



RIB

ROBERT IRVING BURNS

N^o25

NEWMAN STREET

LONDON | W1

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25 NEWMAN STREET



TO LET

BEAUTIFULLY REFURBISHED OFFICE SUITES IN THE HEART OF FITZROVIA

CAT A+ AVAILABILITY ON MULTIPLE FLOORS

SUITABLE FOR BUSINESS CLASS E
(OFFICES, MEDICAL, CLINICAL ETC.)

From 622 SQ.FT. to 1,962 SQ.FT.





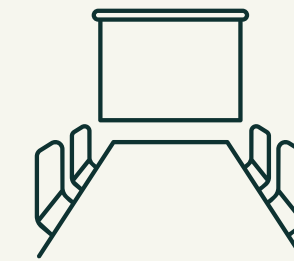
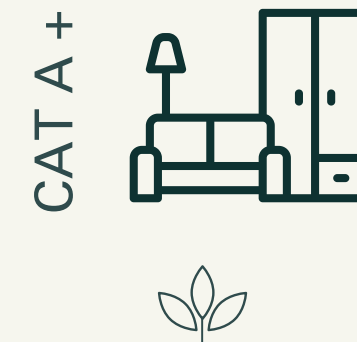
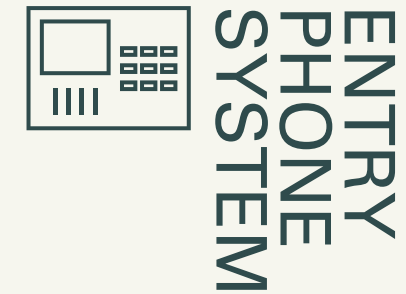
DESCRIPTION

25 Newman Street is a striking period building in the heart of Fitzrovia. The 2nd to 4th floors have recently been refurbished to a high standard offering CAT A+ office accommodation. The premises is awash with character. It is accessed via a ground floor entrance with beautifully designed interior from top to bottom.

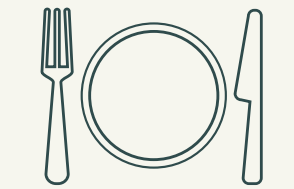
SUMMARY SPECIFICATION

2ND TO 4TH FLOORS:

- Design led office furnishing
- CAT A +
- Entry Phone System
- Timber flooring
- Fantastic natural light
- Fitted Tea Point/Kitchenette
- One Fibre Connectivity



2x MEETING ROOMS



FITTED KITCHEN



COMFORT COOLING



THREE FLOORS



1,962 OFFICE SPACE
SQ FT N/A





4th Floor



3rd Floor



3rd Floor





Mandrake Hotel

LOCATION

The property is located on the east side of Newman Street in Fitzrovia, one of Central London's most desirable and sought-after sub-markets. The building is equidistant between Goodge Street, Tottenham Court Road and Oxford Circus stations, providing excellent transport links.

The area is served by a wide range of shops and restaurants.

LOCAL OCCUPIERS & AMENITIES

Home to some of the boldest, brightest and most exciting names in global business, film, television and music.

