

## SUPERB OFFICE SUITE TO LET

### SHORT OR LONG TERM AND FULLY FURNISHED

### PART 2<sup>ND</sup> FLOOR – 2,140 SQ FT

### 40 – 44 NEWMAN STREET, LONDON, W1T 1QD



Location:

The building is located in the heart of Fitzrovia on the east side of Newman Street close to the new UK headquarters of Facebook and to the south of the mixed use Fitzroy Place development.

Communications are excellent with Goodge Street (Northern Line) to the east, Tottenham Court Road (Central, Northern and Elizabeth Line to the south east and Oxford Circus (Central, Bakerloo and Victoria lines) to the south west.

Accommodation:	The available accommodation comprises part of the 2 <sup>nd</sup> floor providing a mixture of open plan and private offices fitted out to a very high standard. All of the furniture can be made available if required.
Part 2 <sup>nd</sup> Floor:	2,140 sq. ft. ( 198.81 sq. m. )
Amenities:	<ul style="list-style-type: none"><li>• Air conditioning</li><li>• 13 person passenger lift</li><li>• Good ceiling height and natural light</li><li>• Fully furnished</li><li>• 24 hour access</li><li>• Kitchen</li></ul>
Lease:	A FR&I lease for a term expiring 31st January 2022 or a new longer lease for a term by arrangement.
Rent:	£145,000 per annum exclusive (68 per sq. ft.)
Rates Payable:	£46,000 per annum payable.
Service Charge:	£22,000 per annum exclusive.
Legal Costs:	Each party to bear their own legal costs incurred in this transaction.
Viewing:	Strictly by appointment with sole agents James Andrew International.



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