

18 NEWMAN STREET

FITZROVIA, LONDON, W1

RIB

ROBERT IRVING BURNS



TO LET

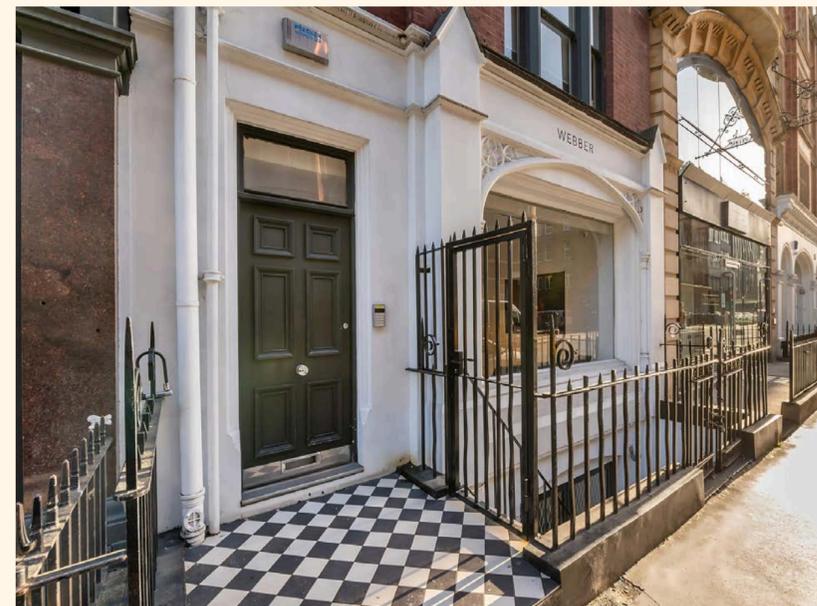
BRIGHT, MODERN LOWER GROUND FLOOR UNIT
IN THE HEART OF FITZROVIA

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

PART A (WHOLE) | 1,205 SQFT

PART B | 981 SQFT

PART C | 785 SQFT



18 NEWMAN STREET

Description

The premises offers a sleek creative environment across the lower ground floor with fantastic natural light.

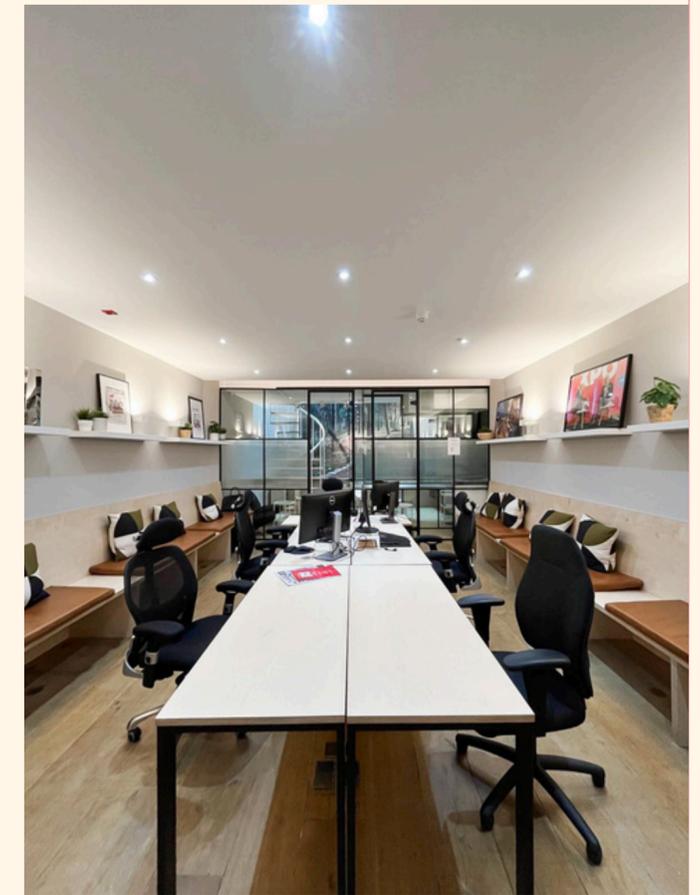
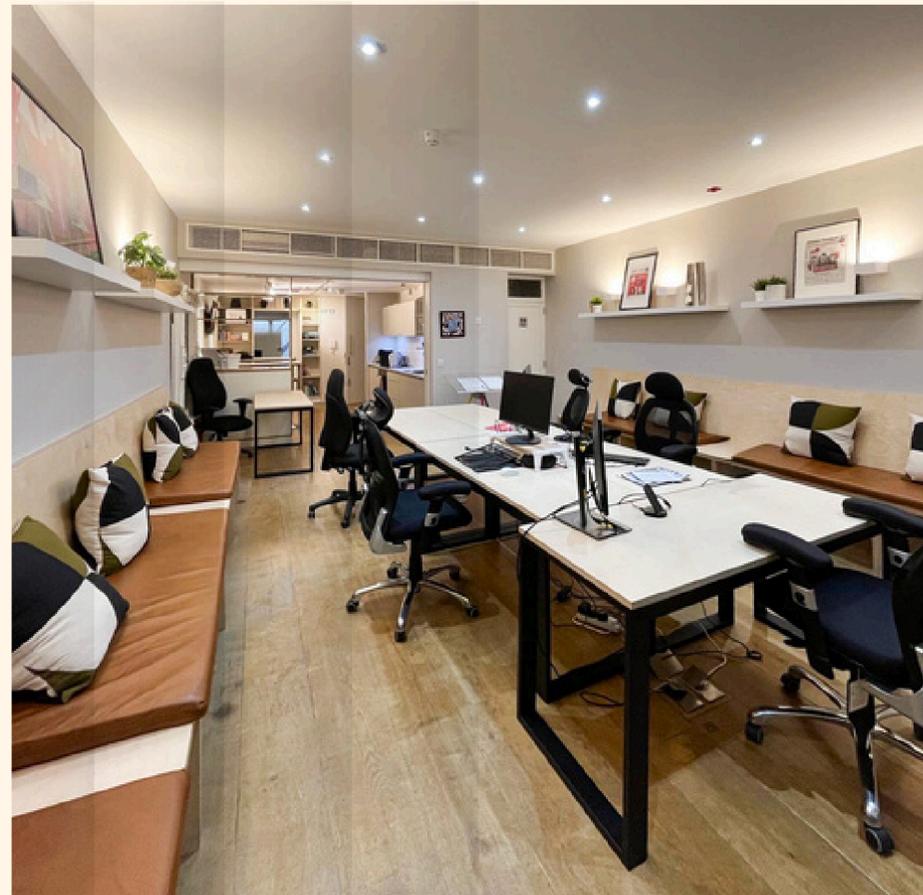
The open plan office space boasts natural timber flooring throughout, demised WC, private roof terrace and natural light to the rear



