

BRIDGE HOUSE

22 NEWMAN ST.

FITZROVIA, W1

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Bridge House is a charming mid-terrace office building with 1,035 sq ft - 5,915 sq ft of design-led office space available.





Adaptable high-end office spaces featuring carefully considered exposed brick details and an abundance of natural light.



Area Schedule

FIRST	1,645 sq ft	Available
First Floor Terrace	480 sq ft	
SECOND	1,610 sq ft	Available
THIRD	1,625 sq ft	Available
FOURTH	1,035 sq ft	Available
TOTAL	6,395 sq ft	

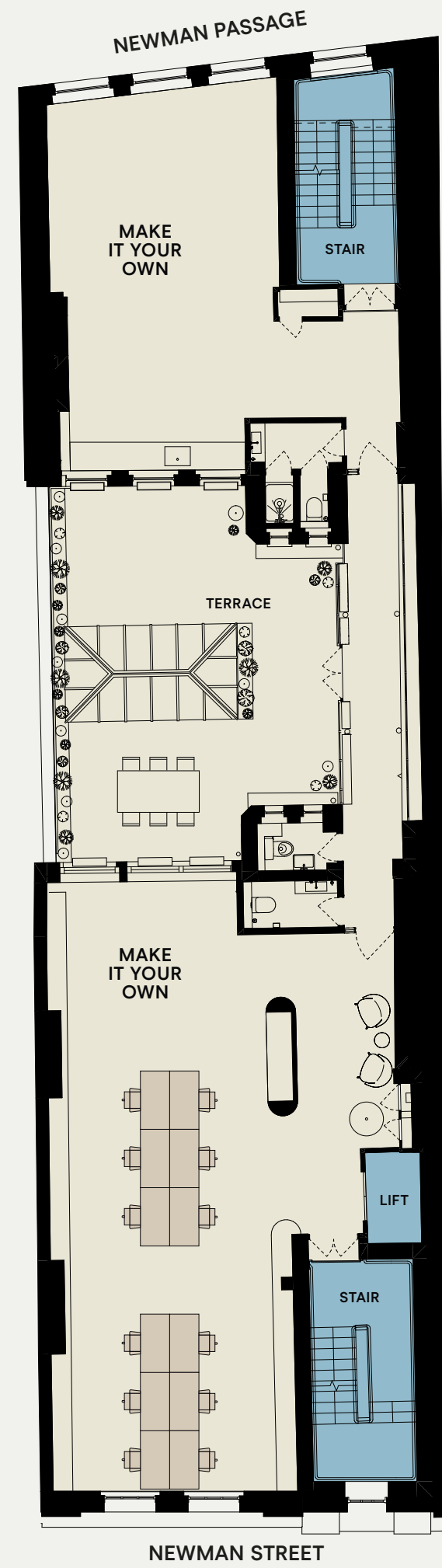


FIRST

1,645 sq ft

FLOOR

(480 sq ft Terrace) Partially fitted & customisable

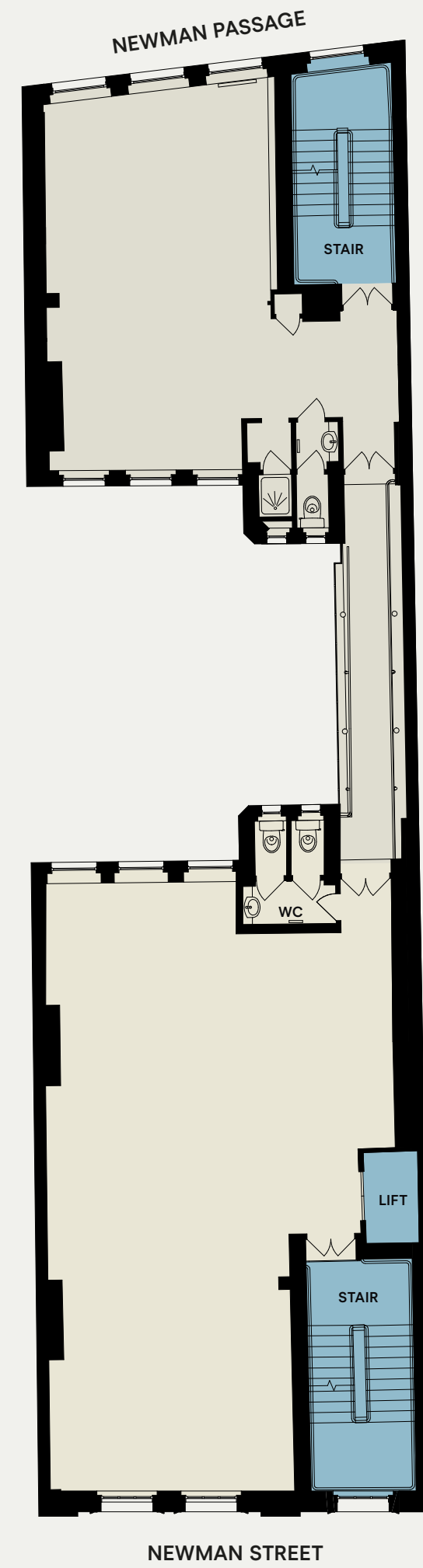


SECOND

1,610 sq ft

FLOOR

Fully customisable

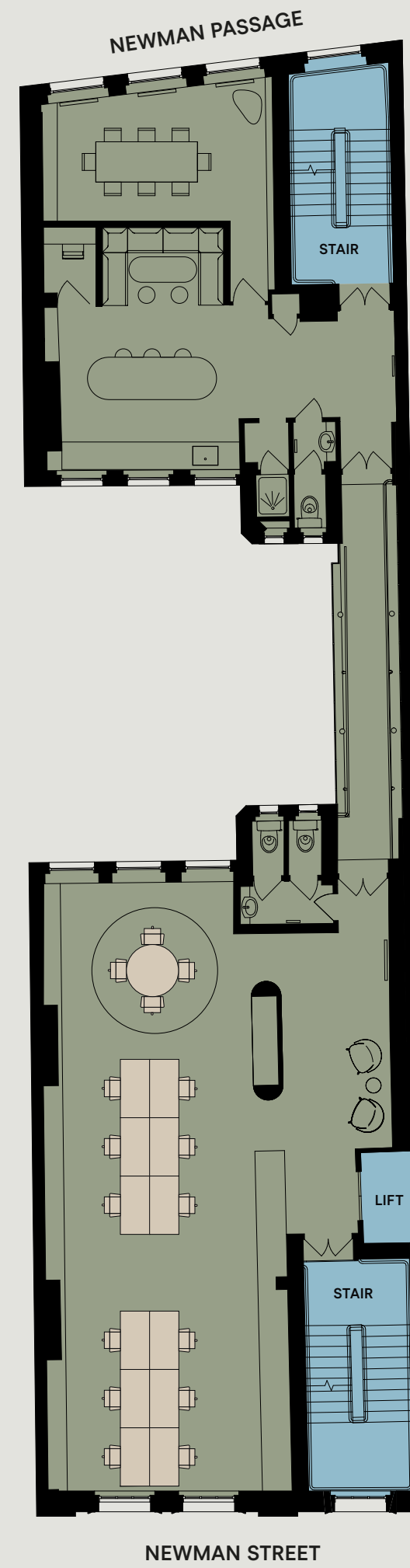


THIRD

1,625 sq ft

FLOOR

Fully fitted

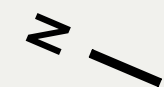
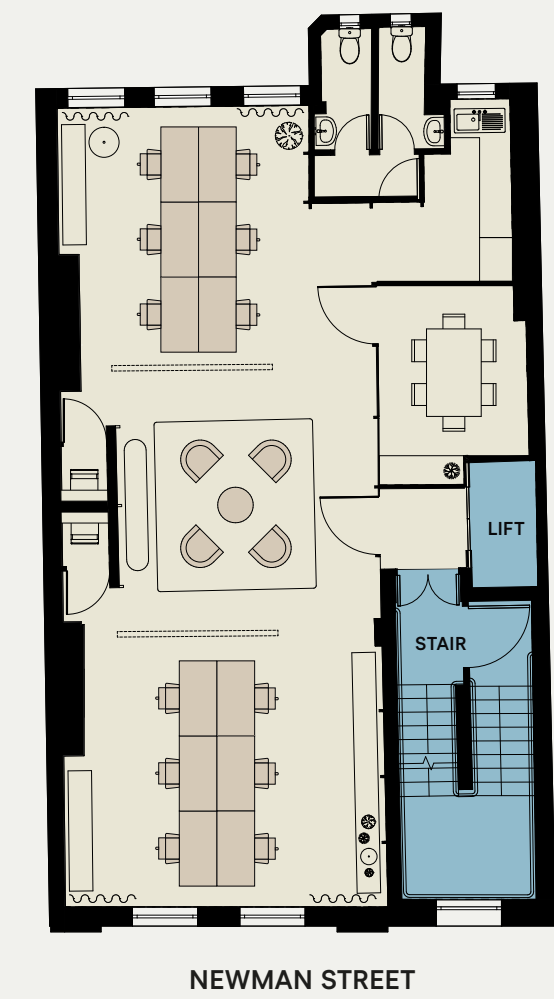


