



12/13 LITTLE NEWPORT STREET



YOUR PART OF SOMETHING SPACE

Choose your ideal office space

With over 380 offices, across the most recognised and vibrant areas of London's West End, you can choose the space that's ideal for your business.

From whole buildings to house your entire business, to small, boutique spaces for start-ups or solopreneurs, be it a blank canvas or hassle-free, fully fitted space, we offer a wide range of versatile and bespoke spaces in unbeatable central London locations.

Whether it's in Soho, Chinatown, or Covent Garden, you'll always have access to all the services and support you need. And, as your business grows, our flexible portfolio means you'll always have another ideal workspace to grow into.

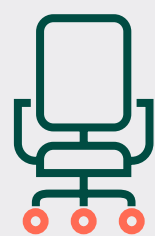
YOUR.SPACE

YOUR CHANCE TO DISCOVER SPACE

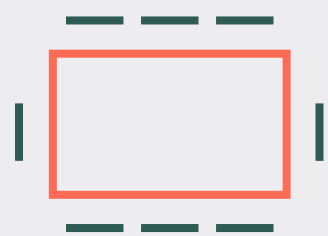
A cosy Chinatown find right in the heart of the action, this part third floor rear side office has plenty to offer potential tenants. Spanning 398 sq ft, this recently refurbished space has room for eight generous workstations, as well as one intimate meeting room, perfect for creative space and successful get-togethers. Sash windows, light timber wood flooring, and industrial-style ceiling beams just add to its character, while the modern fitted kitchenette, smart shared WCs, comfort cooling system and suspended LED lights more than cater to contemporary conveniences.



