

THE  
CHARLOTTE  
ESTATE  
W1

# No.36 NEWMAN STREET

LONDON W1

2,812 SQ FT  
CLASS E OPPORTUNITY







# A PRIME FITZROVIA RETAIL /GALLERY/SHOWROOM/ MEDICAL OR WELLNESS OPPORTUNITY

The property is located on the northern section of Newman Street, close to the junction with Goodge Street.

Nearby occupiers include Clear Cut Pictures, Cooke Optics, Zari Gallery, Ligne Roset Showroom, Stretch Lab, Vixen & Blush, Pontane Gallery, Mr Fogg's and The Mandrake Hotel.

Fitzrovia is known for its creative, lifestyle-led environment with a mix of art galleries, wellness concepts, boutique showrooms and destination hospitality. The connectivity is excellent, with Goodge Street and Tottenham Court Road stations within easy walking distance.

The location benefits from residential and office footfall including **Estée Lauder HQ**, **Fora** co-working offices and **Monday.com**.

Premium hotels nearby include **The Mandrake**, **The London EDITION**, **The Charlotte Street Hotel**, **The Rathbone Hotel** and **The Sanderson Hotel**.

CLASS E OPPORTUNITY

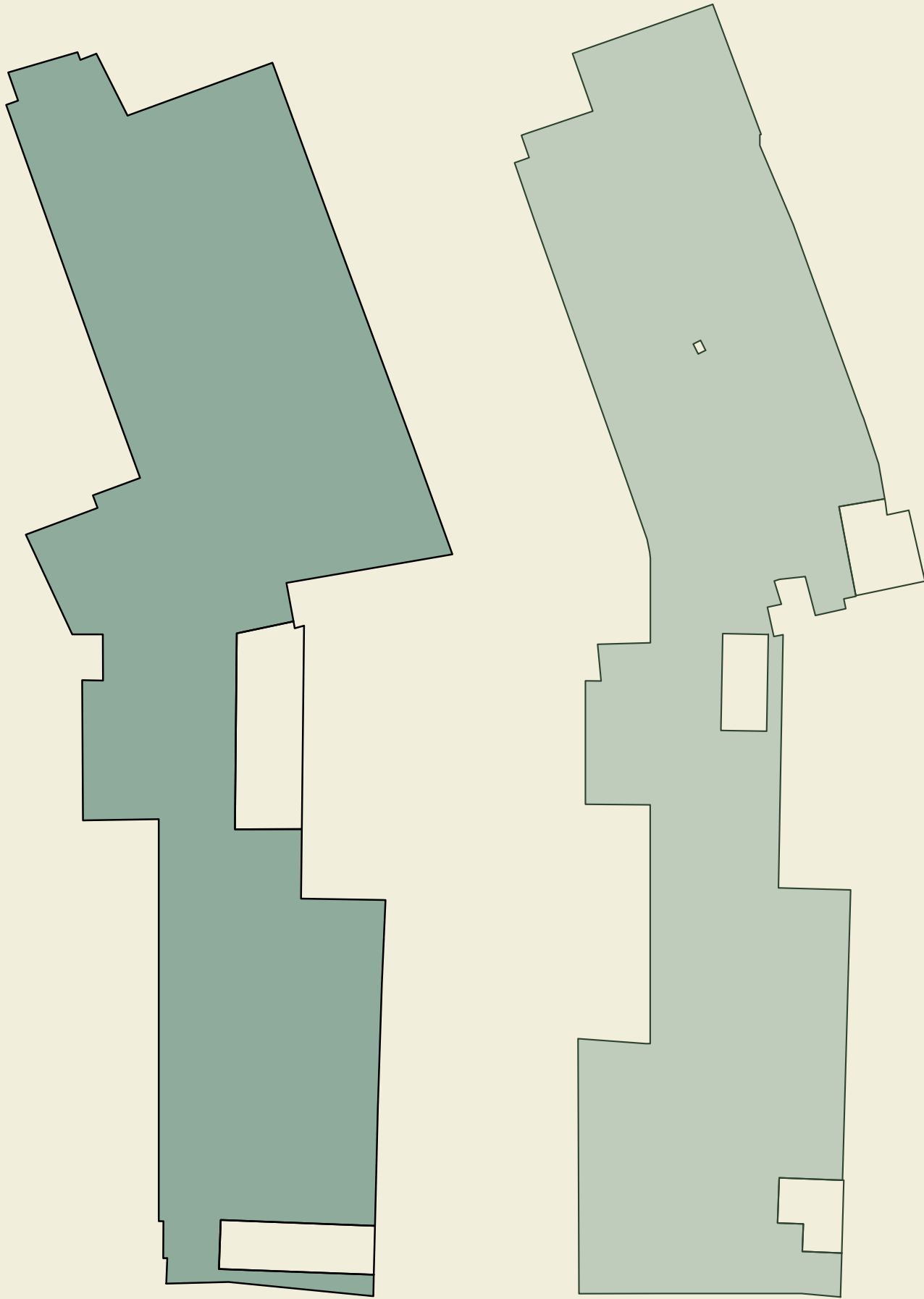


# THE NEIGHBOURHOOD





# UNIT DETAILS



GROUND

LOWER GROUND

GROUND → 1,300 SQ FT (120.8 SQ M)

LOWER GROUND → 1,512 SQ FT (140.5 SQ M)

TOTAL → 2,812 SQ FT (261.2 SQ M)

## Tenure

The unit is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be contracted outside of the security of tenure and compensations provisions of the Landlord & Tenant Act 1954 part II (as amended).

## Handover

The unit will be handed over in an agreed specification.

## Service Charge & Insurance

The Service Charge is **£3,614**. The Insurance is **£178**.

## Rates

Interested parties are advised to make their own enquiries with the Local Authority.

## Rent

On Application.



# MAP

## MAJOR OFFICES

1. Estée Lauder
2. Netflix
3. Fora Coworking Offices
4. Fora Coworking Offices

## ART & CULTURE

1. Zari Gallery
2. Pontone Gallery
3. Eclectic Gallery

## HOTEL

1. Charlotte Street Hotel
2. The Rathbone Hotel
3. The Mandrake Hotel
4. The Bloomsbury Hotel
5. Sanderson London
6. The London EDITION

## LESIURE & LIFESTYLE

1. YMCA
2. The GYM Oxford Street
3. Fitness First
4. Outernet & Here
5. Soho Theatre
6. Stretch Lab
7. FS8 Pilates
8. Vixen & Blush
9. Samantha Cusick
10. 7 Breaths Meditation

## FOOD & BEVERAGE

1. Fabrique
2. Lantana Café
3. Mr Fogg's House of Botanicals
4. Mowgli
5. Salt Yard
6. Norma
7. Ugly Dumpling
8. Lima
9. Circolo Popolare
10. ROKA
11. Spaghetti House
12. Six by Nico
13. Sohishi Sushi
14. The Ninth
15. Carousel
16. Lisboeta
17. Copita
18. Chipotle
19. Tesco
20. Ben's Cookies
21. Black Sheep Coffee
22. Caffè Nero



GOODGE STREET  
6 min walk

TOTTENHAM COURT ROAD  
8 min walk

OXFORD CIRCUS  
10 min walk





# VIEWINGS

 HanoverGreen

Retail

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