FOURTH

1,035 sq ft

FLOOR

Fully customisable



COMMON PARTS
 OFFICE FLOOR

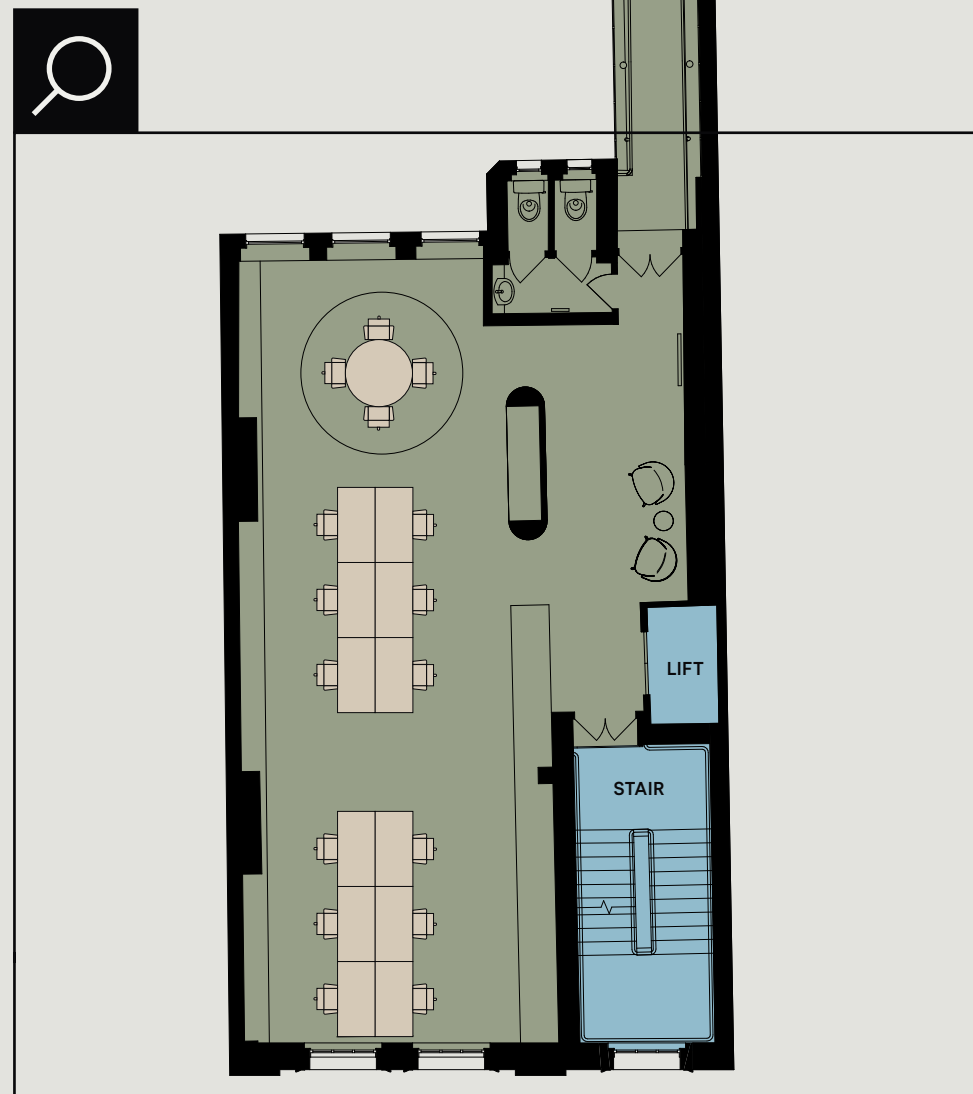
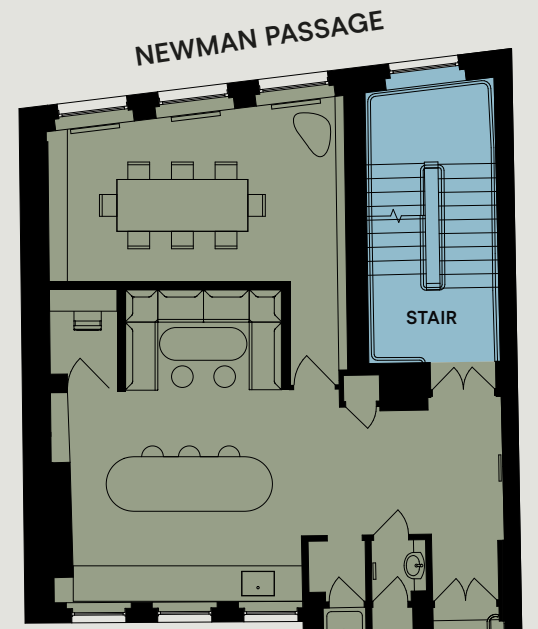
THIRD

