

# 23/24 NEWMAN STREET FITZROVIA, LONDON W1

MODERN GROUND AND  
LOWER GROUND FLOOR  
OFFICE INVESTMENT



# INVESTMENT SUMMARY

A rare Fitzrovia Freehold in close proximity to Oxford Street

- Excellent transport links with the new Crossrail interchange at Dean Street only 250 metres away.
- Excellent local amenities within immediate area.
- Established office location with strong rental growth prospects.
- Modern offices totalling 5,109 sq ft (474.6 sq m) over ground and lower ground floors, and 23 residential apartments let on long leases above.
- Offices let off only £45.02 per sq ft with recent Fitzrovia lettings in excess of £85.00 per sq ft.
- **Single let to Freesat (UK) Limited** until 29/01/2022 producing £230,000 per annum, reflecting only £45.02 per sq ft.
- Estimated rental value of £257,270 per annum, equating to £50.36 per sq ft.
- Private residential apartments producing £7,850 per annum.
- WAULT of 3.47 years to expiry.
- Total income £237,850 per annum.

**Price: £5,200,000**

**Net Initial Yield: 4.3%**

**Reversionary Yield: 4.8%**

**Capital Value: £982 per sq ft (office element only)**



# LOCATED IN FITZROVIA - LONDON'S DYNAMIC VILLAGE

23/24 Newman Street is located on the eastern side of Newman Street in the heart of Fitzrovia. Newman Street runs north to south, connecting Oxford Street, one of Europe's premier retailing streets, with Mortimer Street to the north.

Fitzrovia's village atmosphere has made it home to some of the best restaurants in London offering a diverse range including Roka, Hakkasan, Gaucho,

Pied à Terre, Mortimer House Kitchen and Ottolenghi's new restaurant, ROVI.

Further to this the new Mandrake Hotel on Newman Street has added to the already impressive list of hotels in the area including The Charlotte Street Hotel and the London EDITION Hotel home to the Berners Tavern.



# A VIBRANT BUSINESS LOCATION

Fitzrovia is one of the capital's most thriving business, retail and leisure villages. A key London market, Fitzrovia, which neighbours Soho and Marylebone, has developed a strong association with the capital's TMT, fashion, film and music industries.

Investment and development over the last decade has seen Fitzrovia evolve into one of central London's most cosmopolitan districts. The area's creative energy and village feel has made the location a preferred home to occupiers such as Estée Lauder, Arup, Boston Consulting Group, Netflix, Facebook, Lionsgate Films and MTV.



LIONSGATE

NETFLIX

ESTÉE LAUDER



facebook.

