floor	sq ft	sq m
5 <sup>th</sup> floor	1,486	138
2 <sup>nd</sup> floor	2,612	243
TOTAL (approx.)	4,098	381


\*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 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

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Rebecca Saxon, Associate Partner

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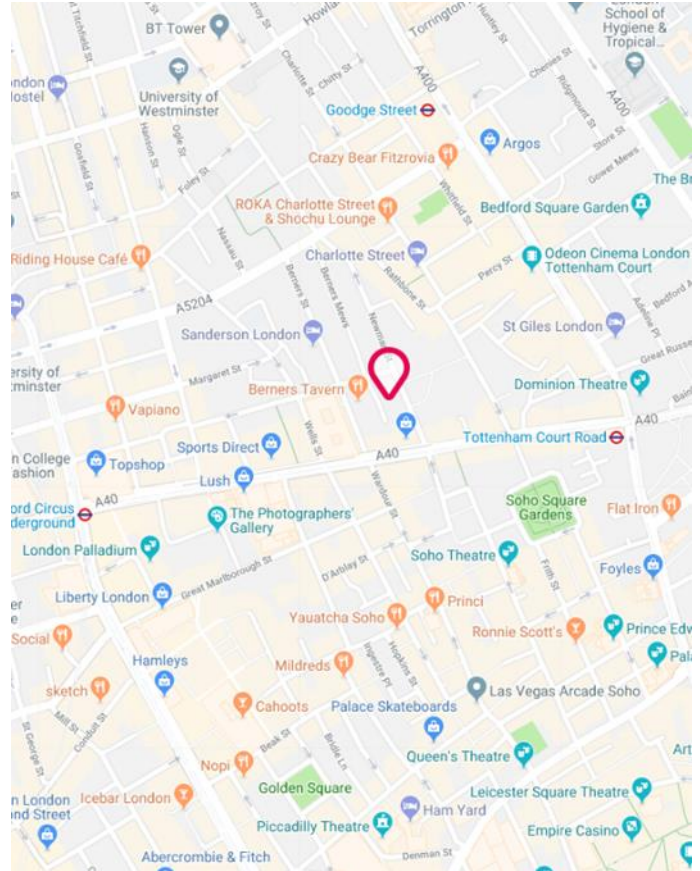
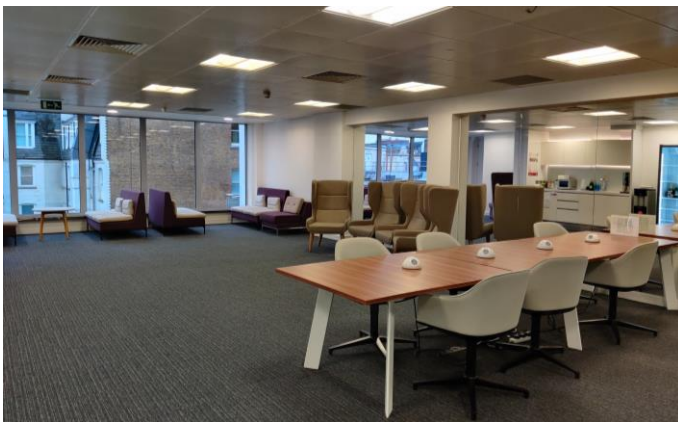
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 2020

85 Newman Street,  
Noho, London, W1T 3EX



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## Terms

Tenure:	Leasehold
Lease:	A new lease(s) from the landlord
Rent:	£77.50 psf pax
Rates:	Estimated at £22.67 psf pa (2019/20)
Service Charge:	Approximately £8.00 psf pax
EPC Rating:	TBC

## Amenities

- Air cooling
- Raised floor
- Floor to ceiling glazing
- Private terrace (2nd floor)
- Passenger lift
- Meeting room (5<sup>th</sup> floor)
- Kitchenette / break out
- Smart reception
- Showers

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