1,625 sq ft

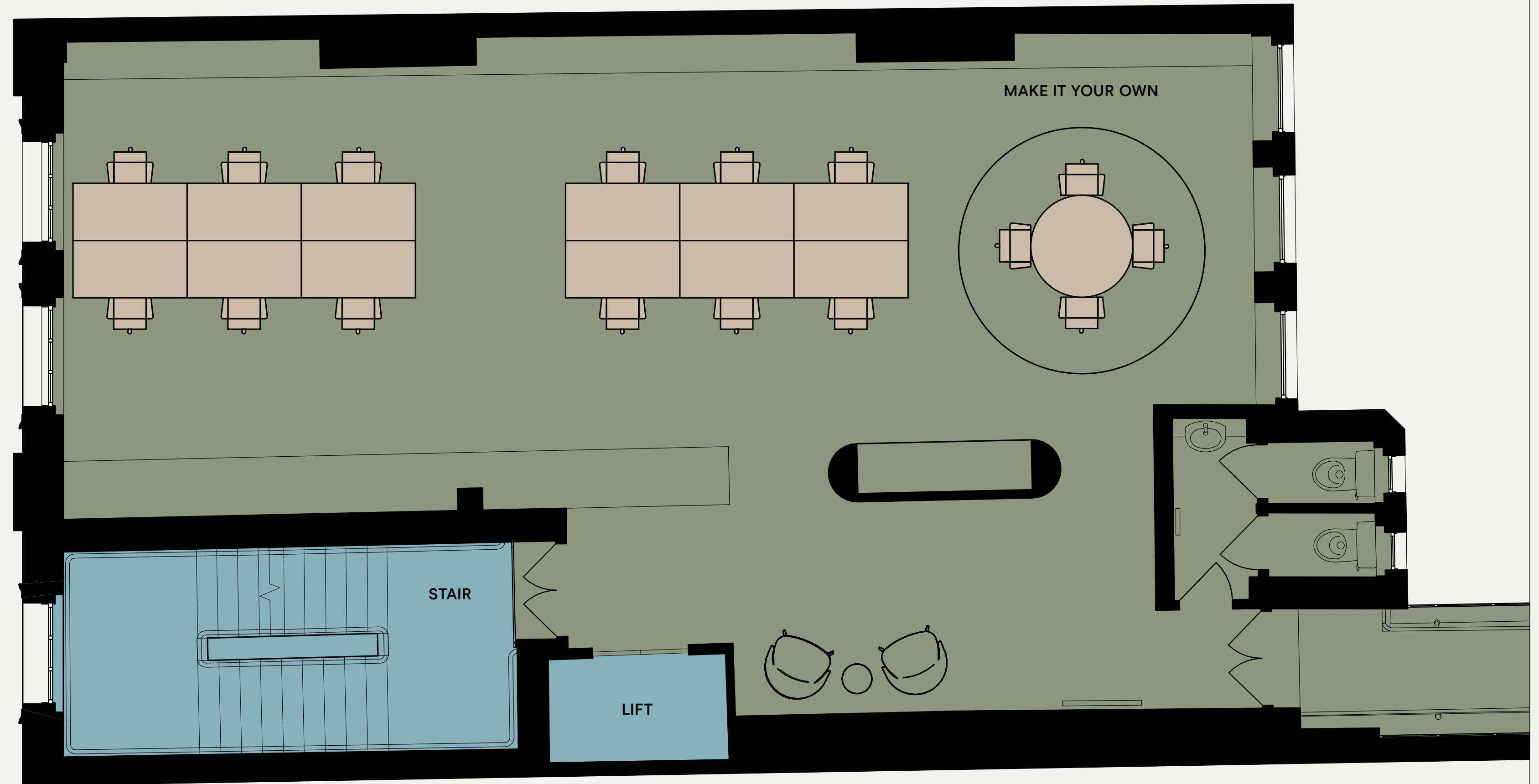
Fully fitted

FLOOR

Make it your own: Option 1



NEWMAN STREET



