

25 Newman Street,
London W1T 1PN



OFFICES TO LET | 495/622/1,117 Sq Ft.



Location

The property is located on the east side of Newman Street in Fitzrovia, one of central London's most desirable and sought-after sub-markets.

The Building is close to Tottenham Court Road Station, which is served by the Northern, Central and Elizabeth Lines. The area is famous for offering a wide range of shops and restaurants.

Description

25 Newman Street is an attractive townhouse in the heart of Fitzrovia. The 3rd and 4th floors have recently been refurbished to a high standard, offering beautifully crafted office accommodation.

The floors are available independently or combined over two contiguous floors.

The space is set over various rooms, and is offered with the existing design led furniture and is available for immediate occupation. Perfect for representative offices, small businesses or an enthusiastic start up organisation.

Floor Areas

Floor	sq ft	sq m
4 th Floor	495	46
3 rd Floor	622	57
TOTAL (approx.)	1,117	103
Net Internal		

Fitzrovia/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. Centred around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the centre of the British television production industry and attracts other creative, tech and design conscious occupiers.

Ray Walker

📞 07747 777144

Jack Barton

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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 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 September 2025

📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

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Terms

Tenure:	Leasehold
Lease:	A new lease directly from the Landlord for a term to be agreed.
Rent:	£45 per sq ft pax (for a sub lease)
Rates:	Estimated at £23.40 psf (2025/26)
Service Charge:	£17.18 psf approx.
EPC Rating:	C

Amenities

- Prominent central location
- Furnished and ready to use
- Excellent natural Light
- Floors available separately
- Fibre connectivity
- Period building
- Communal kitchenette
- Prime Fitzrovia/Noho

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