

40-44 NEWMAN STREET

LONDON, W1T 1QZ



Sanderson
Weatherall

TO LET

1,297 to 2,843 sq ft
£69.50 - £75 per sq ft



DESCRIPTION

The property is an attractive mansion type period building with modern offices behind the façade. The available floors and the common parts have recently been refurbished to a high standard. The building benefits from air conditioning and LED lighting throughout as well as a good sized passenger lift and entrance hall.

Both floors include demised WCs, kitchen facilities and excellent natural light. The 5th floor is also CAT A+ which includes furniture, two open plan office spaces, board room, break out space and access to a terraced area.

Client undertaking a feasibility study to undertake a CAT A refurbishment of the 4th Floor South unit.

KEY FEATURES

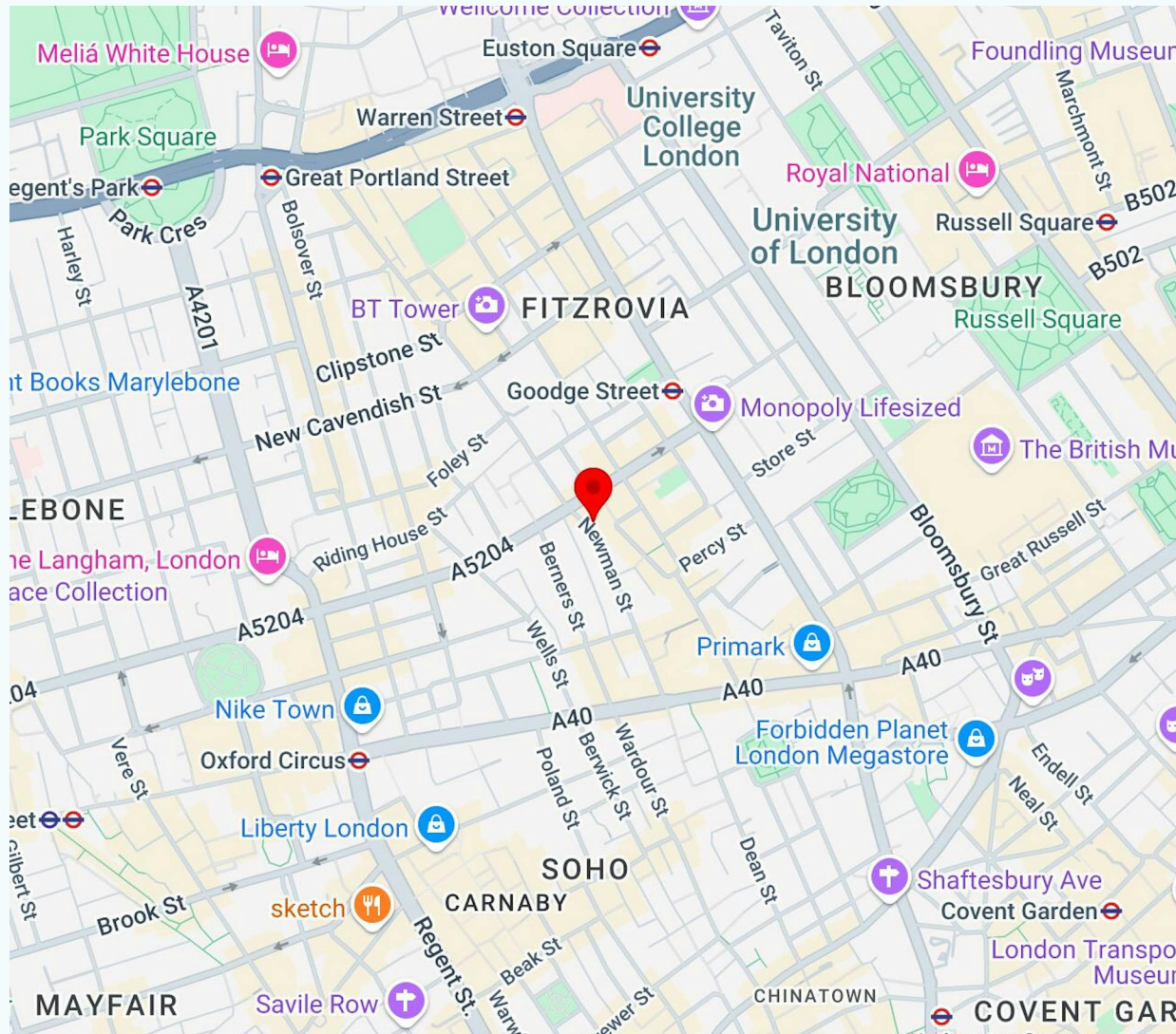
- CAT A+
- Terraced area
- Refurbished entrance hall and common parts
- Excellent natural light
- New kitchen
- LED lighting
- Demised WCs & shower



40-44 NEWMAN STREET

LOCATION

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£69.50 - £75 per sq ft



The building is located on the East side of the street, close to its junction with Goodge Street. Transport links are excellent, with Goodge Street, Tottenham Court Road and Warren Street stations all within walking distance providing access to the entire underground network and the new Elizabeth line. The area also benefits from many restaurants and hotels and international retailers on Oxford Street.

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GALLERY

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ACCOMMODATION

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Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service charge	Total /sq ft	Total year	Availability
5th	1,546	£75	£18.72	£14 /sq ft	£107.72	£166,535.12	Available
4th - South	1,297	£69.50	£18.22	£14 /sq ft	£101.72	£131,930.84	Available
Total	2,843	£72.25	£18.47		£104.72	£298,465.96	

MORE DETAILS

1,297 to 2,843 sq ft
£69.50 - £75 per sq ft



RENT

£69.50 - £75 per sq ft

BUSINESS RATES

Rates Payable: £18.72 per sq ft

AVAILABILITY

Available Immediately

SERVICE CHARGE

£14 per sq ft

EPC

B

LEASE

New Lease

TERMS

A new 3 to 5 year lease is available directly from the freeholder

ADDITIONAL INFORMATION

- [View Website](#)

For further information or to arrange a viewing please contact



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