

# 84 Newman Street, Fitzrovia, London W1T 3EU



Short term office floors at low rent | 1,475 & 1,483 sq ft | Rent only  
£35.00 per sq ft pax for 18 months



## Location

Newman Street connects Oxford Street to Mortimer Street, in the heart of Fitzrovia, bordering Soho to the south and Marylebone to the West. Rathbone Square is situated directly opposite 84 Newman Street. The Mandrake Hotel and The Sanderson Hotel are in close proximity. 84 Newman Street benefits from unrivalled transport links. It is located within 150 metres of Tottenham Court Road Station's Elizabeth Line access on Dean Street

## Description

The building has dual aspect and internally refurbished Class E (office) space with suspended ceilings, LED lighting, laminate wood flooring, central heating, cable infrastructure and new kitchenettes. There is no AC. There is a central passenger lift servicing all floors. There are numerous ladies and gents WCs on every other landing.

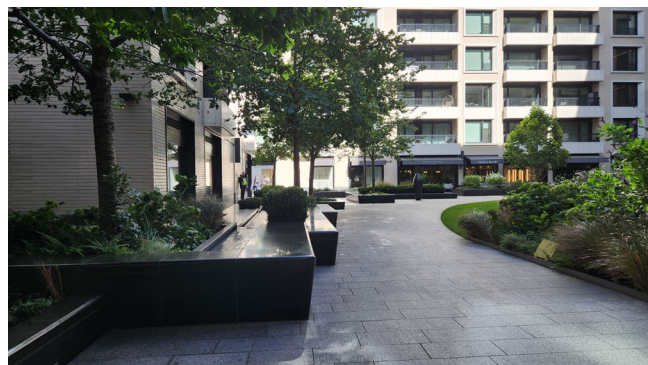
The common parts are modern and clean and recently redecorated. There is an entry phone system.

The building has recently been purchased and the new landlord is seeking to rent the floors on a simple lease for a term of 18 months at a discounted rental..

## Floor Areas

Floor	sq ft	sq m	Rent
Second Floor	1,475		£35.00 psf
First Floor	1,483		£35.00 psf
<b>TOTAL (approx.)</b>	<b>2,958</b>	<b>274.8</b>	<b>£103,530 pax</b>

\*Measurement in terms of NIA



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Subject to Contract Sept 2025

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## Terms

<b>Tenure:</b>	Leasehold
<b>Lease:</b>	New lease direct from the landlord on internal repairing basis for a term of 18 months only.
<b>Rent:</b>	£35 per sq ft per annum (all in approx. £8,500 pcm ex VAT)
<b>Rates:</b>	Estimated at £24 per sq ft (2025)
<b>Service Charge:</b>	Approx. £10 per sq ft pax.
<b>EPC Rating:</b>	TBC (C)

## Amenities

- Passenger Lift
- Modern WC'2
- Entryphone
- Central Heating
- Cabled & Redecorated
- Prominent Location
- Opposite Elizabeth Line Station
- New Kitchenettes
- 35m from Oxford Street W1 & opposite Rathbone Square

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