

RIB

ROBERT IRVING BURNS

18

NEWMAN  
STREET



Bright, Modern Lower Ground  
Floor Unit in the Heart of Fitzrovia

1,152 SQ. FT.

Lower Ground Floor Unit

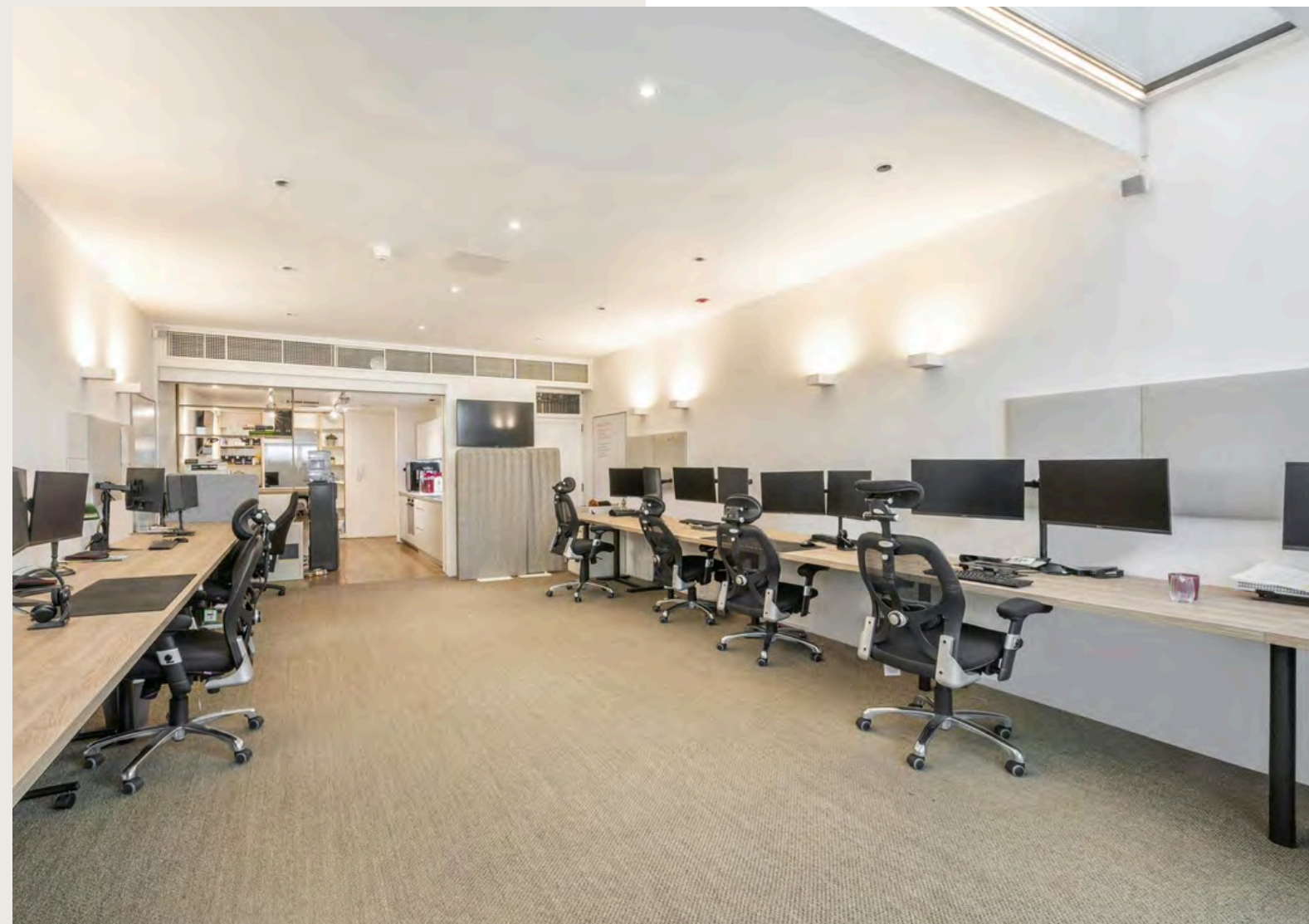


## Description

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, roof terrace (shared with ground tenant) and natural light to the rear.