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Specifications



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Timber Flooring



Private Roof Terrace



Kitchenette



Internally Demised WC



Podcast Room



Entry Phone System



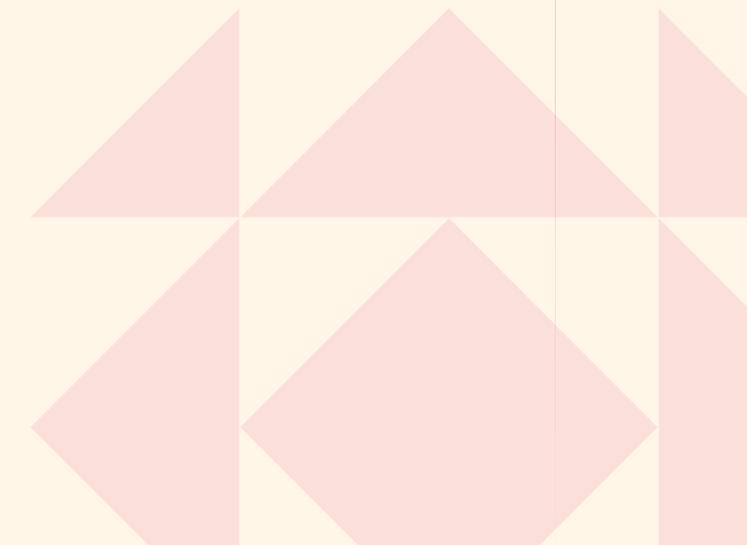
Rear Glass Atrium/ Light well

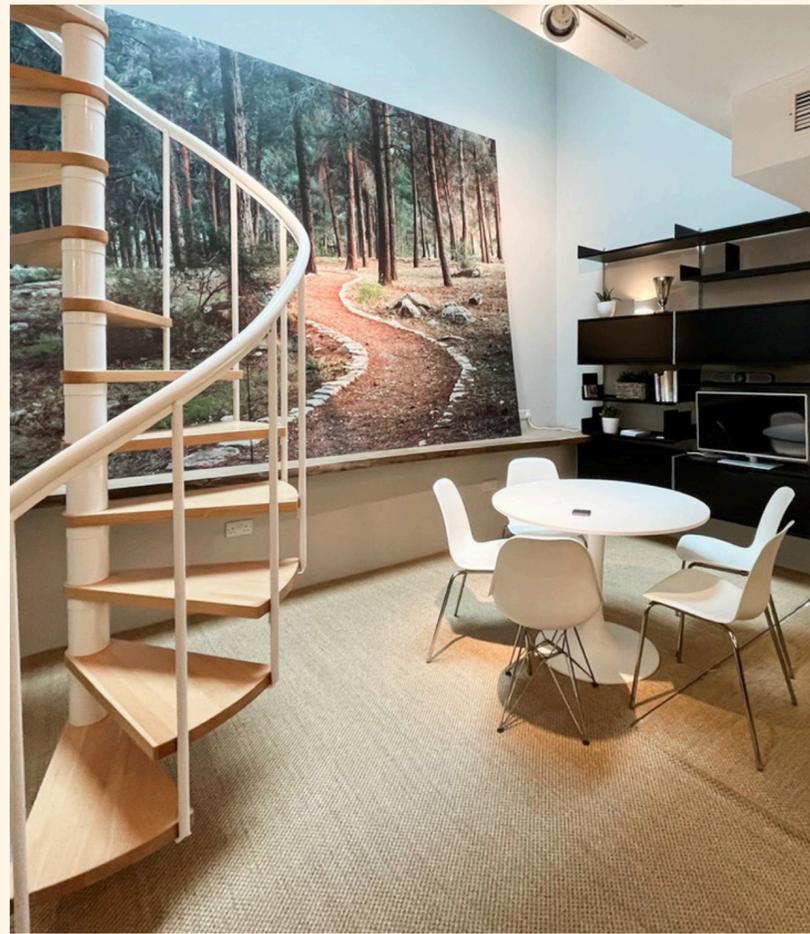


AC (Not tested)