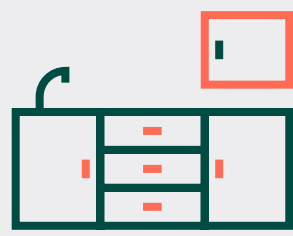
YOUR SPECIFICATION



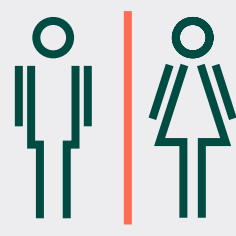
8 Workstations



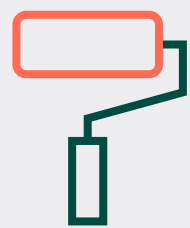
1 Meeting Room



Fitted Kitchenette



Common Part WCs



Recently Redecorated



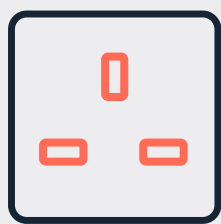
Comfort Cooling



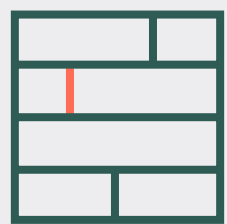
Suspended LED Lights



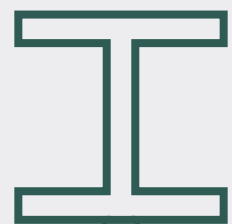
Fibre connectivity



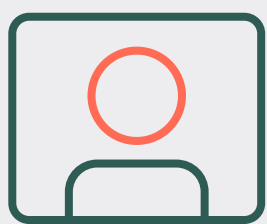
Perimeter Trunking



Timber Flooring



Industrial Features



Entryphone System



YOUR SPACE

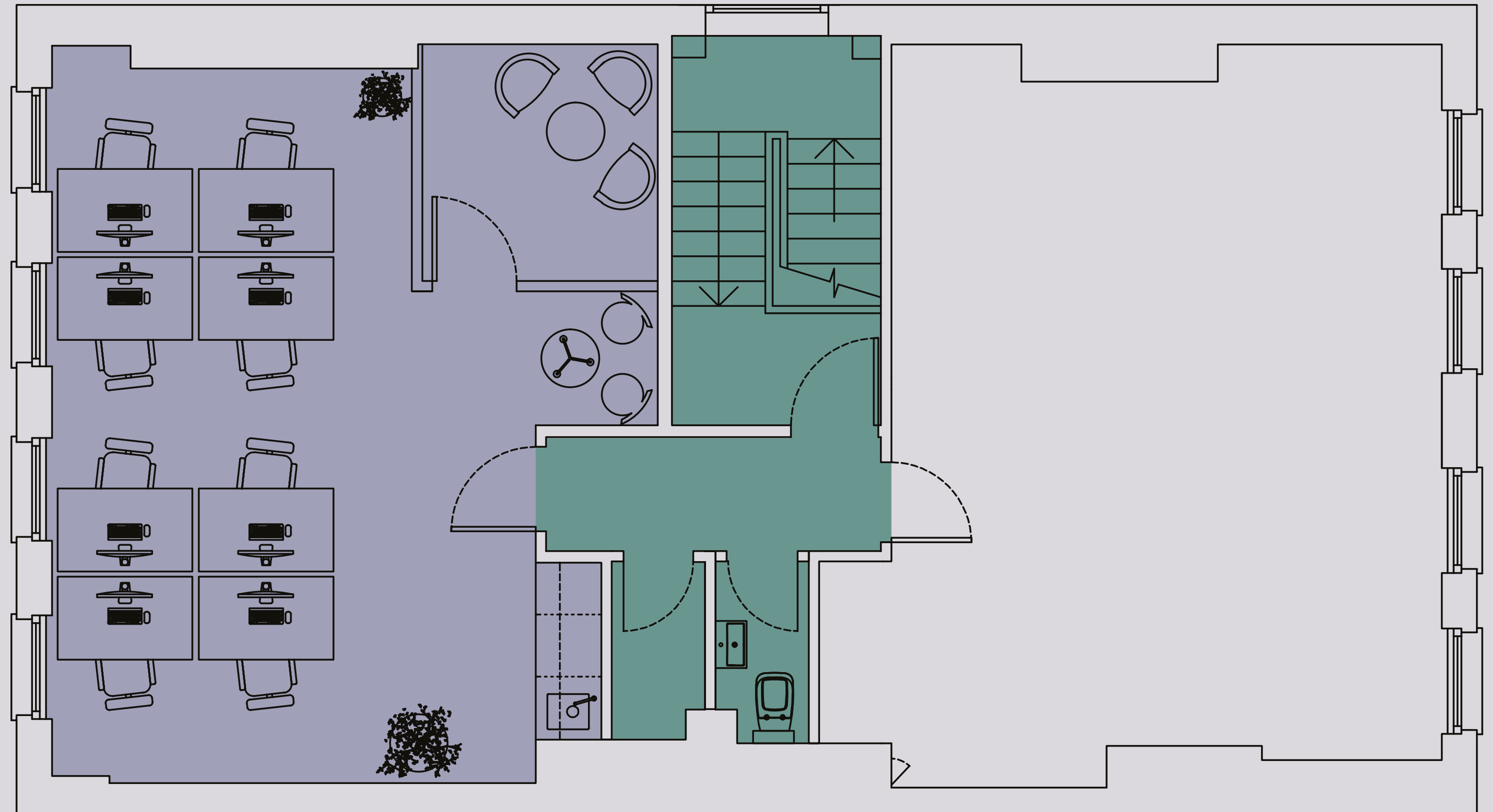
THIRD FLOOR (NORTH SUITE)

