


# OFFICE TO LET

33 Newman Street, Fitzrovia, London, W1T 1PX



 **RENT** £35,000 PA / £55 PSF

 **SIZE** 640 Sq Ft / 59.5 SQM

 **FLOOR(S)** First

 **AVAILABLE** Immediately

- Prime Fitzrovia location
- Established commercial building
- Nearby restaurants and cafes
- Attractive period facade
- Attractive Period Property
- Smart Common Parts



## CONTACT

Elliot Goodman  
 020 7843 3793  
 07773 038 190  
 elliot.g@pearl-coutts.co.uk

# 33 Newman Street, Fitzrovia, London, W1T 1PX

## LOCATION

The area is well served by public transport with Tottenham Court Road (Northern and Central lines) and Oxford Circus (Central, Victoria and Bakerloo lines) Underground stations located within easy walking distance.

## DESCRIPTION

Situated in the heart of Fitzrovia, this first-floor office at 33 Newman Street offers an excellent opportunity to secure workspace in one of Central London's most vibrant and well-connected locations.

Extending to approximately 640 sq ft, the accommodation provides an efficient office floor suitable for a variety of occupiers. The layout offers practical workspace within a well-positioned building on one of the area's most established commercial streets.

## TRANSPORT LINKS

### Bus Routes

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

### Goodge Street

Northern

### Tottenham Court Road

Elizabeth

### Tottenham Court Road

Central Northern

### Oxford Circus

Bakerloo Central Victoria

### Euston Square

Circle H'smith & City Metropolitan

### Leicester Square

Northern Piccadilly

### Warren Street

Northern Victoria

### Covent Garden

Piccadilly

### Great Portland Street

Circle H'smith & City Metropolitan

### Piccadilly Circus

Bakerloo Piccadilly

## AMENITIES

- Entry Phone System
- Good Natural Light
- Use Class 'E'
- Walking Distance From Tube Station

## VIEWINGS

Directly through Pearl & Coutts

## LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

## VAT

This property is subject to VAT.

## EPC

D (76 - 100)

99 : This property

These details were updated on 03/06/2026



33 Newman Street, Fitzrovia, London, W1T 1PX