Highly Sought after West End Location





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 Gode 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

Retailers

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

Restaurants

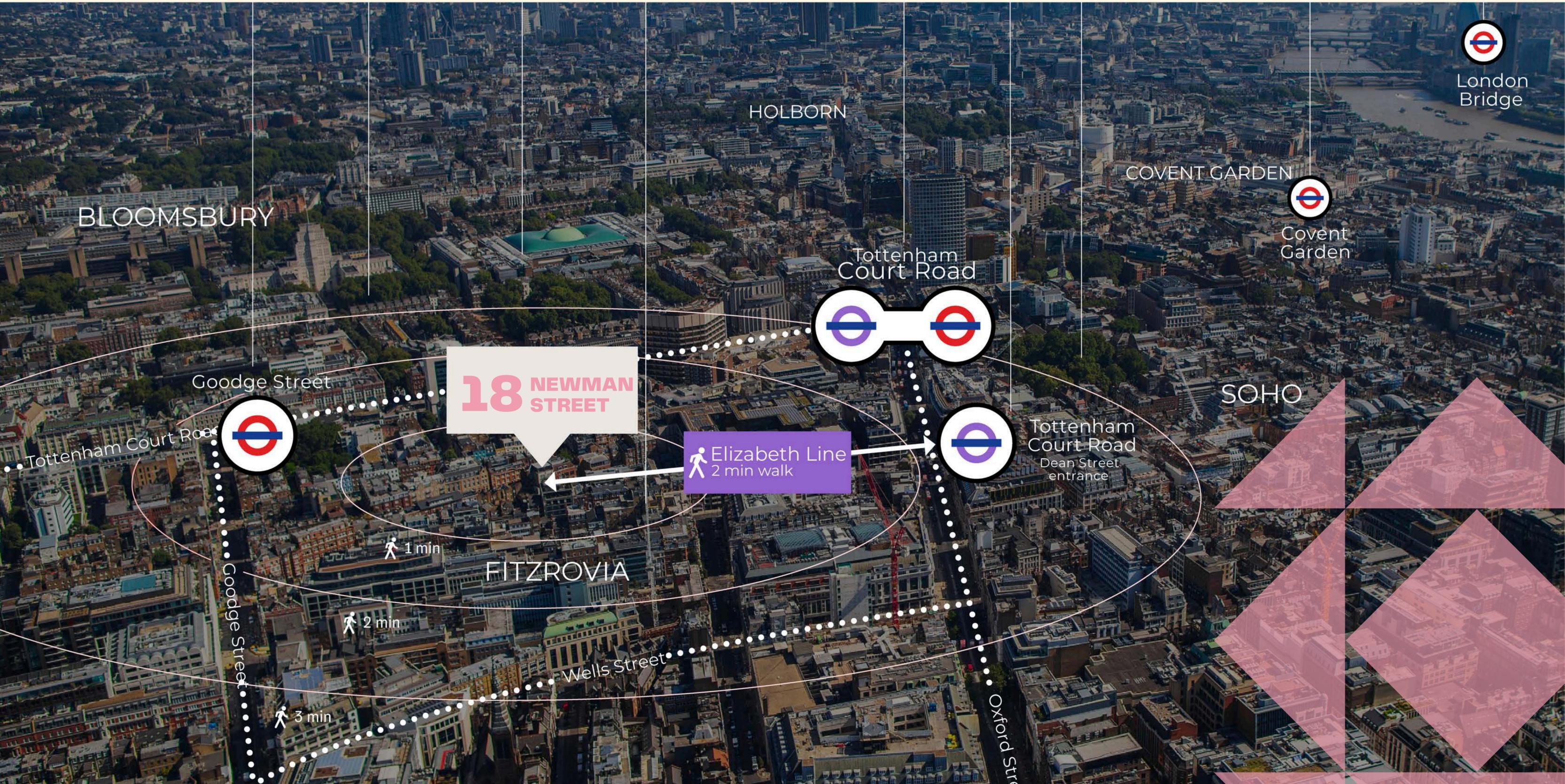
21. Gaucho
22. Hakkasan
23. Riding House Café
24. The Arber Garden
25. Berners Tavern
26. Pied à Terre
27. Roka
28. Salt Yard

