

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



OFFICES TO LET | From 7,952 - 15,917 sq ft



### 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 1<sup>st</sup> and 2<sup>nd</sup> floors provide bright office accommodation which are to be refurbished. The floor plates include a central lightwell (with an internal terrace on the 1st floor) which adds to the natural light throughout. There are currently a mix of open plan areas and meeting rooms/offices, with a kitchen on each floor.

### Floor Areas

Floor	sq ft	sq m
2 <sup>nd</sup> floor	7,965	740
1 <sup>st</sup> floor	7,952	739
TOTAL (approx.)	15,917	1,479

\*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 306240

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

Rebecca Saxon, Associate Partner

📞 07899 677034

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 February 2021

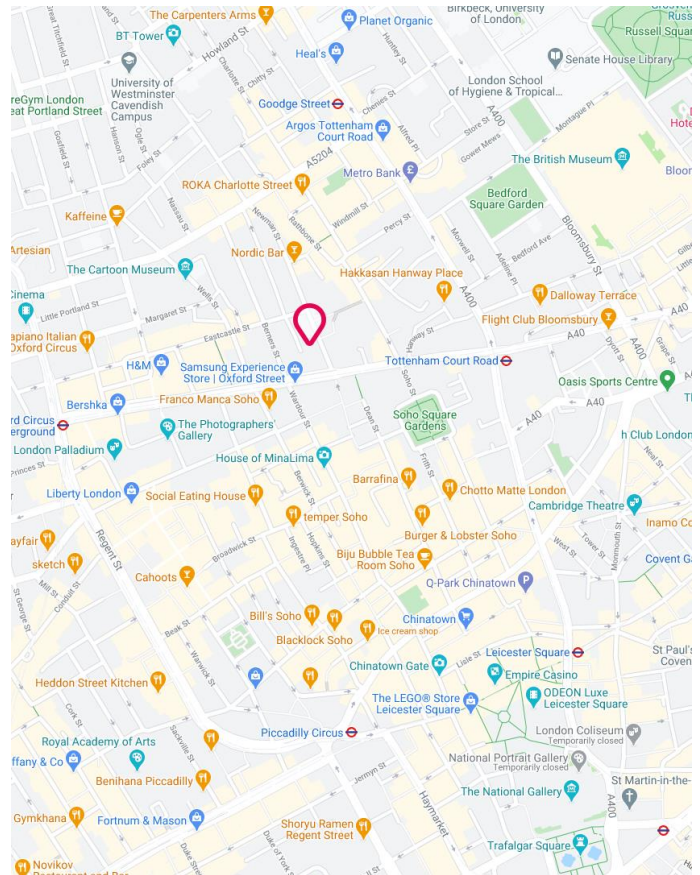
📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

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



OFFICES TO LET | From 7,952 - 15,917 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new lease(s) from the landlord
Rent:	Upon Application
Rates:	Estimated at £20.75 psf pa (2020/21)
Service Charge:	Approximately £8.00 psf pax
EPC Rating:	D

## Amenities

- To be refurbished
- Air conditioning
- Raised floors
- Manned reception & 24 hour security
- Two passenger lifts
- Open plan with meeting room space
- Bike storage (via Berners Place)
- Internal terrace (1st floor only)

Paul Dart, Partner

07502 306240

pdart@monmouthdean.com

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

Rebecca Saxon, Associate Partner

07899 677034

rsaxon@monmouthdean.com

Applicants are advised to make their own enquiries 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.



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 2021

020 7025 1390

4 Golden Square London W1F 9HT