

40-44 NEWMAN STREET

FITZROVIA **W1T 1QZ**

642 / 738 – 1,380 SQ FT

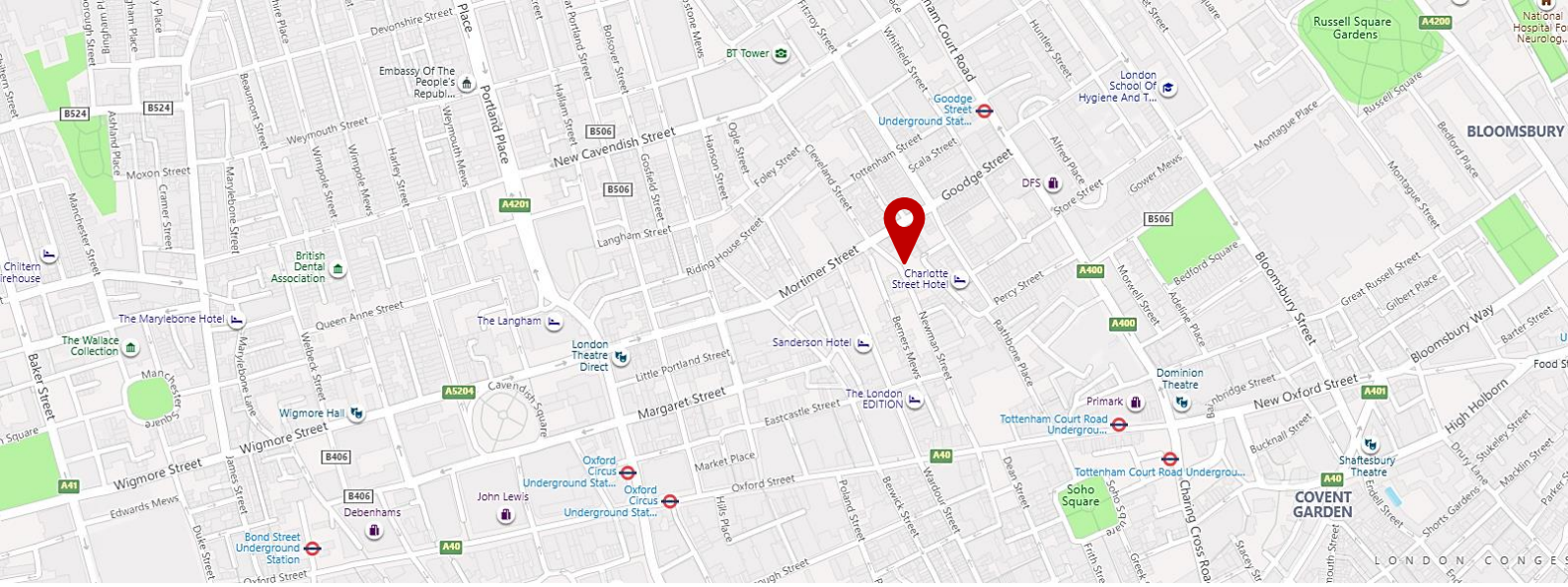
EDWARD CHARLES
& PARTNERS **W 1**
CHARTERED SURVEYORS



MEDIA STYLE OFFICES WITH GOOD ASPECT AND NATURAL LIGHT

40-44 Newman Street, is an elegant building with Victorian façade, the common parts were recently subject to refurbishment. The upper floors are accessible via a good size lift. The 4th floor has been refurbished and is available in an open plan arrangement. The 3rd floor is to be offered fitted and furnished on completion of refurbishment works, the general arrangement is for x8 desks open plan, lounge area, board room, fitted kitchenette & male & female WCs.

Attractive Victorian façade	Refurbished reception/common parts	13-person passenger lift	4 th Floor open plan arrangement	3 rd Floor fitted & furnished	Excellent natural light from two sides
Air conditioning	Carpet floor (3 rd) Wood floor (4 th)	LG 7 lighting	Demised WCs per floor	Kitchenette (3 rd floor)	Kitchen point (4 th floor)



LOCATION

Fantastic location in the heart of Fitzrovia, occupying a prominent position on the east side of Newman Street, close to its junction with Goodge Street.

There is an eclectic and exciting mix of some of the most in vogue restaurants, cafés, bars, hotels, fitness studios and members clubs close by.

TRANSPORT

Goodge Street Underground Station (4 min walk)
Northern Line

Tottenham Court Road Station (7 min walk) Central,
Northern & Jubilee Lines (Crossrail imminent)

Warren Street Station (8 min walk) Victoria Line.

Oxford Circus Underground Station (9 min walk)
Victoria, Central & Bakerloo Lines

FLOOR	SIZE (SQ FT)	RENT (PA)	RATES (PA)	SC (PA)	TOTAL(PA)
Part 4 th (N)	642	£42,000	c.£14,528	c.£6,619	£64,000 (£5,300 PCM)
Part 3 rd (N)	738	£50,000	c.£6,700	c.£7,609	£75,000 (£6,250 PCM)
Total	1,380	-	-	-	-

TENURE Leasehold
LEASE Available on a flexible lease for a term by arrangement, subject to mutual break at January 2022.

EPC TBC
OTHER 4th floor available immediately
3rd floor available on completion of refurbishment works (Early October)

VIEWING

Strictly by appointment through the lessor's sole agents:

Edward Charles & Partners
020 7009 2230

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