

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



OFFICE TO LET | 4,239 SQ FT



Location

The building is ideally located just off Oxford St directly opposite Rathbone Square. Situated on the west side of Newman Street close to its junction with Oxford Street and the entrance to the new Elizabeth line.

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

Description

The 4th floor is currently fitted with an existing fit-out. The landlord is prepared to work with an incoming tenant to their specific requirement.

Reception and common parts are currently under refurbishment due to complete November 2025.

Floor Areas

Floor	sq ft	sq m	
4 th floor	4,239	393	Available
3 rd floor	4,219	392	LET
TOTAL (approx.)	4,239	393	

*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.

Bert Murray, Surveyor

07775 521 102

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

Paul Dart, Partner

07502 306 240

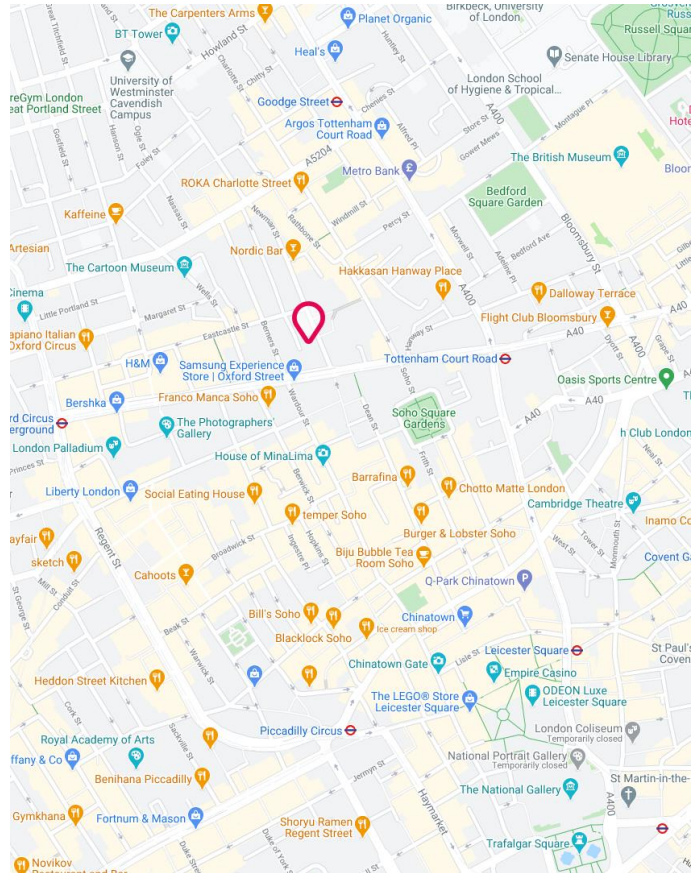
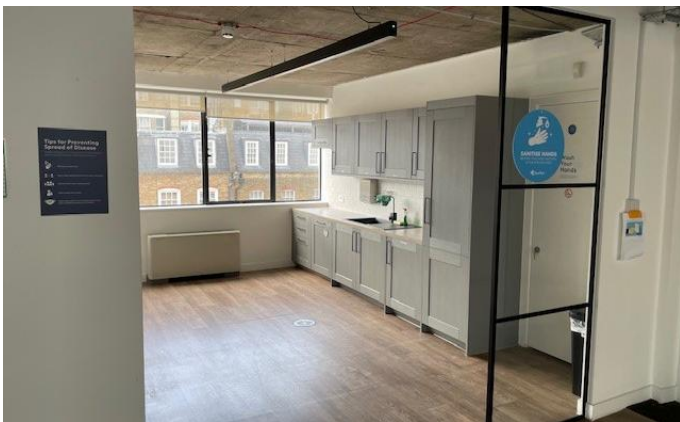
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Subject to Contract January 2025

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Terms

Tenure:	Leasehold
Lease:	A new lease(s) direct from the landlord
Rent:	£75.00 per sq ft
Rates:	Estimated at £28.00 psf pa
Service Charge:	Approximately £10.00 psf pax
EPC Rating:	

Amenities

- 4th floor currently fitted
- Reception and common parts currently under refurbishment
- Perimeter air conditioning
- Exposed ceiling
- Metal tiled raised floors
- Manned reception & 24hr security
- Two passenger lifts
- Bike storage (via Berners Place)
- Excellent natural light

Bert Murray, Partner

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