# Specification

- Private Entrance
- Roof Terrace (shared with ground floor tenant)
- Kitchenette
- Internally Demised WC
- Entry Phone System
- Rear Glass Atrium/ Light well
- Integrated AC/ Air Flow System (not tested)
- Highly Sought after West End Location



## Location



Charlotte Street Hotel



Estée Lauder HQ



Berners Tavern

## Location

Located in the heart of London's vibrantly creative Fitzrovia, this property is situated in the prominent location on Newman Street, near to the junction of Newman Street and Eastcastle Street. Tottenham Court Road and Good Street underground stations are just a short walk away.

18 NEWMAN STREET

# 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

18 NEWMAN STREET



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

**18** NEWMAN STREET

 Elizabeth Line  
2 min walk

Tottenham Court Road  
Dean Street entrance  


SOHO

Goodge Street



Tottenham Court Road

 1 min

FITZROVIA

 2 min

Wells Street

 3 min

Goodge Street

Oxford Street



29 minutes to Heathrow Airport



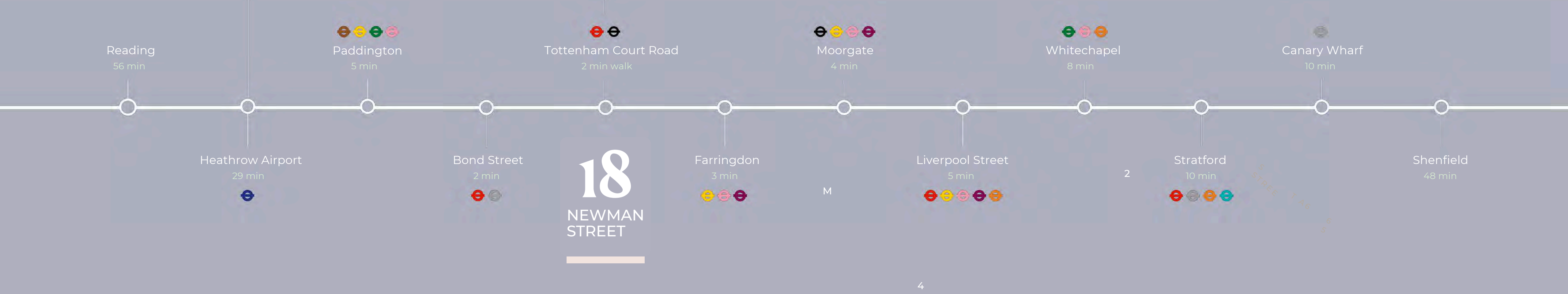
2 minute walk to Tottenham Court Road



