

SHOWROOM / OFFICE TO LET

32 Newman Street, Fitzrovia, London, W1T 1PX



 **RENT** £25,000 PA / £31 PSF

 **SIZE** 805 Sq Ft / 74.8 SQM

 **FLOOR(S)** Ground Floor

 **AVAILABLE** Immediately



CONTACT

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- Ideal for gallery or showroom
- Good passing trade
- Excellent natural light
- Wooden flooring
- Entry phone system
- 24/7 Access
- Central heating
- Walking distance from Tube station

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THE SPACE

Modern open plan space that can act as a showroom to let covering the entire ground floor of this four story period building in Fitzrovia. The space comprises of a large open plan office, a unique showroom capability, with a meeting/storage room, a WC and a fitted kitchen and benefits from having good natural light and is in excellent decorative order.

LOCATION

The property is well located in the area north of Oxford Street known as Noho. Newman Street joins Goodge Street with Oxford Street and runs parallel to Tottenham Court Road.

NEARBY

-  20+ Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  17 ATMs
-  20+ Accountants
-  20+ Banks
-  20+ Cafes
-  10 Meal Deliveries
-  20+ Parking Places
-  3 Post Offices

Bus Routes

24, 29, 55, 73, 98, 390, n20, n207, n25, n279, n5, n8

Goodge Street



Tottenham Court Road

Elizabeth line

Tottenham Court Road

Oxford Circus

Euston Square

Leicester Square

Warren Street

Covent Garden



Great Portland Street

Piccadilly Circus

USE

B1 - Office.

LEASE

Lease outside Landlord & Tenant Act 1954.

DEPOSIT

Three month Rent Deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Billed in arrears. Actual expenditure for 2016 was £5,144.33 and 2017 £1,290.50 (Please note this amount is less external repairs).

BUSINESS RATES

The rateable value to Westminster City Council appears to be £53,500. This equates to approximately £25,800 rates payable. This is before any reduction you may qualify for. Please make your own confirmation with Westminster council.

BUILDINGS INSURANCE

You would be liable for 22.6% of the whole buildings folio which is £1,349.5814 ex vat for the whole of 2019.

FEES

One-off administration fee of £1,500 ex VAT.

VAT

This property NOT is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

E (101 - 125)

 **116** : This property

These details were updated on 06/02/2024

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