ARUP



MORTIMER STREET



BBC HEADQUARTERS

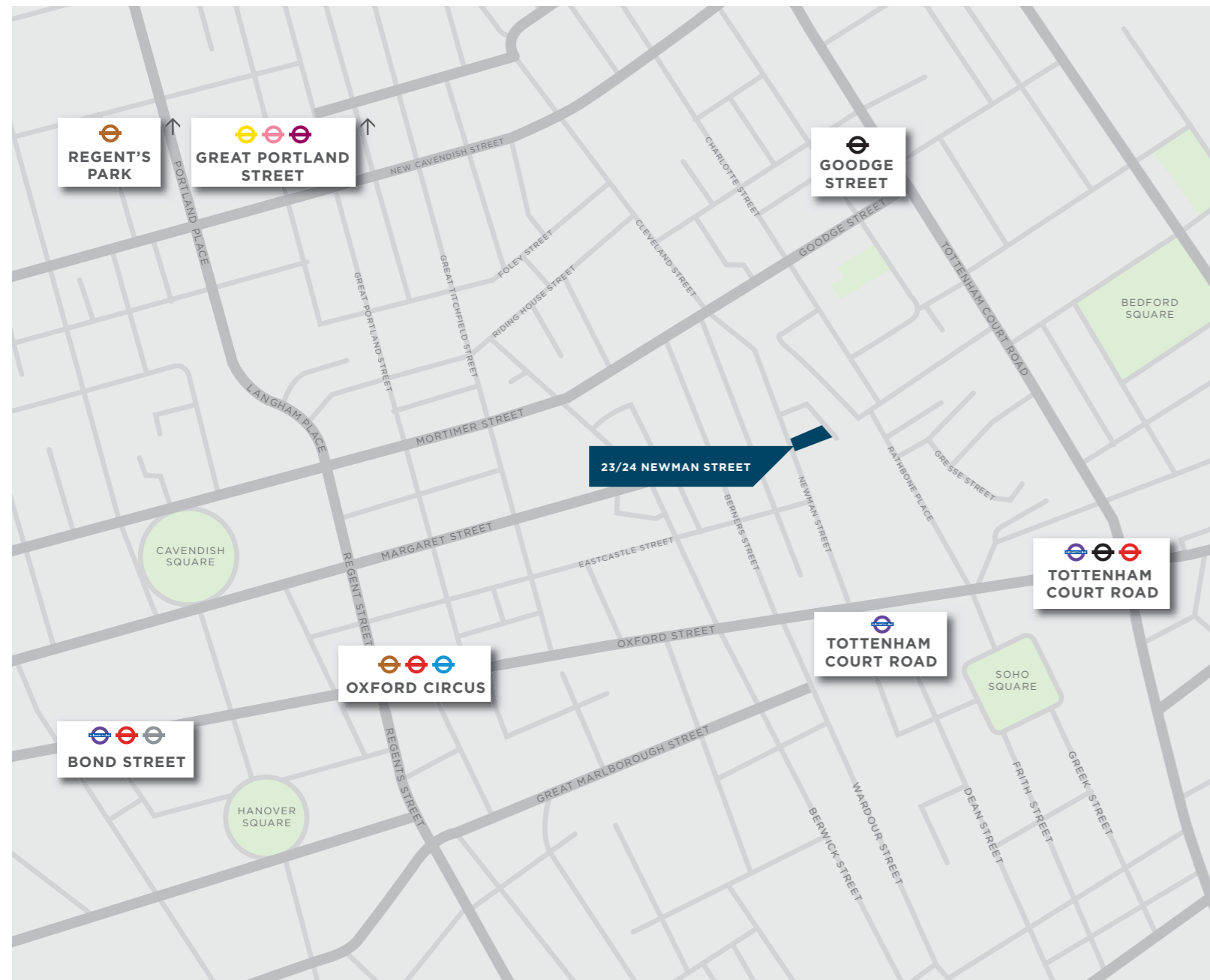


GOODGE STREET

# SUPERB TRANSPORT LINKS

## THE ELIZABETH LINE (CROSSRAIL) AND NUMEROUS UNDERGROUND STATIONS ARE WITHIN WALKING DISTANCE

These links provide access to all of London's mainline stations including Paddington (Heathrow Express), King's Cross St Pancras International (Eurostar), Victoria (Gatwick Express), Euston and Waterloo.



### ELIZABETH LINE (CROSSRAIL)

- Europe's largest infrastructure project.
- Revolutionary transport access for London.
- 37 stations and 2 London airports.
- 1.5 million people within 60 mins of London's key business and retail district.

### TOTTENHAM COURT ROAD STATION

- Tottenham Court Road is set to become the dominant transport hub in London. Its importance will be further enhanced when the station becomes the only interchange with the new Crossrail 2 project.
- Footfall forecasts are set to more than double.
- Passenger numbers forecast to rise from current 150,000 per day to over 200,000 per day.
- Heathrow Airport to Tottenham Court Road Station in just 28 minutes.



GROUND FLOOR  
RECEPTION AREA

LOWER GROUND FLOOR

## DESCRIPTION

Redeveloped in 2011, 23/24 Newman Street is a mixed-use building arranged over lower ground, ground and six upper floors. The building provides self-contained office accommodation on the lower ground and ground and the upper floors consist of 23 residential apartments let on long leases. The property is not Listed but lies within the Charlotte Street West Conservation Area.

