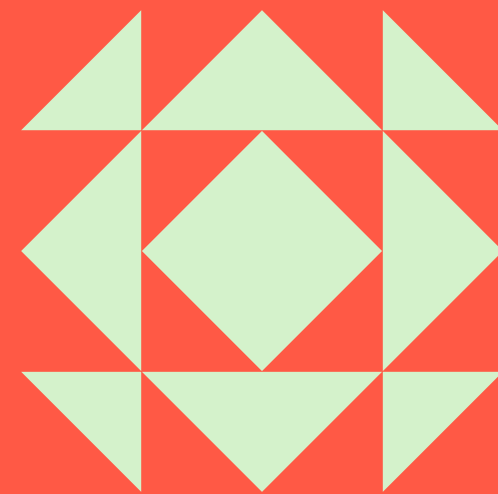




18 NEWMAN STREET

FITZROVIA, LONDON, W1

RIB

ROBERT IRVING BURNS



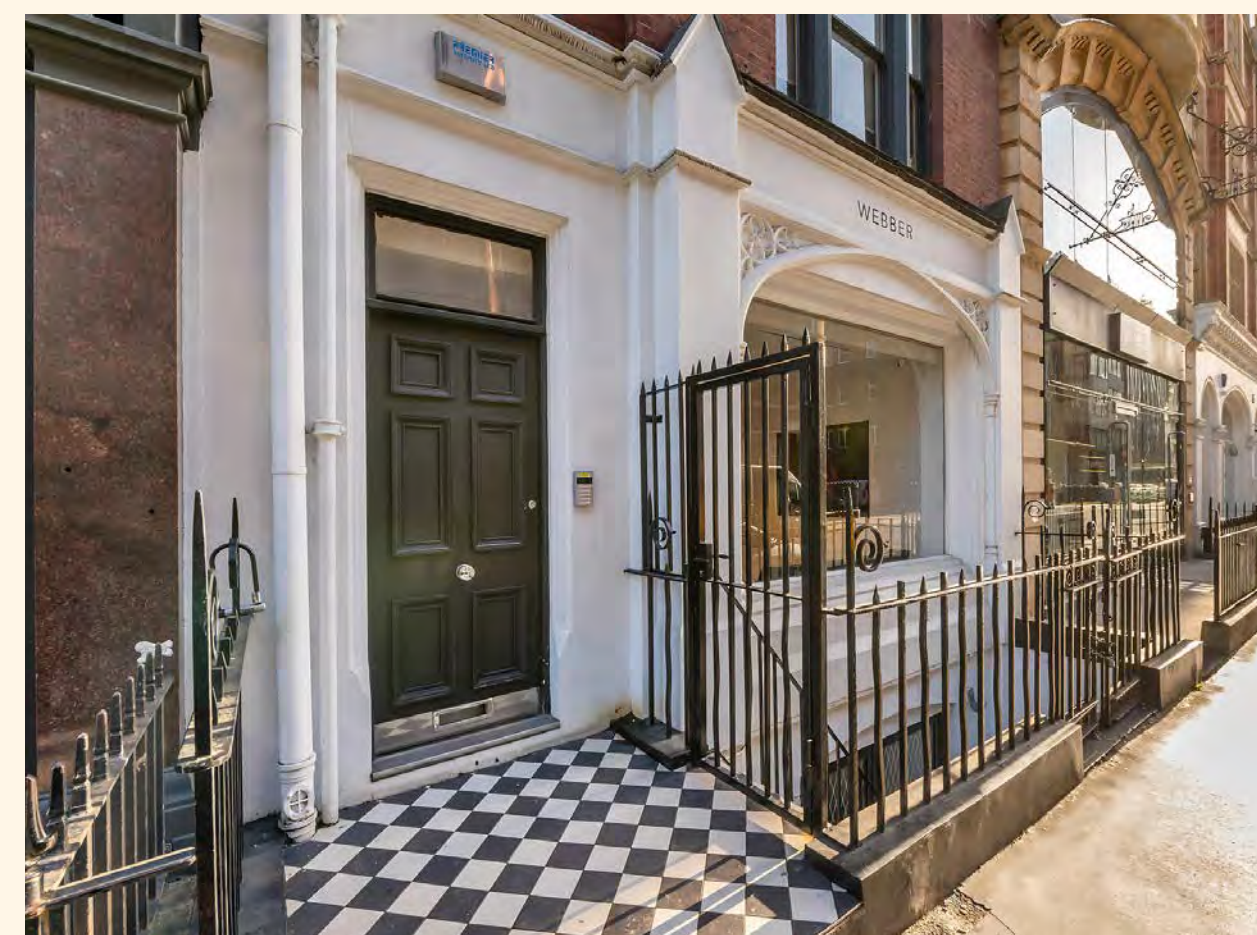
TO LET

BRIGHT, MODERN GROUND FLOOR UNIT IN THE
HEART OF FITZROVIA

SUITABLE FOR CLASS E
(OFFICE, SHOWROOM, GALLERY, MEDICAL, ETC.)

943 SQ. FT.
GROUND FLOOR UNIT

18 NEWMAN STREET,
FITZROVIA, LONDON, W1T 1PE



18 NEWMAN STREET

Description

The premises offers a sleek creative environment on the ground floor of this attractive