

TO LET

72 Newman Street, Fitzrovia, London W1

Smart Office in the heart of Fitzrovia



THE SPACE

- 426 sq ft third floor office – open plan area
- Attractive period office building with high ceilings and sash windows
- Wooden flooring, Entryphone, Central Heating
- Fibre optic already in the building

LOCATION & USE

- Shared kitchenette area
- Situated along the west side of Newman Street
- Well located for Oxford Circus and Tottenham Court Road
- Use Class E

TERMS

- **Rent: £19,170 @ £45/sf per annum inclusive of building insurance; exclusive of VAT, service charge and business rates**
- **Service Charge: Fixed at £6.50 per sq ft per annum (£2,769 per annum), exclusive of VAT, plus RPI annual increases**
- A new lease to be granted outside of the LTA 1954
- EPC – to follow
- Each party is responsible for their own legal costs

For viewings please contact: **Joint Agents – Phoenix & Partners** T: 020 7323 4123

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