The offices benefit from the following specification:

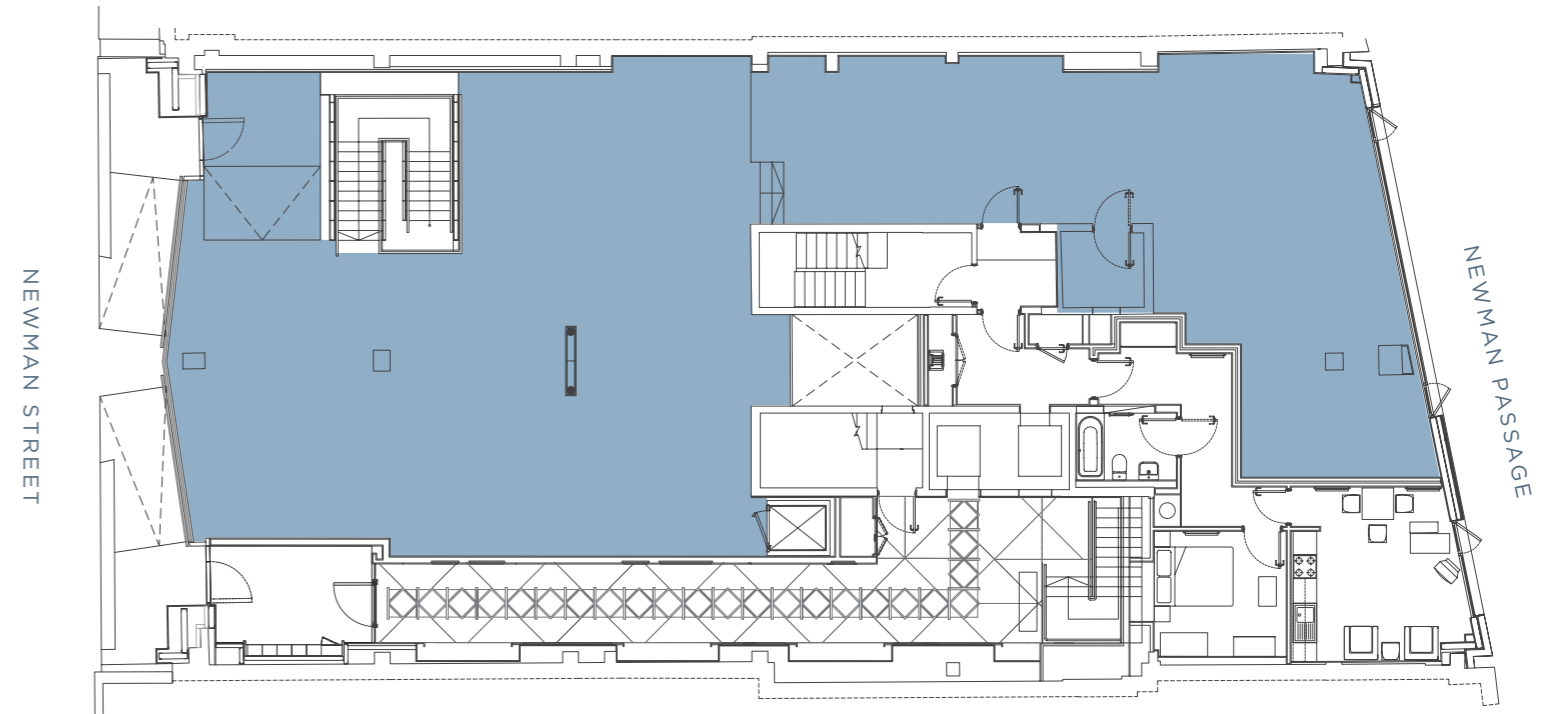
- Raised floors.
- Floor mounted VRF heating and cooling.
- Recessed strip lighting.
- Lift.
- Male and female WCs / showers.