Fitzrovia building. The space is flooded by natural light with great window frontage and rear skylight.

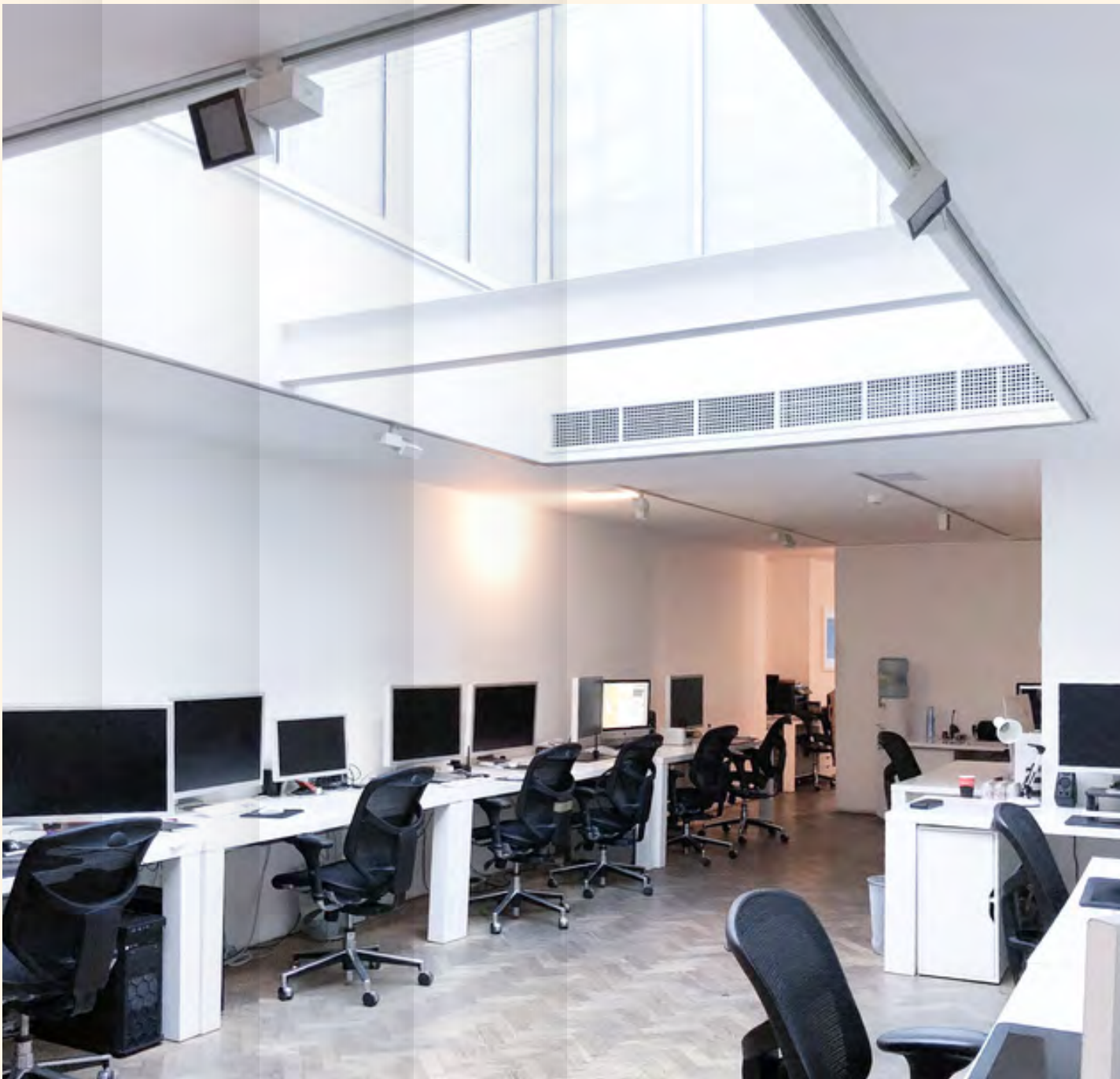
The space is arranged as open plan but has impressive, seamless sliding wall to allow front and rear privacy. This door also conceals a kitchenette. The wonderful aesthetic boasts natural timber flooring throughout, demised WC and roof terrace (shared with lower ground tenant). There is an integrated comfort cooling system (not tested).



