

**FLEXIBLE SHORT TERM LEASE
AVAILABLE ON A
PLUG AND PLAY BASIS**



75

NEWMAN STREET



FITZROVIA W1

**HIGH QUALITY
SELF CONTAINED
OFFICE SPACE**

**984 SQ FT
(91.4 SQ M)
TO LET**



**CLICK TO VIEW
THE VIDEO TOUR**

75

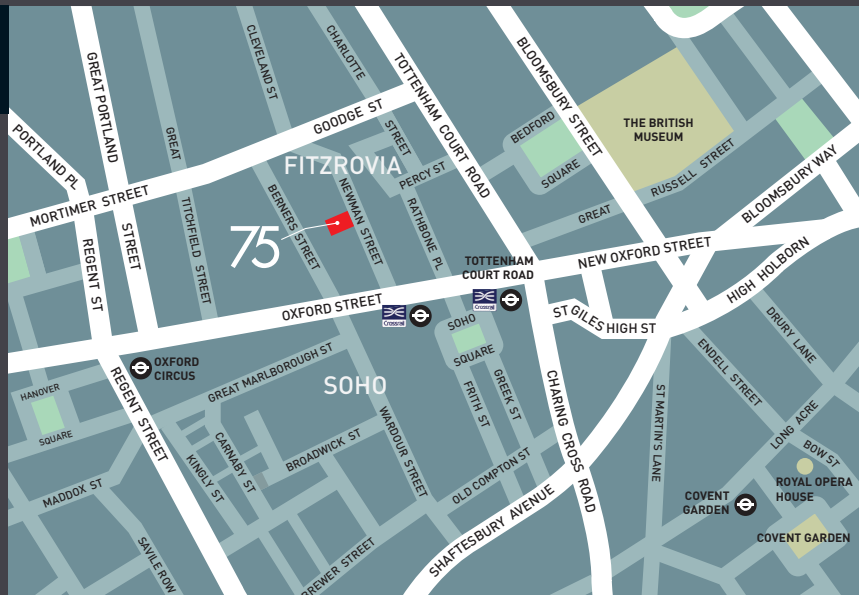
NEWMAN STREET

FITZROVIA, LONDON W1T 3EN

LOCATION

Situated in fashionable Fitzrovia on the west side of Newman Street, conveniently located for Tottenham Court Road (Northern and Central lines) and Oxford Circus (Bakerloo, Victoria and Central lines). In addition there are numerous bus routes along Oxford Street.

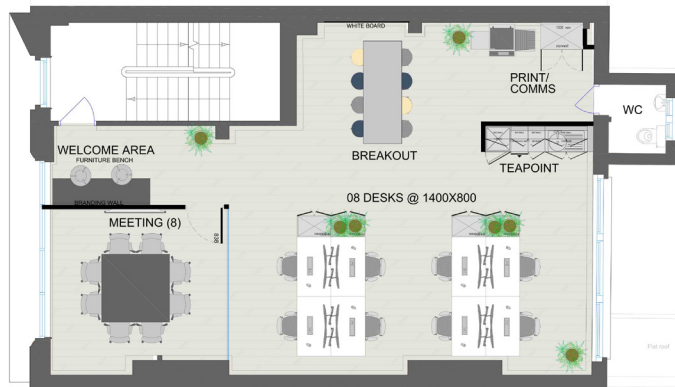
The "North of Oxford Street" area has benefited from vast regeneration including the ongoing £35m 'West End Project' as well as Fitzroy Place mixed use development. Notable occupiers include Facebook and Money Supermarket. The anticipated completion of Crossrail in 2021 will further improve the area by giving access to Reading, Heathrow with journey times of 56 and 28 minutes respectively as well as shorten journey times to East London and Essex with trains every 2 minutes.



AMENITIES

- Good natural light
- High ceilings
- Character windows
- VRV system
- New kitchenette
- Self-contained WC
- EPC Rating: D(95)
- Fully fitted
- 8 open plan desks
- Glazed meeting room
- Breakout/informal meeting space
- Print & storage area
- Optic fibre connect & Flood wiring
- Wooden floors
- Flexible lease term
- Fixed dilapidations upon expiry

SECOND FLOOR
984 SQ FT (91.4 SQ M)



LEASE

New flexible FRI leases direct from the landlord for terms of 12 months upwards.

VIEWING

Strictly by appointment through the joint sole agents:-



Sarah Porter - 07990 571 858
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George Brewster - 07745 606 874
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