

VERY ATTRACTIVE SELF-CONTAINED OFFICE TO LET | 656 sq ft



### Location

“40-44” is located at the northern end of Newman Street. Charlotte Street and many famous Michelin starred restaurants and bars are only 100m away. Tottenham Court Road (Northern, Central and Elizabeth line) and Oxford Circus (Victoria, Central and Bakerloo lines), as well as Goodge Street, Warren Street and Great Portland Street underground stations are also within an easy stroll.

### Floor Areas

Floor	sq ft	sq m
4 <sup>th</sup> Floor (North)	656	60.9
TOTAL (approx.)	656	60.9

\*Measurement in terms of \*NIA

### Description

Constructed c. 1910, with an attractive Edwardian façade the striking brick-built frontage incorporates large ornate windows (front and rear) which provide a superb level of natural daylight to the offices.

The 4th floor north, totalling 656 sq ft, provides excellent natural light, LED lighting, new air conditioning, a new kitchenette and WCs. There is also a 13-person passenger lift and the building is DDA compliant.

The common parts are undergoing refurbishment to include a new entrance hall and renovated staircase area, new card entry system and security cameras.

### Noho/Fitzrovia

The area is arguably one of the most exciting West End quarters at the moment, benefiting from a huge variety of restaurants, cafes and shops as well as excellent transport connections. In addition, the new UK headquarters of Facebook at Rathbone Square, also Estee Lauder in Fitzroy Place, Octopus in UK House and Gamesys in Berners Street. Other worthy new attractions include The Mandrake Hotel and a vast array of superb restaurants such as Roka, Circolo Popolare, Lima, Arros QD, Mere and Sergios.

Jason Hanley, 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.

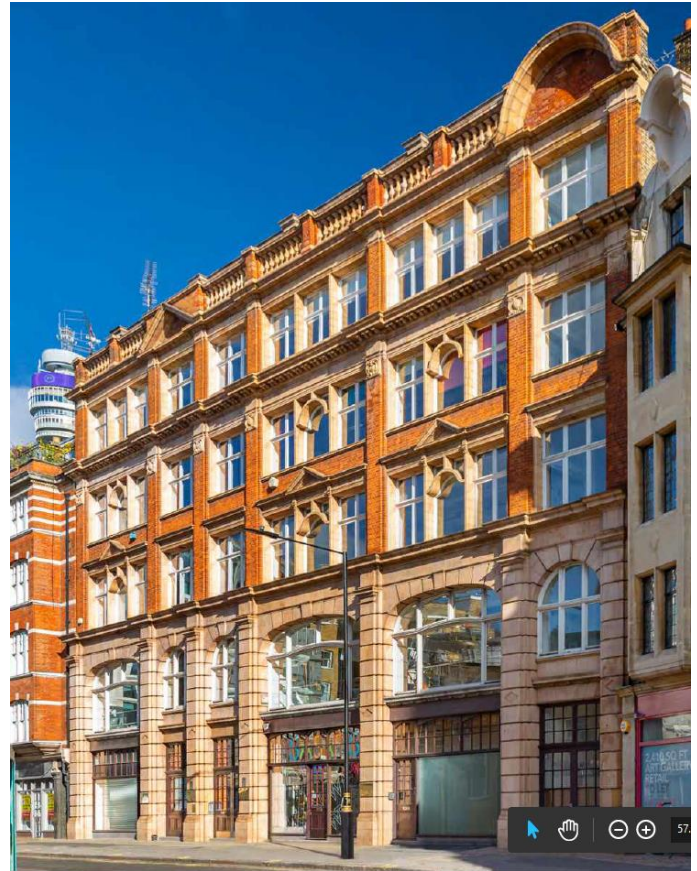
Subject to Contract April 2024

# 40-44 Newman Street

Noho, London W1T 1QD



DESIRABLE 4<sup>TH</sup> FLOOR OFFICE TO LET | 656 sq ft



## Terms

Tenure:	Leasehold
Lease:	New FR&I lease, direct from the Freeholder, for a term by arrangement.
Rent:	£79.50 psf pax
Rates:	£18.54 per sq ft (estimated)
Service Charge:	Approx £14.00 psf

## Amenities

- Newly refurbished
- Period features
- New AC
- LED lighting
- 1 x 13-person passenger lift
- Demised WCs and kitchenettes
- Excellent natural light
- Refurbishment of common parts

Jason Hanley, Partner

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