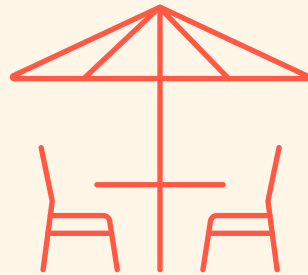
18 NEWMAN STREET

Specifications

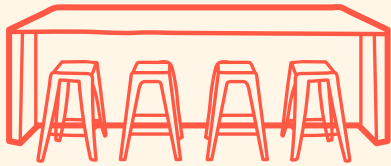
Available now.



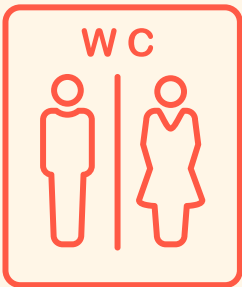
Impressive Parquet
Flooring



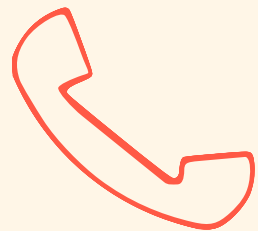
Roof Terrace (shared
with ground floor
tenant)



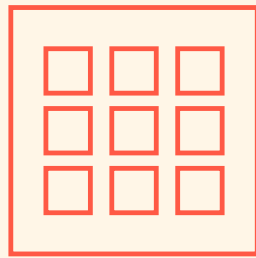
Kitchenette



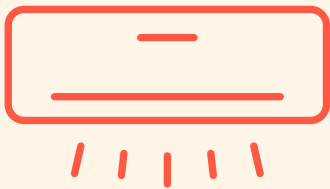
Internally Demised WC



Entry Phone System



Rear Skylight



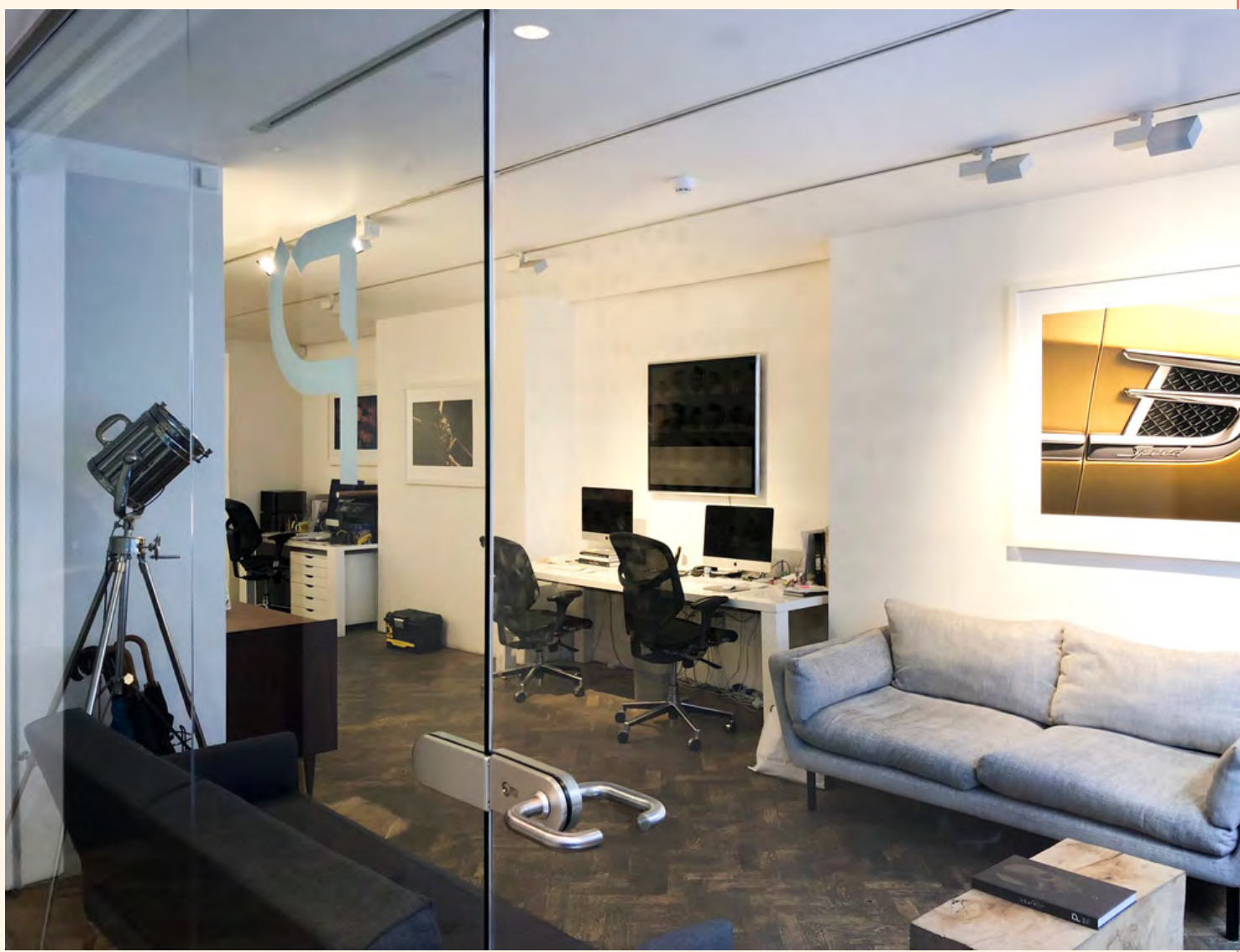
Integrated AC/ Air Flow
System (not tested)



