



EXIT



**3<sup>RD</sup> FLOOR,  
85 – 86 NEWMAN ST,  
LONDON,  
W1T 3EU**

**2,612 sq ft**



Plug & Play



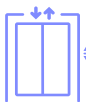
Refurbished  
Common Parts



Roof terrace



Meeting Rooms



Lift Access



Bike Storage  
& Showers



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## DESCRIPTION

A stylish plug-and-play office suite situated on Newman Street in the heart of Fitzrovia, just a short walk from Tottenham Court Road and Oxford Circus stations.

The space is finished to an excellent standard, benefiting from two roof terraces, a large desking area, multiple partitioned rooms, is fully fitted, and ready for immediate occupation.

The building has recently undergone a refurbishment and comes with bike storage and showers



## TERM

Available by way of sublease or assignment for a term until 21<sup>st</sup> March 2029.

Longer terms also available via a New Lease direct with the Landlord.

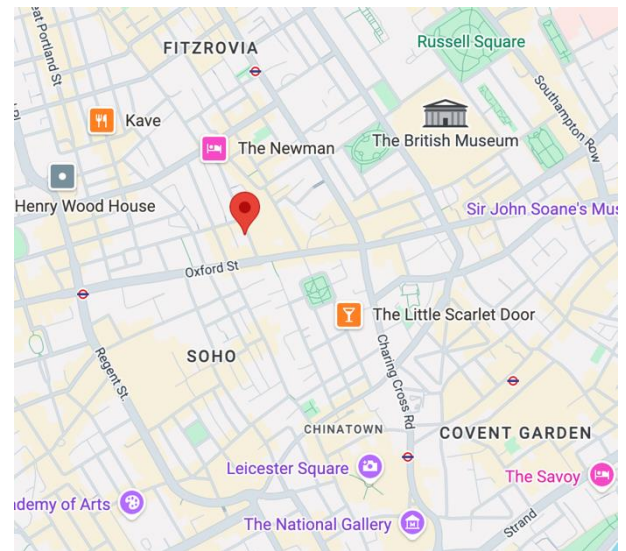
Also available on a managed basis.



## LOCATION

Newman Street is superbly located in the heart of Fitzrovia, within easy walking distance of several major transport links including Tottenham Court Road station, Oxford Circus station, and Goodle Street station.

The surrounding area is one of Central London's most vibrant and well-connected districts, with Fitzrovia offering an excellent mix of restaurants, cafés, bars, and retail amenities.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
3 <sup>rd</sup> Floor	2,612	£62.50	£9.00	£30.46	£266,320	£22,193



### GEORGE MARMENT

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Tel: 07551 158 799



### CALLUM LEE

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EXIT





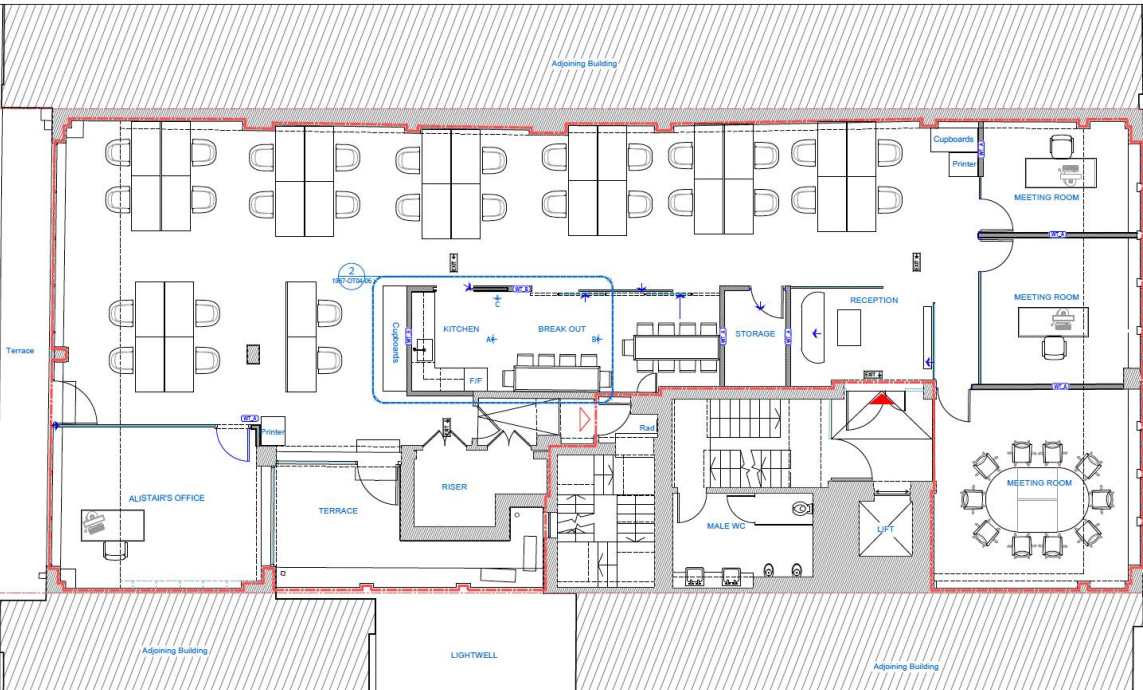
EXIT





EXIT

BERNERS PLACE





MAKING MOVES

## HEAD OFFICE

8 Devonshire  
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EC2M 4YJ

## WEST END

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