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

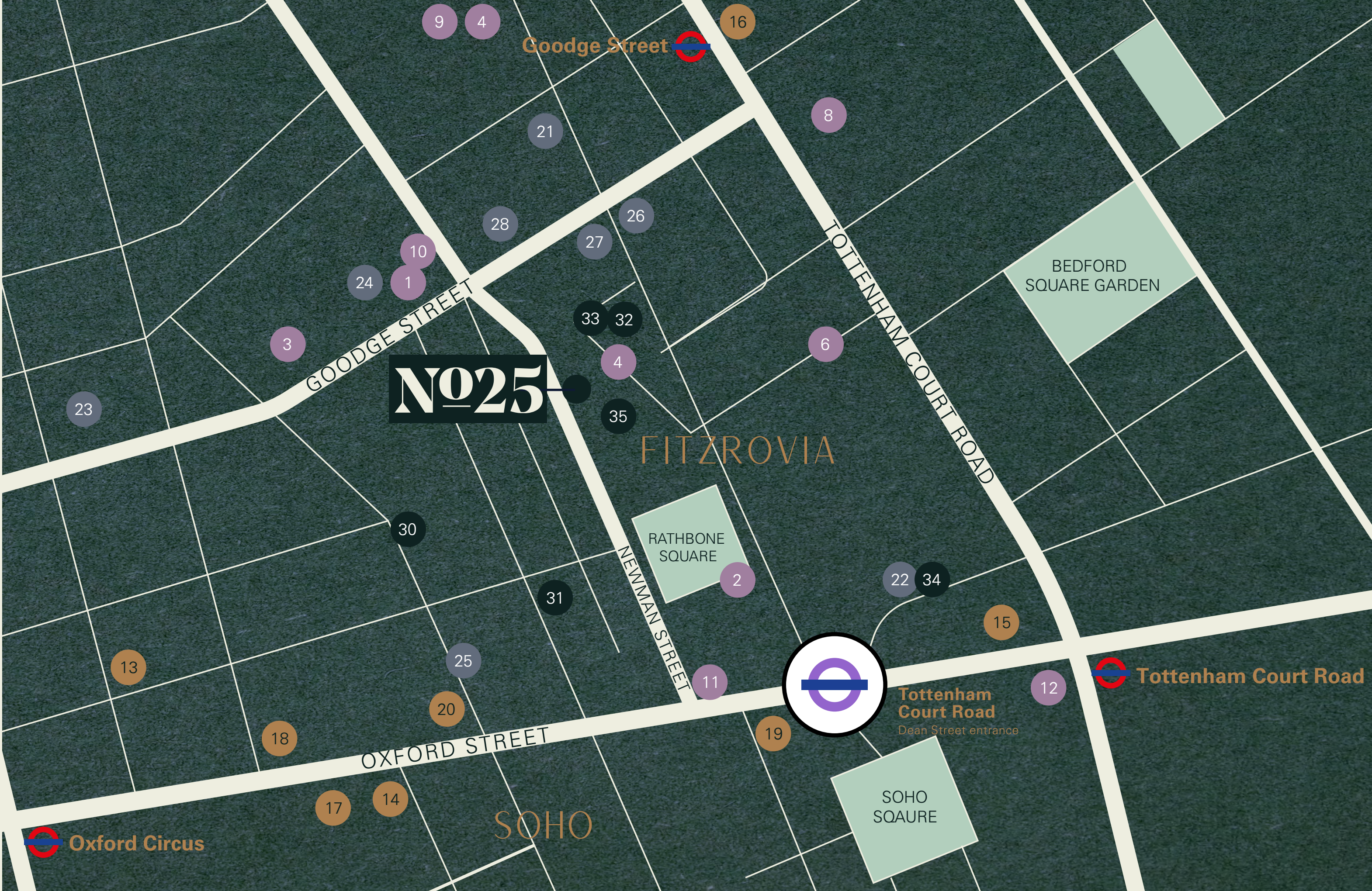
- 13. All Saints
- 14. M&S
- 15. Primark
- 16. Heal's
- 17. Estée Lauder
- 18. Urban Outfitters
- 19. Zara
- 20. UNIQLO

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 Mandrake
- 35. The Bloomsbury





Charlotte Street Hotel

ONE OF THE MOST ECLECTIC MIX OF RESTAURANTS, CAFÉS, PRIVATE CLUBS, HOTELS & BARS ANYWHERE ACROSS THE CAPITAL.