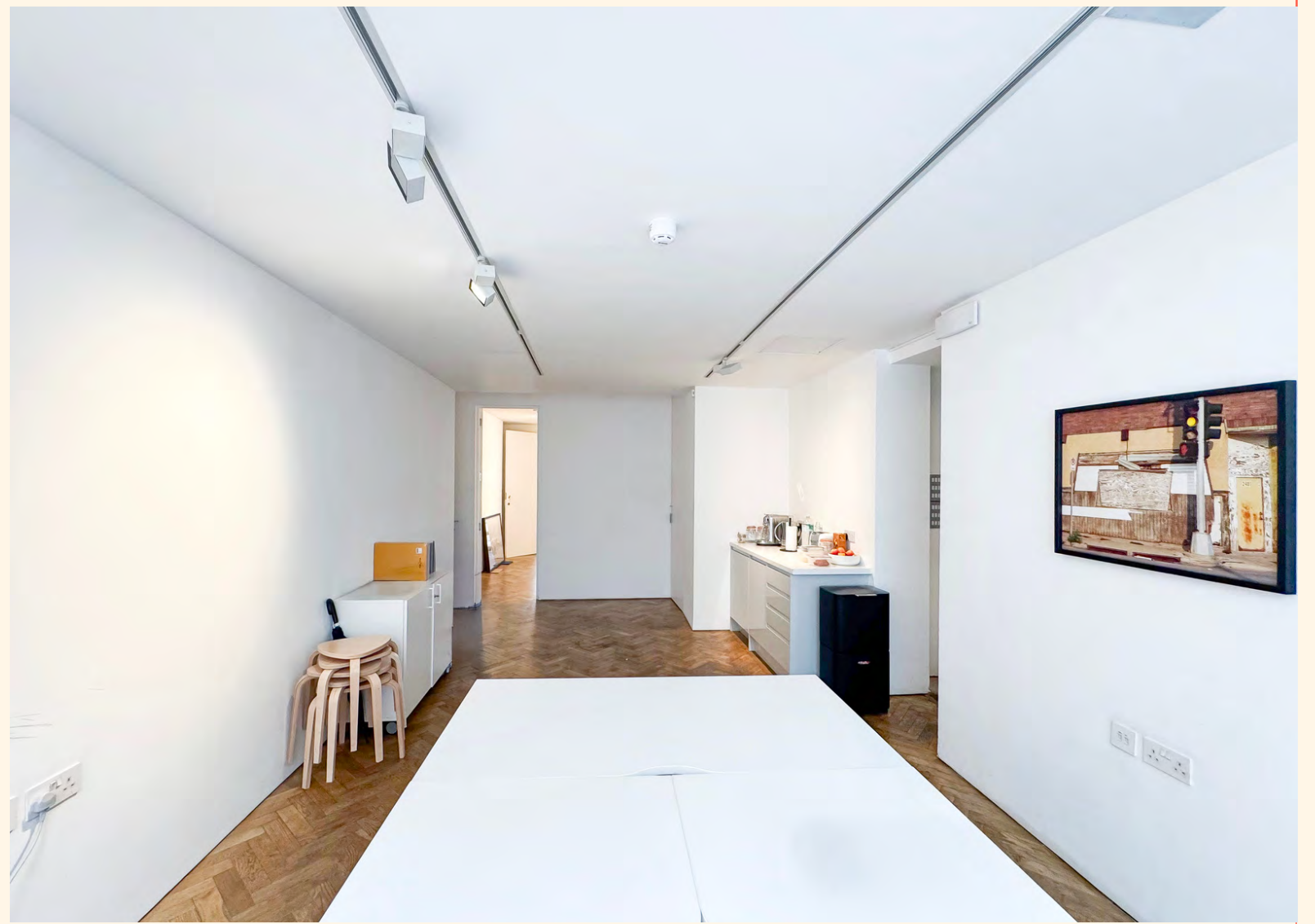
Highly Sought after
West End Location



18 NEWMAN STREET



18 NEWMAN STREET



18 NEWMAN STREET



Charlotte Street Hotel



Estée Lauder HQ



Berners Tavern

Location

Situated in the heart of London's vibrant and creative Fitzrovia, this property occupies a prominent position on Newman Street, close to its junction with Eastcastle Street. The area is well served by excellent transport connections, with Tottenham Court Road Station (Elizabeth, Central and Northern lines) approximately 7 minutes' walk and Goodge Street Station (Northern line) around 6 minutes' walk. Oxford Circus and Warren Street stations are also within easy reach.

Fitzrovia is home to a diverse mix of occupiers and landmark destinations. Nearby you will find The Charlotte Street Hotel, Heals on Tottenham Court Road, the acclaimed Berners Tavern restaurant, and Estée Lauder's London offices, alongside a wide range of restaurants, cafés, and boutiques that give the area its distinctive character.