DESKS

COMMON PARTS OFFICE FLOOR

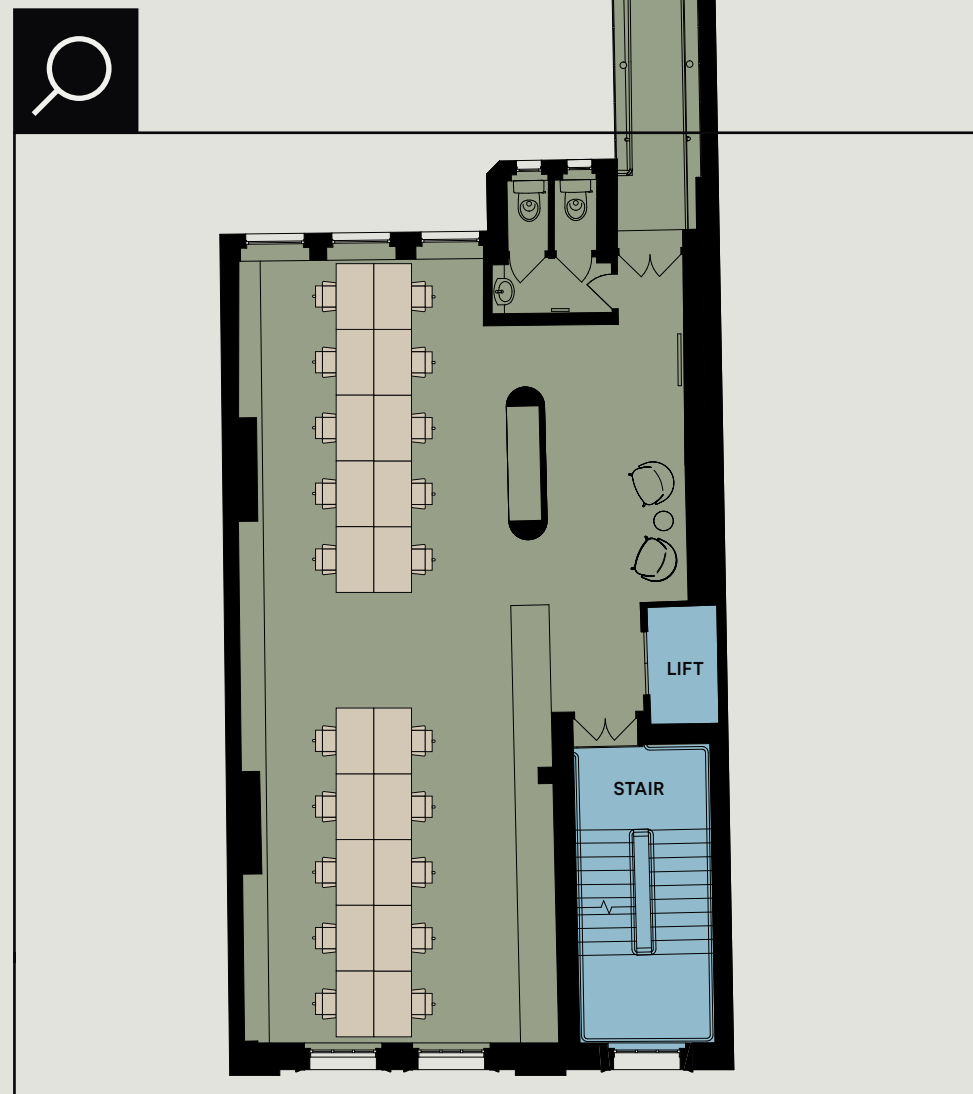
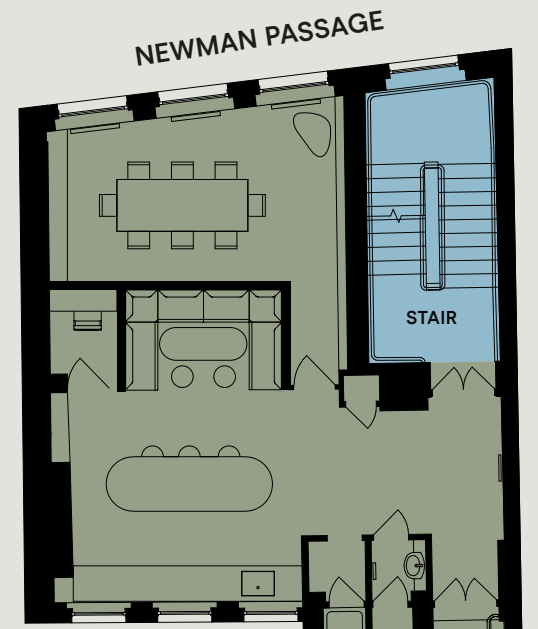
THIRD

