

PRELIMINARY DETAILS

SUPERB SELF CONTAINED OFFICE OR SHOWROOM WITH OWN FRONT DOORS AND WINDOW FRONTAGES TO RATHBONE STREET & NEWMAN STREET

TO LET

36 NEWMAN STREET, LONDON W1

SUITABLE FOR ARCHITECTS / DESIGNERS / GALLERIES / SHOWROOM USERS

LOCATION

The building has prominent window frontages to both Newman Street and Rathbone Street and therefore is situated in the heart of Noho. Tottenham Court Road and Oxford Circus Underground stations are close by together with a vast range of restaurants and bars in nearby Charlotte Street.

ACCOMMODATION

Currently in "shell and core", the unit comprises a self-contained ground and lower ground floor with an interconnecting staircase. The ground floor benefits from a floor to ceiling height of 10' 6".

The approximate net internal floor areas are as follows:

Ground Floor	1,460 sq ft
Lower Ground Floor	1,400 sq ft
TOTAL	2,860 sq ft

Subject to verification following Landlord's works

FEATURES

- Self Contained
- 10' 6" floor to Ceiling Height
- Prominent Window Frontages
- Own Front Doors
- Excellent Natural Light
- Private Toilets
- Integral Staircase

TERMS

A new lease is available from the Landlord for a term by arrangement. Rent upon application.

VIEWING

For further information or an appointment to view, please contact sole agent.

Andrew Rosen/Paul Gold
020 7935 1653

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IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

46 Blandford Street, London W1U 7HT

T 020 7935 1653

F 020 7935 7272

www.brahamgood.co.uk

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