## TENANCIES

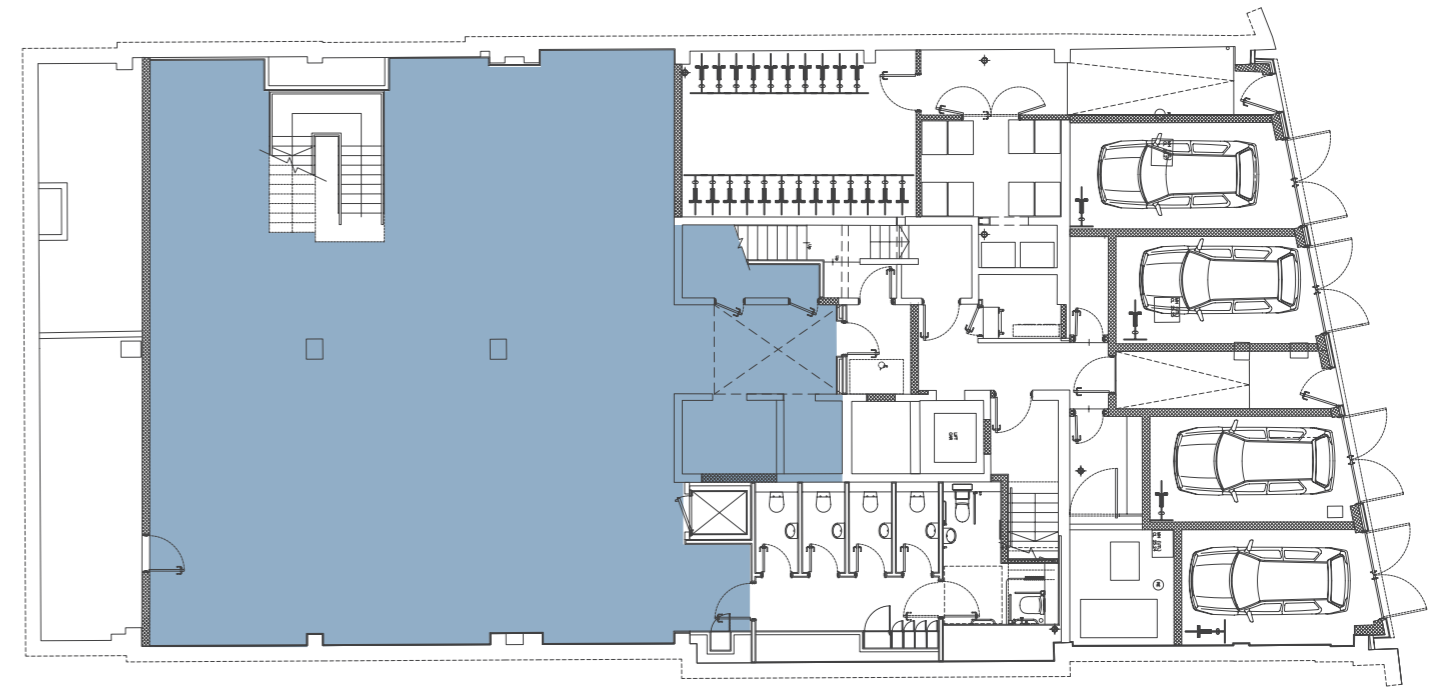
TENANT	DEMISE	USE	AREA (SQ FT)	LEASE START - LEASE EXPIRY	RENT REVIEW (BREAK)	RENT PA (£ PSF)	HEADLINE ERV PA (£ PSF)	COMMENTS
A2 Dominion Homes Limited	7 Affordable Flats	Residential	5,392	31/10/2011 31/10/2136	-	£0	£0	
Private Residential	16 Private Flats	Residential	14,699	150 year leases	-	£7,850	£7,850	Flats let on individual leases expiring between 05/01/2162 and 04/09/2163
Freesat (UK) Limited	Ground	Office	2,807	30/01/2012	-	£230,000	£257,270	Outside 1954 LTA Rent deposit of £185,000 inclusive of VAT
	Lower Ground	Office	2,302	29/01/2022	-	(£45.02)	(£50.36)	
<b>Office Total</b>			<b>5,109</b>		-			
<b>TOTAL</b>			<b>25,200</b>			<b>£237,850</b>	<b>£265,120</b>	