Trains every 2.5 minutes during rush hour



Elizabeth Line



Oxford Circus



Great Portland Street



Warren Street



Leicester Square



Tottenham Court Road



Goodge Street



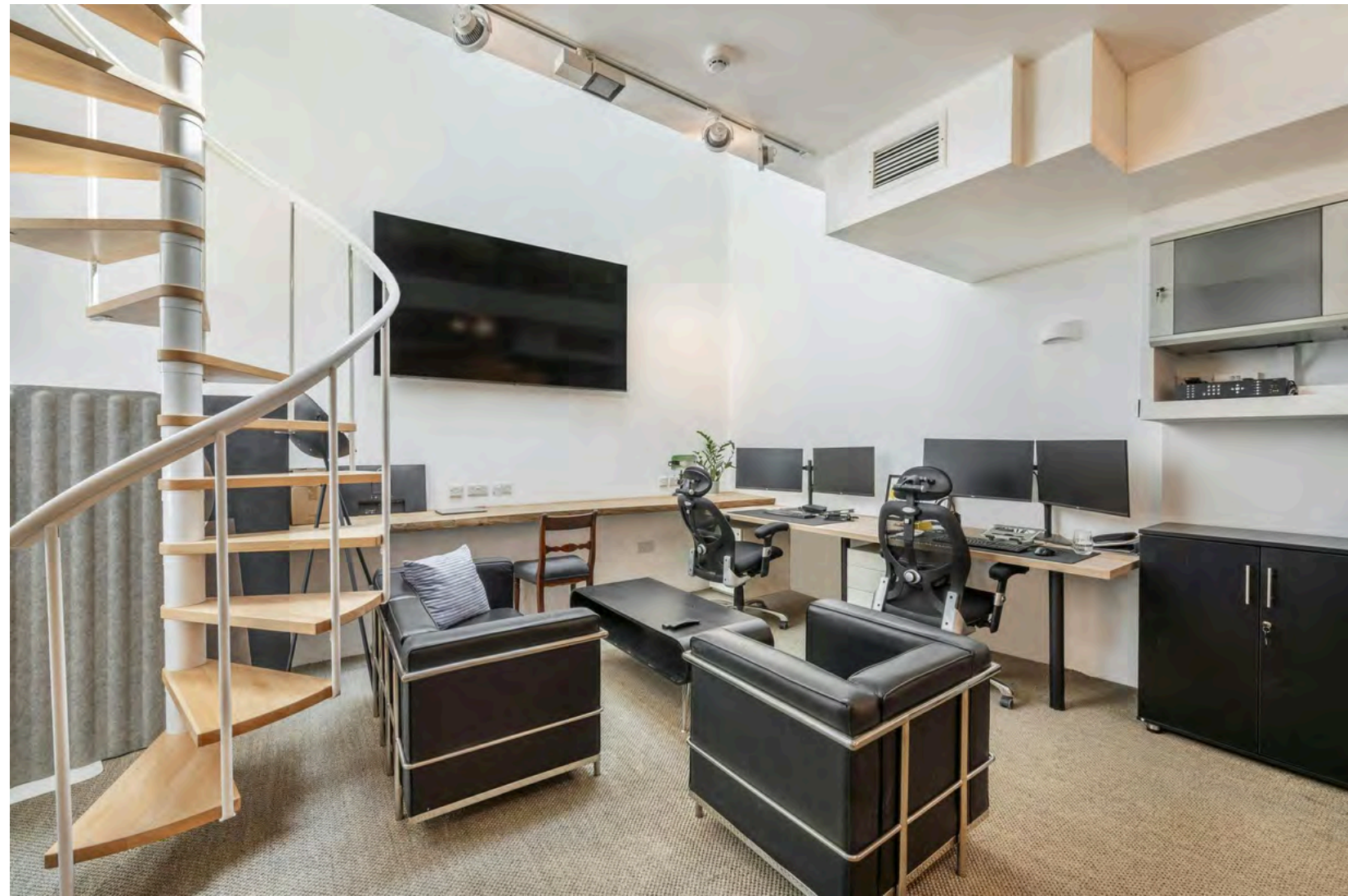
Bond Street



Piccadilly Circus







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## Accommodation

Net Internal Area

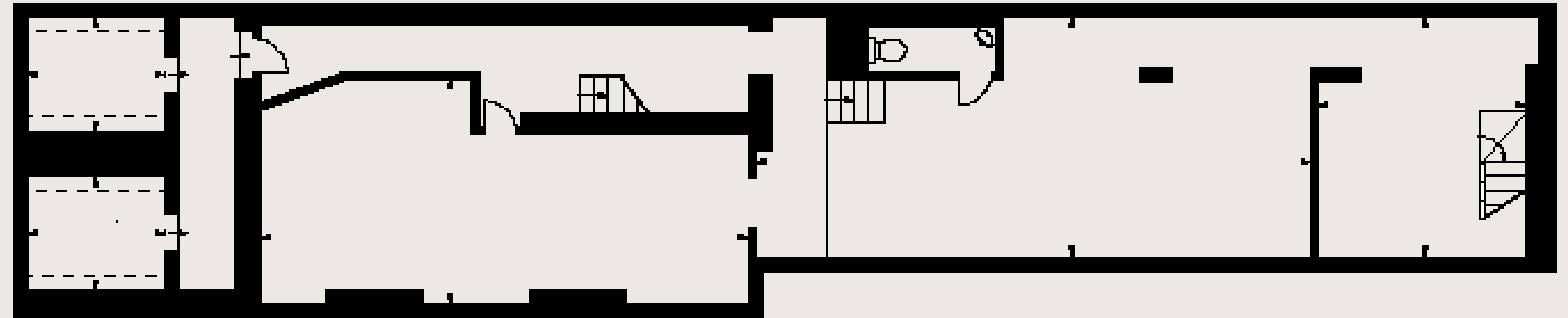
Front Unit 41.6 SQM/ 448 SQFT

Rear Unit 65.4 SQM/ 703 SQFT

Lower Ground Level 107.0 SQM/ 1,152 SQFT

# Floor Plan

Not to scale



Lower Ground Floor

Floor	Front Unit	Rear Unit	LGF
Total Size (sq.ft.)	448	704	1,152
Quoting Rent (p.a.) excl.	£23,332	£36,664	£60,000
Service Charge	£2,334	£3,668	£6,000
Estimated Rates Payable (p.a.)	£6,308	£9,912	£16,218
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£31,974</b>	<b>£50,244</b>	<b>£82,218</b>

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

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.

## 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.

## CONTACT US

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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 2025