Office: 398 sq ft

Accommodation Specification

8 workstations
1 meeting room

Fitted kitchenette
Soft furnishing





De Hems



Bun House



Chinatown



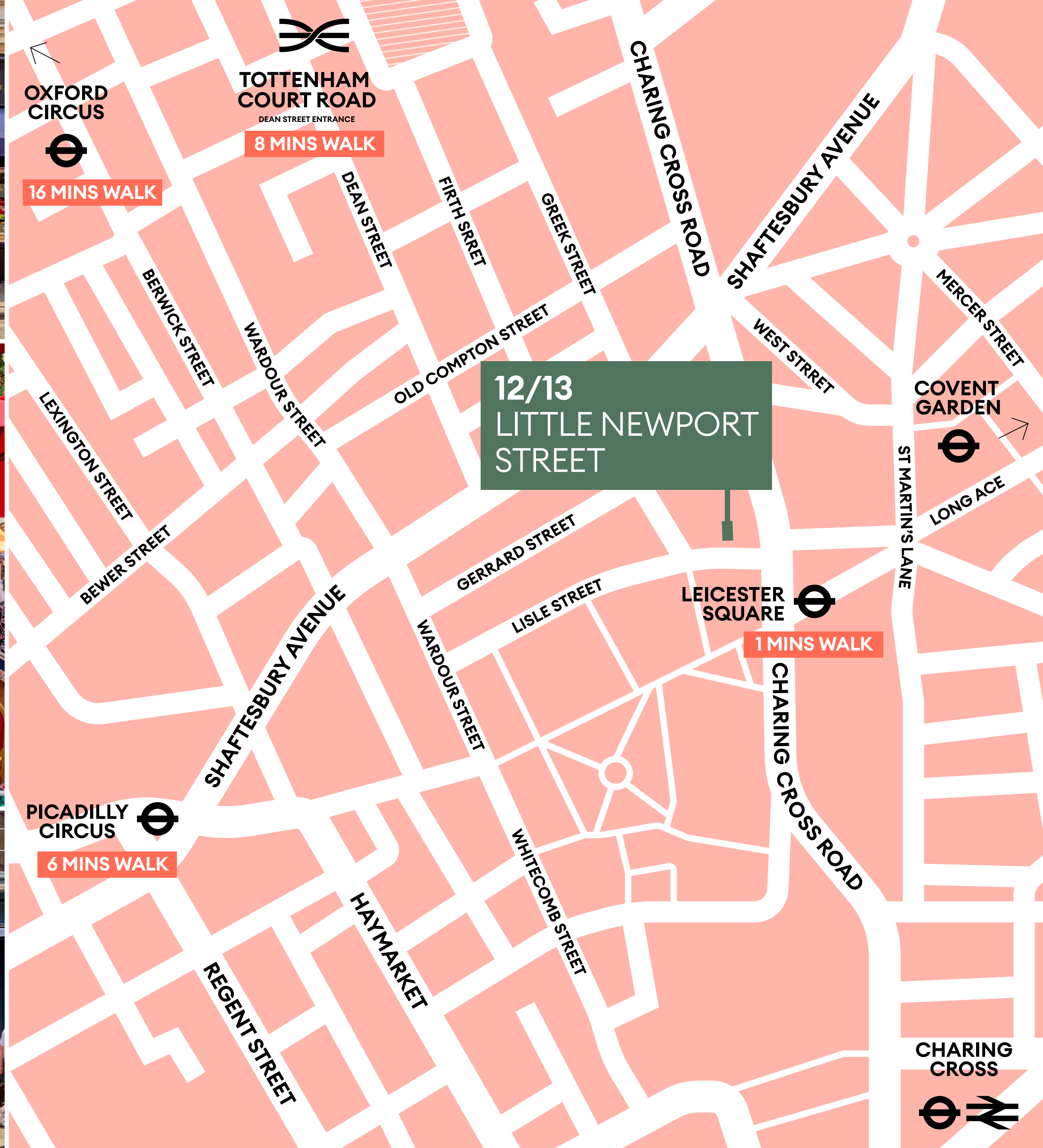
Rasa Sayang



Chinatown



Speedboat Bar



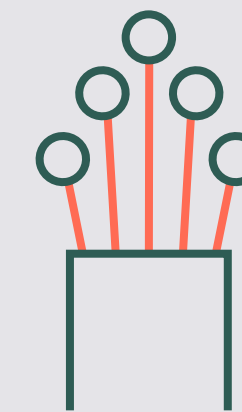
YOUR ALL THE PERKS SPACE



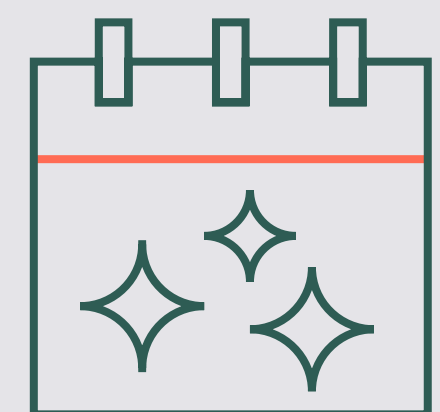
High standard of Estate
Management from
an on-site property
management team



24-hour estate-wide
security and cleaning
services



Fast, simple connectivity
via pre-agreed wayleaves



Access to year-round
events, exciting pop-ups,
art exhibitions, product
launches and seasonal
activations

YOUR MAKE A DIFFERENCE SPACE



We care about our community.

We continue to **partner with community organisations** to tackle the issues that are most important to our local communities in particular supporting local employment.

We **provide funding to the arts**, such as the IRIS Theatre Company and Royal Opera House.

We boost **biodiversity and provide habitats across the portfolio** - our dedicated team of gardeners keep our green spaces thriving all year round.

We take a **retrofit first approach minimising environmental impact**.

Shaftesbury Capital are **committed to Net Zero Carbon by 2040**.

YOUR 1,2,3, BREATHE SPACE

Take a breather from your desk and benefit from the improved air quality in the Estate's safe, clean pedestrianised streets.

Enjoy a moment of quiet in one of the neighbourhoods many green spaces.

Fit in a lunchtime workout at one of the gyms in our neighbourhoods; Peloton, Topnotch, SoulCycle, Barry's Bootcamp, Third Space, Marshall Street Leisure Centre, Jubilee Hall, Nuffield Health, Fitness First.



Focus on Wellness

12/13 LITTLE NEWPORT STREET

RENT
£26,500 per annum

RATES
£8,483 per annum

SERVICE CHARGE
£3,140 per annum

ESTATE CHARGE
£289 per annum

TOTAL OUTGOINGS
£38,412 per annum
£3,201 pcm

EPC
B

FIBRE
Covered under
Master Wayleave

RX
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YOUR CHINATOWN
YOUR SOHO
YOUR COVENT GARDEN

YOUR.SPACE



**SHAFTESBURY
CAPITAL**

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