### GROUND FLOOR



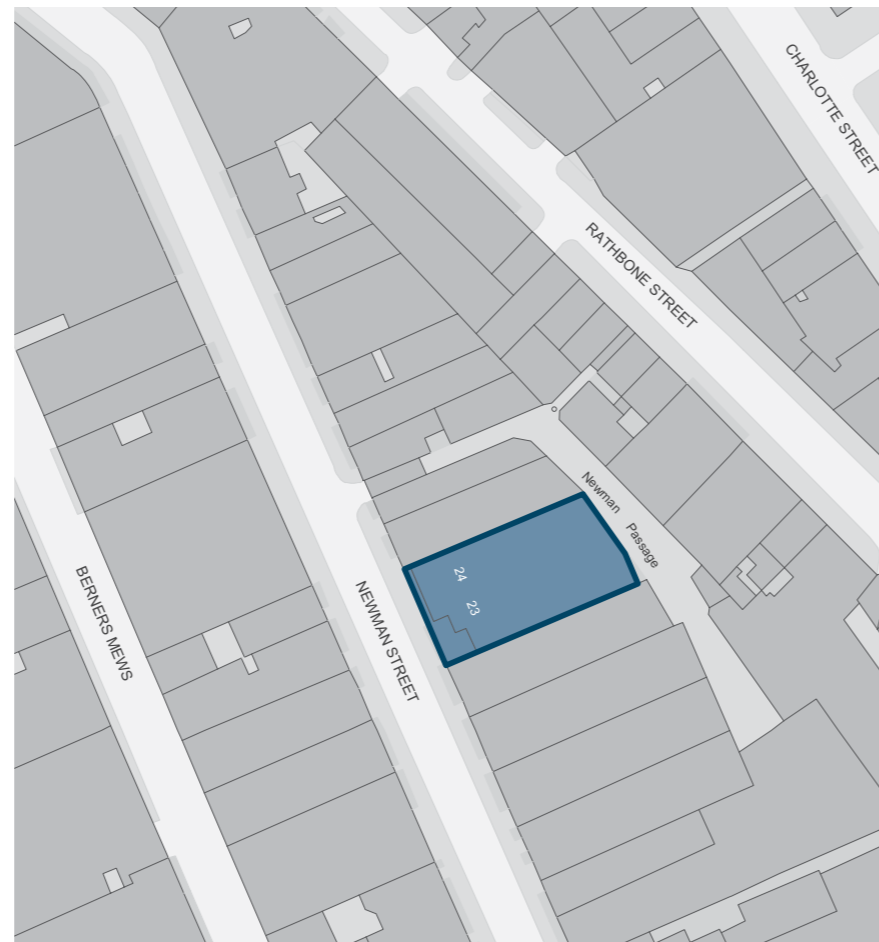
### LOWER GROUND FLOOR



### TENURE

Freehold.

WALKING  
DISTANCE FROM  
THE AMENITIES  
AT GOODGE  
STREET AND  
OXFORD STREET



↑ Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved

↑  
Not to scale.  
Indicative only.