Local Occupiers & Amenities

Offices

1. Estée Lauder
2. Meta
3. Bakkavor Group
4. Atomico ventures
5. Saatchi & Saatchi
6. Fremantle Media & Talkback Thames
7. Gardiner & Theobald
8. Dennis Publishing
9. Arup
10. Gerald Eve
11. BNP Paribas Exane
12. G-Research

Restaurants

21. Gaucho
22. Hakkasan
23. Riding House Café
24. The Arber Garden
25. Berners Tavern
26. Pied à Terre
27. Roka
28. Salt Yard

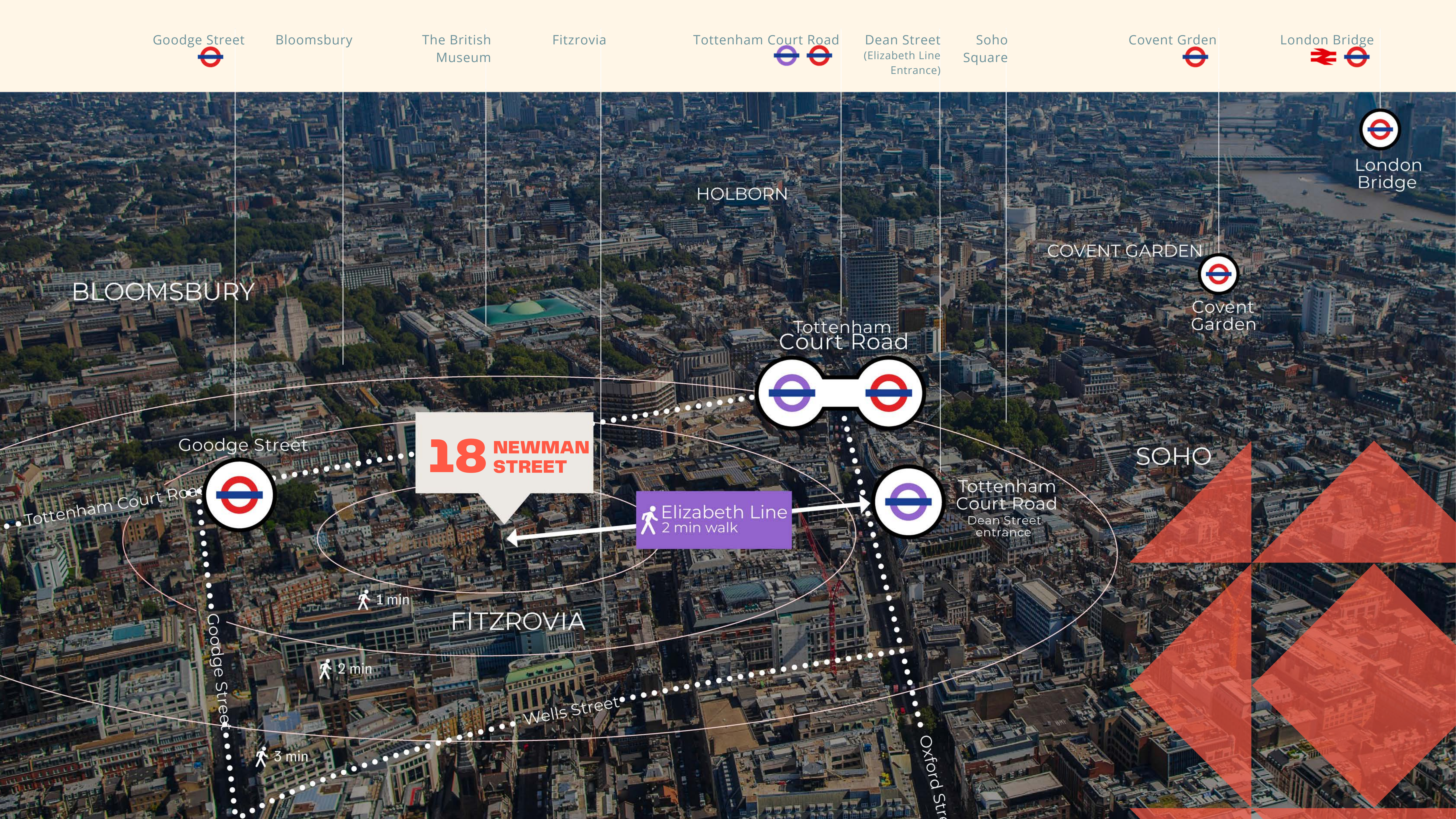
Retailers

13. All Saints
14. M&S
15. Primark
16. Heal's
17. Estée Lauder
18. Urban Outfitters
19. Zara
20. UNIQLO

Hotels

30. Sanderson
31. London Edition
32. Charlotte Street Hotel
33. Rathbone Hotel
34. The Bloomsbury
35. The Mandrake





Goodge Street

Bloomsbury

The British Museum

Fitzrovia

Tottenham Court Road

Dean Street
(Elizabeth Line Entrance)

Soho Square

Covent Grden

London Bridge

BLOOMSBURY

HOLBORN

COVENT GARDEN

London Bridge

Covent Garden

Tottenham Court Road

Goodge Street

18 NEWMAN STREET

Elizabeth Line
2 min walk

Tottenham Court Road
