

## 25 NEWMAN STREET, LONDON, W1

### REVISED RENT



**SECOND FLOOR**  
**701 SQ FT (65.12 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:** The building is located on the east side of Newman Street, which runs between Oxford Street and Goodge Street. Tottenham Court Road, Goodge Street and Oxford Circus (Central, Victoria, Northern and Bakerloo lines) underground stations are within easy walking distance.
- Description:** The entire second floor, measuring 701 sq ft (65.12 sq m), is currently undergoing refurbishment and will provide bright space, with high ceilings, split over two large rooms. The common parts of the building have recently been refurbished to provide fresh and contemporary finishes.
- Amenities:**
- |                                      |                                |
|--------------------------------------|--------------------------------|
| * Recently refurbished entrance hall | * Good floor to ceiling height |
| * Comfort cooling in part            | * Entry phone                  |
| * Excellent natural light            | * Full carpeting               |
- Terms:** A new lease from the landlord for a term by arrangement. The lease will be drawn outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.
- Rent:**
- |                           |
|---------------------------|
| Year 1 - £19.50 per sq ft |
| Year 2 - £22.50 per sq ft |
| Year 3 - £24.00 per sq ft |
- Rates:** Based on information provided by the local authority we estimate that the rates payable for the second floor are £6,121.50 per annum. Interested parties are advised to make their own enquiries.
- Service Charge:** The service charge budget for this year equates to approximately £4,000
- Occupation:** Immediate upon completion of legal formalities.
- Legal Costs:** Each party is to be responsible for their own legal costs incurred in this transaction.
- Viewing:** Strictly by appointment through sole agents:

**Ashwell Rogers**

**Richard Williams**  
020 7758 3289

**Ben Lewis**  
020 7758 3286

August 2009