1,625 sq ft

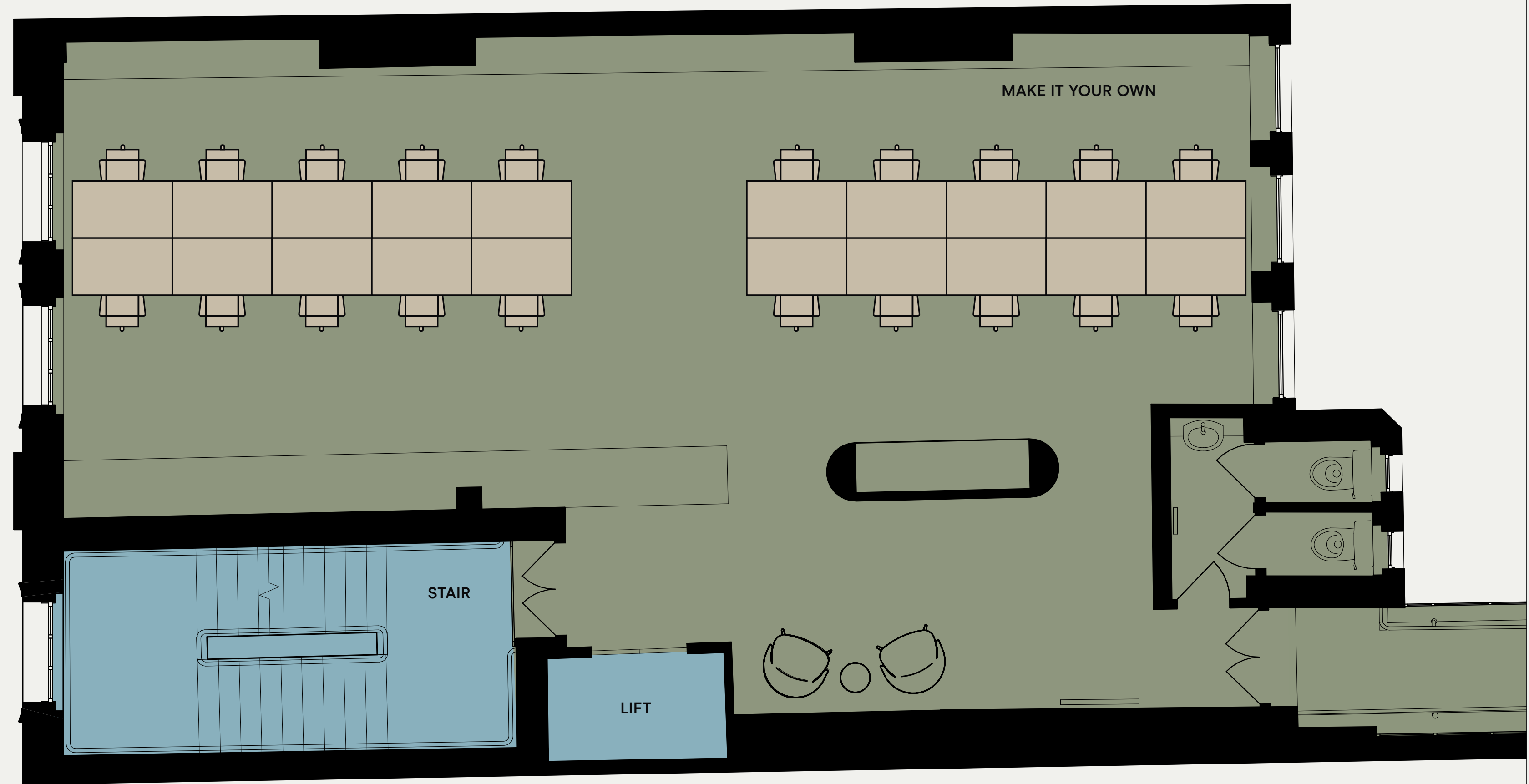
Fully fitted

FLOOR

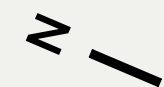
Make it your own: Option 2



