

TO LET

72 Newman Street, Fitzrovia, London W1

Smart Office space in the heart of Fitzrovia



THE SPACE

- 131 sq ft fourth floor office – open plan area
- 2 desks on 4th floor; open plan area
- Attractive period office building with high ceilings and sash windows
- Carpet 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: £5,895 @ £45/sf inclusive of building insurance; exclusive of VAT, service charge and business rates**
- **Service Charge: Fixed at £6.50 per sq ft per annum (£851.50 per annum), exclusive of VAT, plus RPI annual increases**
- A new licence to be granted
- 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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