



72

**Newman Street
London W1T 3EH**

**FITTED OFFICES
in the heart of
Fitzrovia
TO LET**

£45.00 per sq ft

DOWD & CO
Chartered Surveyors
& Property Consultants

LOCATION AND SIZE

Situated midway along the west side of Newman Street, in the heart of Fitzrovia.

72 Newman Street has excellent transport links and is close to Oxford Circus, Tottenham Court Road (Elizabeth line) and Goodge Street stations.

Third	426 sq ft (39.57 sq m)
Part Fourth	<u>131 sq ft (12.16 sq m)</u>
Total	557 sq ft (41.73 sq m)



KEY FEATURES

- Attractive period offices
- High ceilings
- Excellent natural light
- Central heating
- Carpeted throughout
- Kitchenette and WCs on common parts
- Video entry phone
- Fibre optic installed
- Separate board room/ private office on fourth floor
- Fixed service charge

Fitted Offices or Unfurnished



RENT

557 sq ft @ £45.00 per sq ft = £25,065 per annum exclusive of VAT, if applicable.

FIXED SERVICE CHARGE

£6.50 per sq ft exclusive of VAT per annum, plus RPI annual increases.

RATES

The new rateable values from 1st April 2026 are:

3rd floor RV £24,750. Payable £8,907.15 per annum.

4th floor RV £8,500. Payable £2,986.51 per annum.

Prospective tenants should verify the rates payable with the rating authority.

LEASE

A new effective full repairing and insuring lease contracted outside the Landlord and Tenant Act 1954, is available from the landlord for a term by arrangement.

EPC

3rd floor Energy Performance Certificate rating: D

Rating score: 80

FLOOR PLANS

Measured floor plans available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

CONTACT US

For further information please reach out:

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