NEWMAN STREET



DESKS



COMMON PARTS OFFICE FLOOR



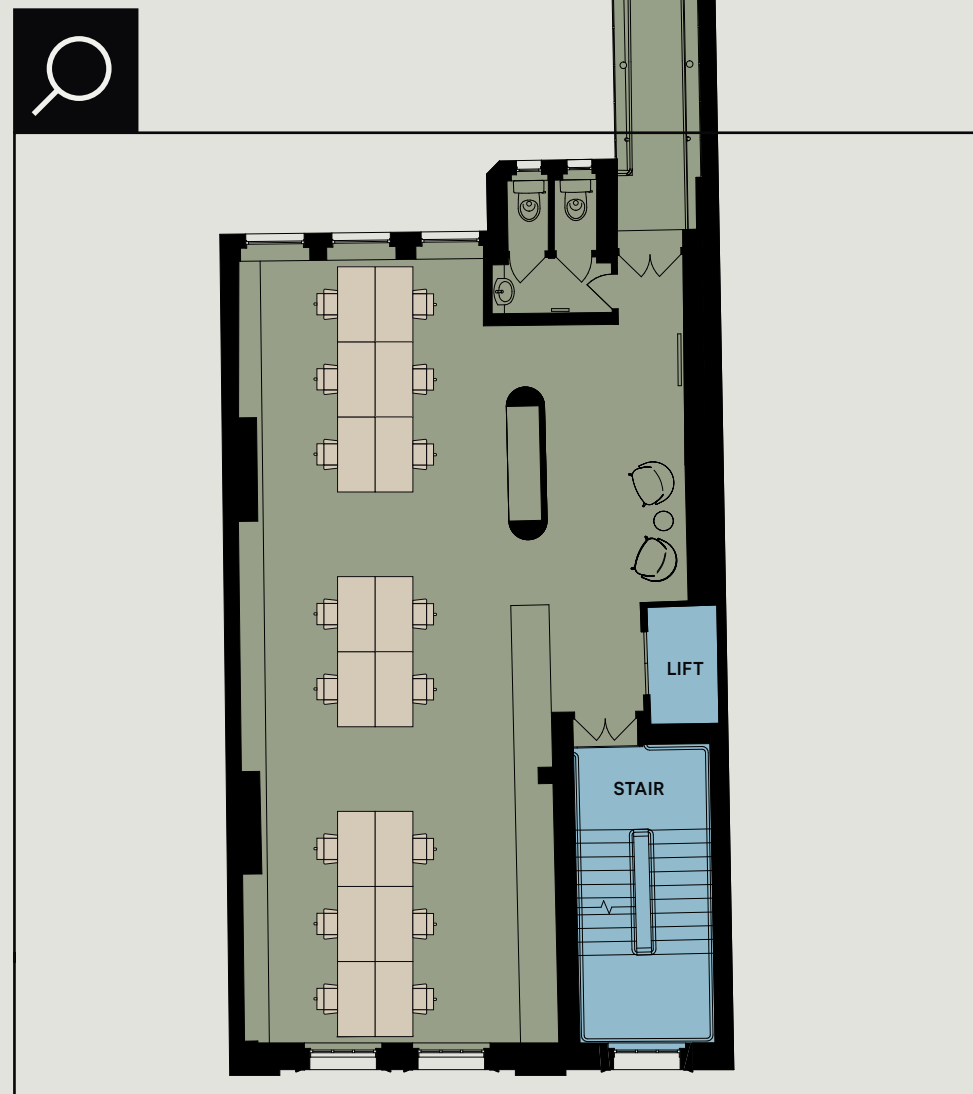
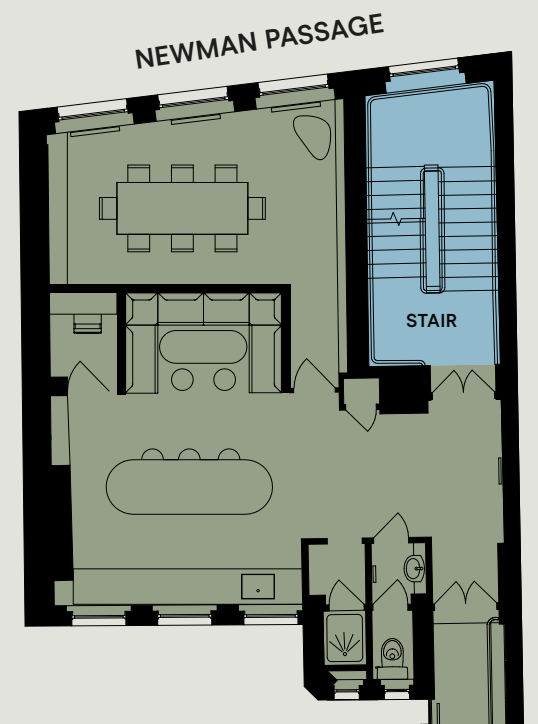
THIRD

