


OFFICE TO LET

16A Newman Street, Fitzrovia, London, W1T 1PB



 **RENT** £87,225 PA / £38 PSF

 **SIZE** 2314 Sq Ft / 215.0 SQM

 **FLOOR(S)** Ground & Basement

 **AVAILABLE** Immediately



CONTACT

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- Stunning fit out
- Excellent natural light
- Reception
- Quiet & secluded West End location
- 24/7 Access
- Kitchens & WCs
- Designer space
- Meeting room

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LOCATION

This sleek modern office accommodation benefits from a quiet and secluded off-street positioning yet located in the heart of Fitzrovia, one of London's most sought after commercial areas.

Newman Street joins Goodge Street with Oxford Street and runs parallel to Tottenham Court Road.

DESCRIPTION

Modern open plan office space to let across the ground and basement of this stylish former fashion house.

Basement - 1,127 Sq Ft

Ground Floor - 1,187 Sq Ft

These two floors benefit from a kitchen and WCs on the ground floor and a shower room with sink and WC in the basement.

TRANSPORT LINKS

Bus Routes

55, 73, 98, 390, n207, n25, n8

Tottenham Court Road

Elizabeth

Goodge Street

Northern

Leicester Square

Northern Piccadilly

Covent Garden

Piccadilly

Euston Square

Circle H'smith & City Metropolitan

Tottenham Court Road

Central Northern

Oxford Circus

Bakerloo Central Victoria

Piccadilly Circus

Bakerloo Piccadilly

Warren Street

Northern Victoria

Great Portland Street

Circle H'smith & City Metropolitan

AMENITIES

- Entry Phone System
- Good Natural Light
- Category 2 Lighting
- Walking Distance From Tube Station
- Smart Common Parts
- Secondary Glazing
- Ultra Trendy Space
- Modern WC & Shower Facilities
- B1 Use

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

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

VAT

This property is NOT currently subject to VAT.

EPC

C (51 - 75)

53 : This property

These details were updated on 24/07/2025

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