Psycle



Circolo Popolare



Pontone Gallery

CONNECTIVITY



29 minutes
to Heathrow
Airport



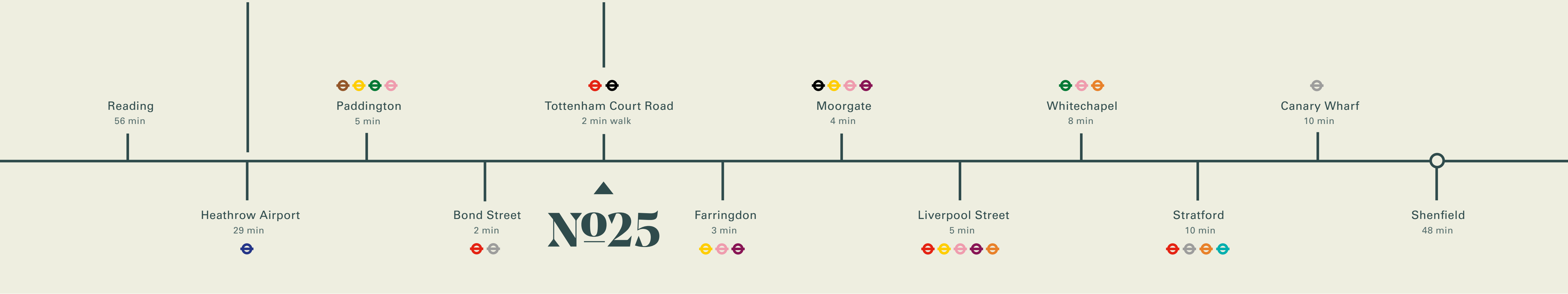
2 minute walk
to Tottenham
Court Road



Trains every 2.5
minutes during
rush hour



Elizabeth
Line



Oxford Circus
9 min
Brown, Red, Blue circle icons

Great Portland Street
12 min
Purple, Yellow, Pink circle icons

Warren Street
12 min
Black, Blue circle icons

Leicester Square
13 min
Black, Blue circle icons

Tottenham Court Road
2 min
Black, Red, Purple circle icons

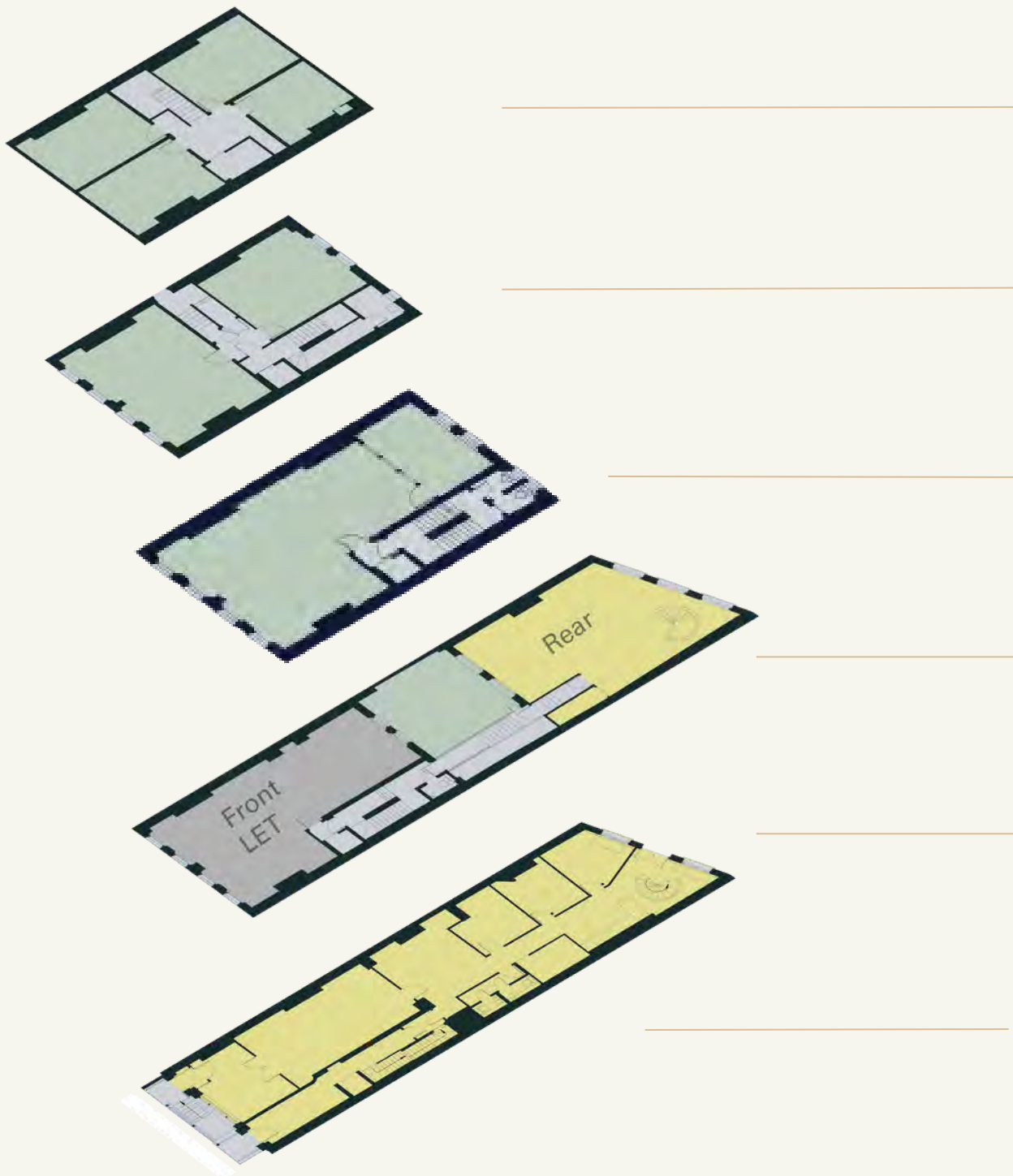
Goodge Street
5 min
Black circle icon

Bond Street
11 min
Red, Purple, Grey circle icons

Piccadilly Circus
12 min
Blue, Brown circle icons

FLOOR PLANS

Not to scale.
The coloured floors are to be let together.



FLOOR		SQ.FT	SQ.M	AVAILABILITY
4		634	58.90	UNDER OFFER
3		622	57.90	AVAILABLE
2		706	65.59	AVAILABLE
1	FRONT	696	64.66	LET
1	REAR	664	61.68	LET
G		1,553	144.28	LET
TOTAL		1,962	182.39	AVAILABLE

LEASE

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

RENT

Upon Application.

VAT

The property is elected for VAT.

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

Scaled plans available on request.

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.

January 2024

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