# FITZROVIA OCCUPATIONAL MARKET

## PRIME FITZROVIA RENTS ARE NOW IN EXCESS OF £85.00 PSF



**1 80 CHARLOTTE STREET**  
£86.00 psf (on best)  
123,500 sq ft  
Sept 2017



**2 THE AVENUE**  
£92.50 psf (on best)  
24,000 sq ft  
Jan 2017



**3 1 STEPHEN STREET**  
£87.50 psf  
3,500 sq ft  
Mar 2016



**4 15 RATHBONE PLACE**  
£82.50/£91.00 psf  
3,480/1,940 sq ft  
Sept 2017/Q1 2018



**5 ONE RATHBONE SQUARE**  
£87.00 psf (on best)  
226,687 sq ft  
Sept 2015



**6 2 FITZROY PLACE**  
£90.00 psf  
12,867 sq ft  
Oct 2015



**7 44 WHITFIELD STREET**  
£87.50 psf  
2,300 sq ft  
Jan 2017



**8 75-77 WELLS STREET**  
£87.50 psf  
2,312 sq ft  
Jul 2017



**9 THE COPYRIGHT BUILDING**  
£95.00 psf (on best)  
87,145 sq ft  
Feb 2016



**10 30 MARKET PLACE**  
£92.50 psf  
3,182 sq ft  
Jan 2016



**11 60 CHARLOTTE STREET**  
£80.50 psf  
3,044 sq ft  
Jan 2017



**12 55 WELLS STREET**  
£90.00 psf (on best)  
19,267 sq ft  
Feb 2018



# FITZROVIA INVESTMENT MARKET

Fitzrovia forms part of the core Central London investment market. The market remains resilient in the wake of the UK's vote to leave the European Union and continues to see strong demand from both domestic and overseas investors looking to capitalise on the wealth preservation characteristics of prime assets and the strength of the occupational market.

Total transaction volume in Central London for 2017 reached £15.33bn, which was 15% ahead of 2016. Overseas investors were responsible for 81% of this figure, which is 15% up on 2016, as international investors take advantage of the preferential currency movement.

This property offers an investor a rare opportunity to secure a holding in a growth sector of the West End.

DATE	ADDRESS	AREA (SQ FT)	TENURE	PRICE	NIY (%)	CAPITAL VALUE (£PSF)	PURCHASER
Q3 2018	23/24 Newman Street, W1	5,109	FH	£5.2m	4.30%	£982	Available
Q3 2018	118-120 Wigmore Street, W1	5,917	FH	£8.75m	4.26%	£1,478	Available
Q3 2018	94 Great Portland Street, W1	3,496	VFH	£6.3m	3.47%	£1,802	Available
Q2 2018	Hend House, 233 Shaftesbury Avenue, W1	14,558	FH	£22.5m	3.60%	£1,550	Private
Q2 2018	35 & 36 Great Marlborough Street, W1	7,250	FH	£22.7m	2.23%	£3,131	Shaftesbury
Q2 2018	Portland & Riding Estate	36,410	FH	£49.6m	3.90%	£1,362	M & G
Q2 2018	48-54 Charlotte Street, W1	24,310	FH	£31.0m	3.70%	£1,275	Private Hong Kong
Q1 2018	66 Newman Street, W1	14,538	LLH	£17.5m	N/A	£1,204	Private UK
Q1 2018	2 Windmill Street, W1	1,843	FH	£3.5m	2.65%	£1,899	Private
Q4 2017	27 Newman Street, W1	2,079	FH	£3.6m	N/A	£1,731	Private UK
Q4 2017	73 Charlotte Street, W1	1,695	FH	£2.3m	4.42%	£1,356	Private
Q3 2017	145 Kensington Church Street, W1	6,067	FH	£7.5m	c.4.00%	£1,200	Private South African
Q1 2017	29-32 Devonshire Street, W1	3,253	LLH	£3.45m	3.30%	£1,061	Private





# ADDITIONAL INFORMATION

## DATAROOM

Access available on request, where the EPC is available.

## VAT

The property is elected for VAT.

## PROPOSAL

Offers in excess of **£5,200,000** for our client's freehold interest

Net Initial Yield: **4.3%**

Reversionary Yield: **4.8%**

Capital Value: **£982 per sq ft** (office element only)

## CONTACT

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### DECLARATION:

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