Hotels

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



Goode 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

18 NEWMAN STREET

Elizabeth Line
2 min walk

Tottenham Court Road

Tottenham Court Road
Dean Street entrance

Covent Garden

SOHO

Goode Street

Tottenham Court Road

Goode Street

FITZROVIA

Wells Street

Oxford Street

3 min

2 min

1 min

Connectivity



29 minutes to Heathrow Airport



2 minute walk to Tottenham Court Road



Trains every 2.5 minutes during rush hour



Elizabeth Line



Oxford Circus
9 min

Great Portland Street
12 min

Warren Street
12 min

Leicester Square
13 min

Tottenham Court Road
2 min

Goodge Street
5 min

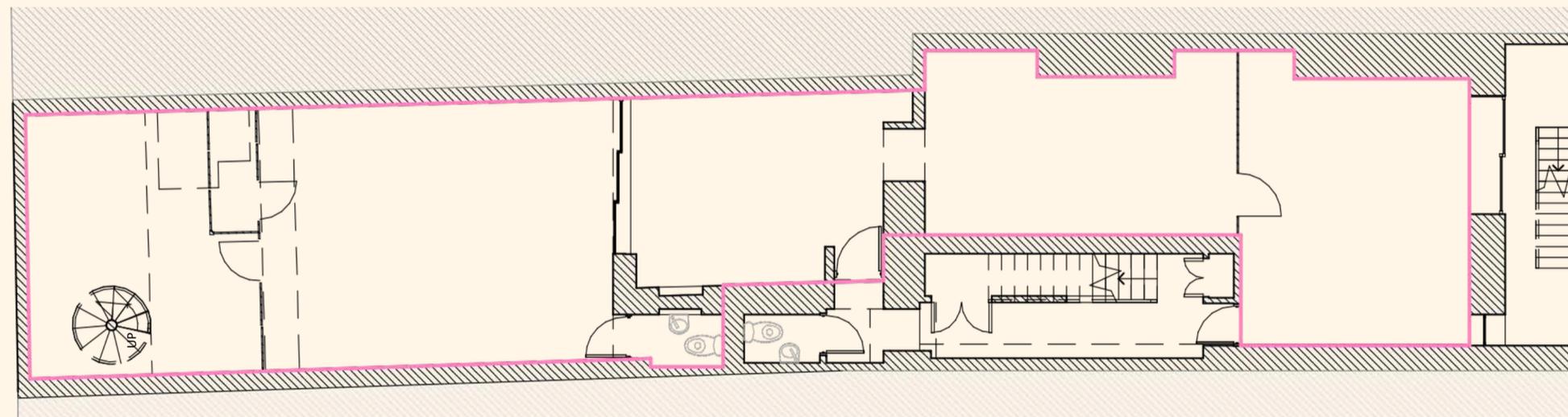
Bond Street
11 min

Piccadilly Circus
12 min

M
M

Floor Plan

Not to scale



Accommodation

Net Internal Area

Part A 111.94 SQM/ 1,205 SQFT
(the whole)

Part B 91.13 SQM/ 981 SQFT
(the rear excluding the front office)

Part C 72.92 SQM/ 785 SQFT
(the rear excluding the front office & room next to it)

Floor	Part C	Part B	Part A
Total Size (sq.ft.)	785	981	1,205
Quoting Rent (p.a.) excl.	£40,000	£55,000	£60,000
Estimated Rates Payable (p.a.)	£21,258	£26,565	£31,200
Service Charge	£4,250	£4,800	£6,000
Estimated Occupancy Cost excl. (p.a.)	£65,508	£86,365	£97,200

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.



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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

Available from 1st June 2026.

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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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.

March 2026

WWW.RIB.CO.UK



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