

PRELIMINARY DETAILS

**UPON INSTRUCTIONS OF
LAZARI INVESTMENTS**

**TO BE REFURBISHED
AIR CONDITIONED OFFICE FLOOR
TO LET – 4,400 SQ FT APPROX**



93 NEWMAN STREET, LONDON W1

LOCATION

The property is located at the southern end of Newman Street at the junction of Oxford Street. Oxford Circus and Tottenham Court Road stations are within close proximity.

ACCOMMODATION

Comprises the **entire second floor** which is due to undergo refurbishment. The approximate net internal floor area is **4,482 sq ft.**

The ground floor entrance/reception has been fully refurbished to a high standard.

AMENITIES

- **New air conditioning system**
- **Raised floor**
- **Plastered ceilings**
- **Passenger lift**
- **Private Wcs**
- **Superb natural light**
- **Car parking**

LEASE

A new lease from the freeholder is available for a term by arrangement

RENT

£37.50 per sq ft per annum exclusive

VIEWING

Strictly by appointment through sole letting agents:

BRAHAM GOOD

Andrew Rosen/Paul Gold

May 2010

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.

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