

New Instruction on behalf of
Great Portland Estates

24 NEWMAN STREET, LONDON, W1



CGI for indication purposes only

Self-contained Ground and Lower Ground Floors
4,973 sq ft (462 sq m)*

CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Location: Situated on the east side of Newman Street, a couple of minutes' walk from Oxford Street and Goodge Street. Located within the heart of Soho the area is served by a plethora of high quality hotels, restaurants and shops. Tottenham Court Road, Goodge Street and Oxford Circus underground stations (Central, Victoria, Northern and Bakerloo lines) are all within easy walking distance.

Accommodation: Forming the ground and lower ground floor within a new mixed use scheme by GPE, and designed by award winning architects Emrys, the space provides flexible bright contemporary accommodation benefitting from full height, c.9m glazed frontage to Newman Street. The floors are connected via a bespoke interconnecting staircase and a DDA compliant platform lift.

Ground	2,756 sq ft	256.04 sq m
Lower ground	2,217 sq ft	205.96 sq m
Total	4,973 sq ft	462 sq m*

Amenities: 9m fully glazed frontage
VRF comfort cooling and fresh air
Plaster board ceiling with inset lighting
Feature lighting
DDA compliant lift

Self-contained
Fully accessible metal tiled raised floor
Bike storage
Demised Showers & WC's
Within new mixed use scheme

Terms: A new lease is available for a term by arrangement.

Rent: £185,000 per annum exclusive.

Rates: To be assessed.

Estate Charge: We have been advised by the Landlord that there is a Service Charge payable at approximately £2.50 per sq ft per annum.

Possession: On completion of legal formalities.

Viewing: Strictly through sole agent

Richard Williams
020 7758 3289
07966 106 833
richardwilliams@ashwellrogers.com

Ash Sharma
020 7758 3285
07721 001 751
ash@ashwellrogers.com

*Subject to final on-site measurement
September 2011



Great Portland Estates plc is a member of the Commercial Landlords Accreditation Scheme and supports *The Code for Leasing Business Premises in England and Wales 2007*, produced by The Joint Working Group on Commercial Leases.

Follow the Code at www.commercialleasecode.co.uk.
Small Business? For free help on negotiating a lease see www.leasingbusinesspremises.co.uk

CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.