Dean Street entrance

SOHO

Tottenham Court Road

Goodge Street

FITZROVIA

Wells Street

Oxford Street

1 min

2 min

3 min

Connectivity



29 minutes to
Heathrow
Airport



2 minute walk
to Tottenham
Court Road



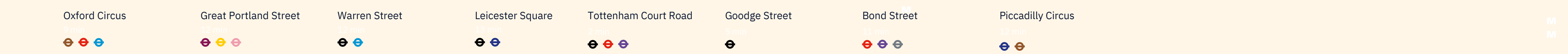
Trains every 2.5
minutes during
rush hour



Elizabeth Line



NEWMAN
STREET



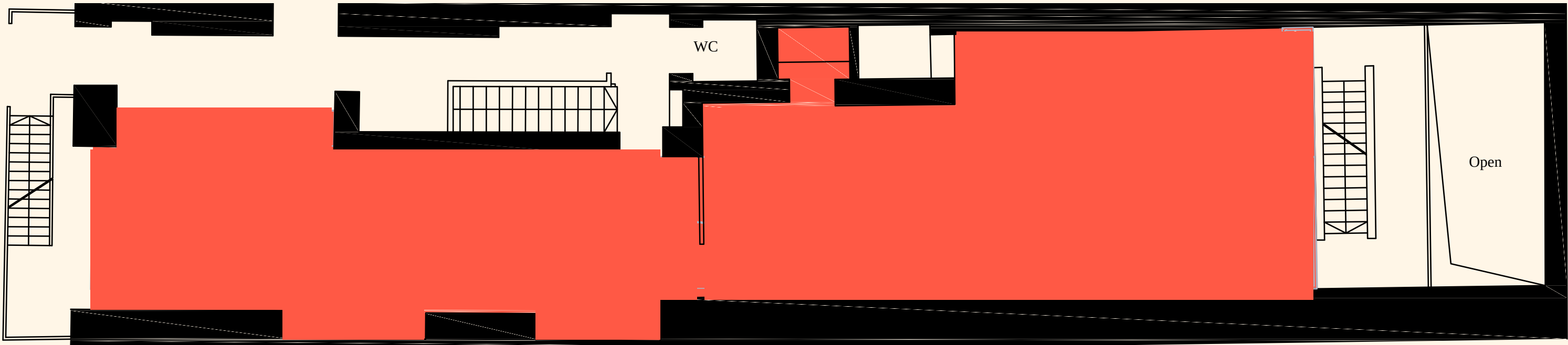
Accommodation

Net Internal Area

943 sq.ft/ 87.60 sq.m.

Floor Plan

Not to scale



Floor

GF

Total Size (sq.ft.) 943

Quoting Rent (p.a.) excl. £92,500

Service Charge £6,000

Estimated Rates Payable (p.a.) £29,302

Estimated Occupancy Cost excl. (p.a.) £127,802

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Available on request.

VAT

The building is not elected for VAT.

CONTACT US

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Ben.k@rib.co.uk

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RIB

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

October 2025

WWW.RIB.CO.UK



18 NEWMAN STREET