



**87-91 Newman Street**  
**Fitzrovia**  
**W1T 3ES**

**BESPOKE MANAGED OFFICES**

*The flexible future of medium term office  
Space for business.*



## THE OFFICE

Newman Street benefits from both the tranquil ambience of Fitzrovia and the trendy vibe of central Soho.

Building features a manned reception, 24/7 security, air-conditioning, two passenger lifts, and bike storage. Strategic open floor plan featuring abundant natural light and glass front conference rooms.

A plethora of lunch and coffee options including Omotesando Koffee, Berner's Tavern, Pret A Manger, and Franco Manca.



## THE LOCATION

Ideally located off of Oxford Street, Newman Street benefits from both the tranquil ambience of Fitzrovia and the trendy vibe of central Soho. Easily accessible by Tottenham Court Road and Goudge Street stations.

## NEAREST TUBE

Oxford Circus





## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
1st Floor	7,952	upto 100	£112,500	12/36 Months		
2nd Floor	7,956	upto 100	£112,500	12/36 Months		

### Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

### Property Highlights

- Office Space for 80-100 Desks
- Bespoke Meeting & Breakout Space
- Bespoke IT & Branding



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



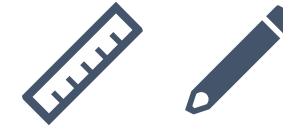
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS

# CONTACT US

## LONDON OFFICE

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## LEEDS OFFICE

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