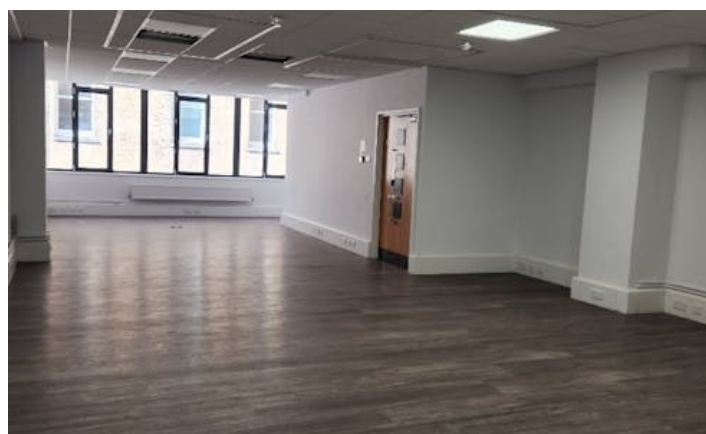


ELLIS BROWN

OFFICES TO LET

Short term office space available in the heart of Fitzrovia, just 150m from Tottenham Court Road Station's Elizabeth Line

84 Newman Street, W1T 3EU
1,475 - 2,958 sq ft



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Description

84 Newman Street offers refurbished office accommodation arranged from the Lower Ground to 2nd floor. The floors provide efficient open plan offices each benefitting from generous floor to ceiling heights and excellent natural light from dual aspect windows.

Lease terms of 18 months direct from the landlord available.

Location

Located in the heart of Fitzrovia just off Oxford Street, 84 Newman Street occupies a prominent position near the Eastcastle Street junction directly opposite the Rathbone Square development. The area is surrounded by an eclectic mix of cafes, restaurants and hotels as well as excellent retail opportunities. Transport links are exceptional with Tottenham Court Road station just a 2 minute walk and both Oxford Circus and Goodge Street stations an 8 minute walk away.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
1st	1,483	137.78	£35	£24	£10	£8,527.25	£102,327	Available
2nd	1,475	137.03	£35	£24	£10	£8,481.25	£101,775	Available
Total	2,958	274.81	£35	£24	£10	£17,008.50	£204,102	

Features	EPC
Excellent natural light	B
Efficient floor plates	
Generous floor to ceiling heights	Terms
Passenger lift	On application
Cabled & redecorated	
Prominent location	VAT
	Applicable

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