

## 22 Newman Street, W1

Contemporary Refurbished Office Space To Let  
Self-Contained Ground & Lower Ground Floors:  
4,377 sq ft (406.64 m<sup>2</sup>)



- Air cooling
- Interlinking staircase
- Three meeting rooms
- Fitted kitchenette
- Contemporary feel
- Shower

## 22 Newman Street, W1

### Location

The property is located on the East side of Newman Street, equidistant between Oxford Street and Goodge Street. Piccadilly Circus, Oxford Circus, Tottenham Court Road and Goodge Street stations are located a short walk away, providing easy access to numerous tube lines.

Tottenham Court Road, the nearest station, will provide access to the new Elizabeth line and the public realm works which are currently ongoing.

### Description

The self-contained ground and lower ground floors have been redecorated to provide contemporary air cooled office accommodation, benefitting from a good floor-to-ceiling height. The lower ground floor is fitted out with three private meeting rooms / offices and a kitchenette.

Ground floor: 2,364 sq ft  
Lower ground floor: 2,013 sq ft  
(Must be let together)

### Lease

A new lease is available direct from the landlord.

### Rent

£52.55 per sq ft overall.

### Rates

£19.69 per sq ft (2021/22).

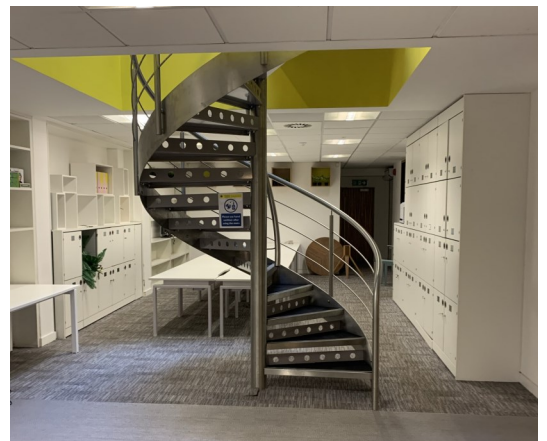
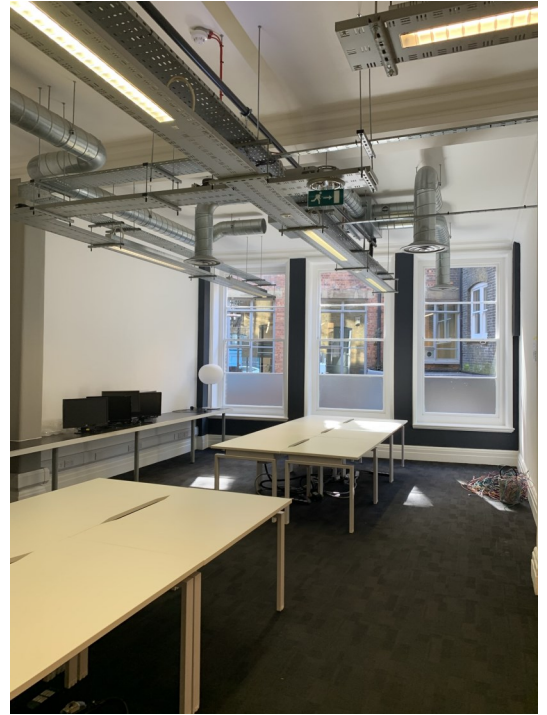
Interested parties are invited to make their own enquiries to Westminster City Council.

### Service Charge

£6.26 per sq ft.

### EPC

C-70



For further information or to arrange a viewing please contact the sole agents:

**Crossland Otter Hunt**  
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