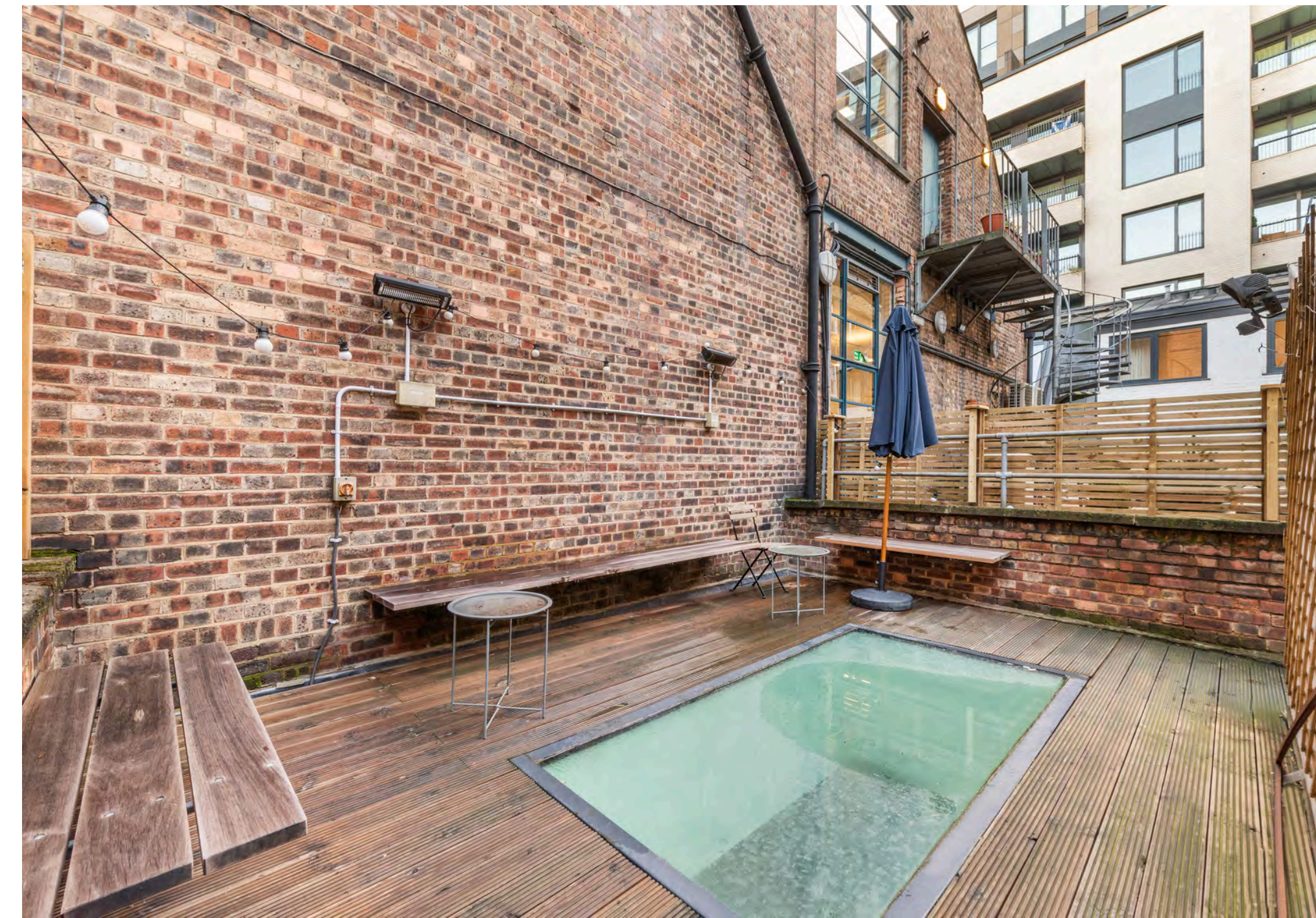
Accommodation



## Accommodation

Net Internal Area

Ground Level 87.6 SQM/ 943 SQFT  
Lower Ground 107.0 SQM/ 1,152 SQFT  
Vault 1 3.2 SQM/ 34 SQFT  
Vault 2 3.2 SQM/ 34 SQFT  
Total NIA 201.0 SQM/ 2,164 SQFT



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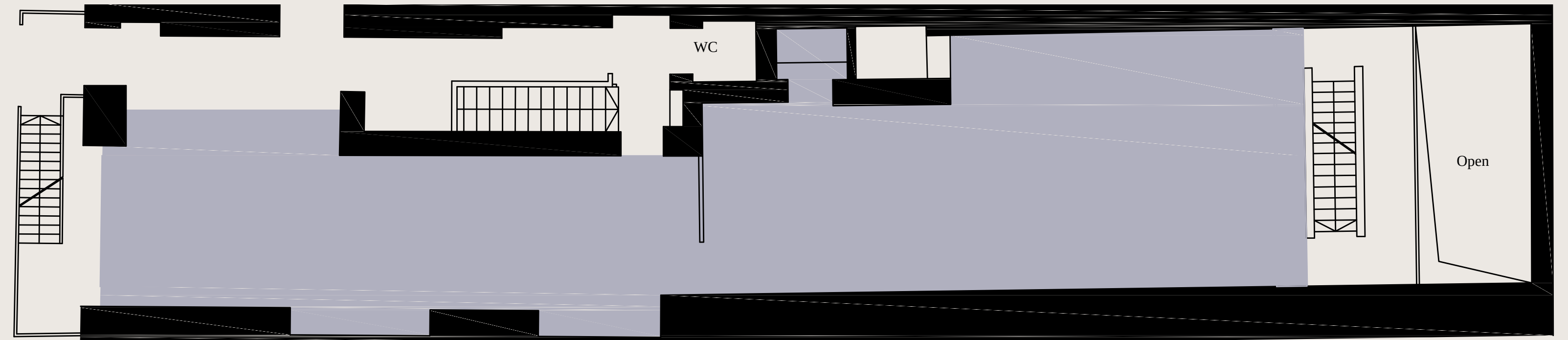
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Vault 1 3.2 SQM/ 34 SQFT

Vault 2 3.2 SQM/ 34 SQFT

Total NIA 201.0 SQM/ 2,164 SQFT

# Floor Plans



Ground Floor



Lower Ground Floor

Floor	Ground Floor
Total Size (sq.ft.)	943
Quoting Rent (p.a.) excl.	£102,025
Service Charge	TBC
Estimated Rates Payable (p.a.)	£31,488
Estimated Occupancy Cost excl. (p.a.)	£133,513