1,625 sq ft

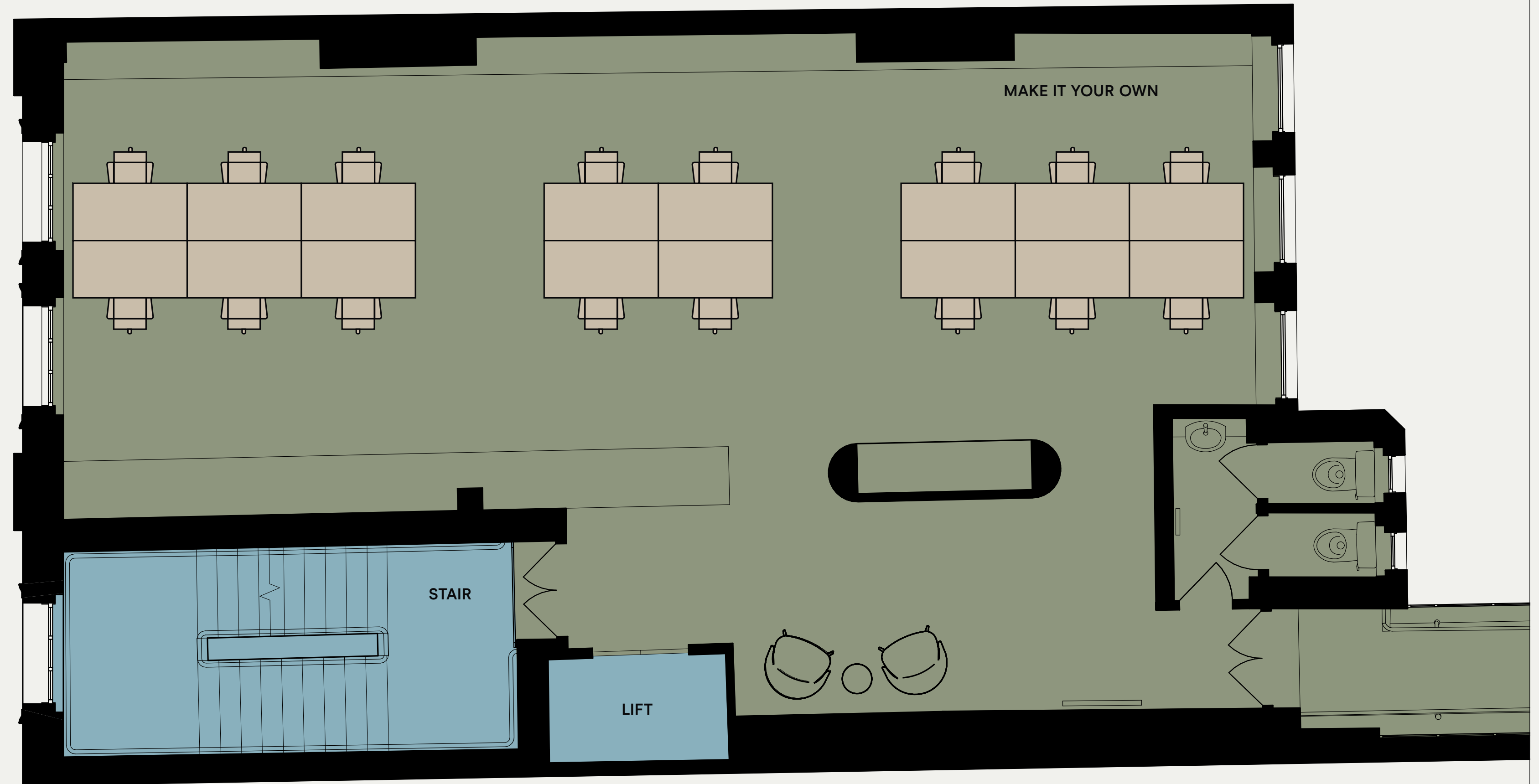
Fully fitted

FLOOR

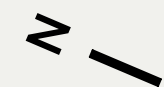
Make it your own: Option 3



NEWMAN STREET

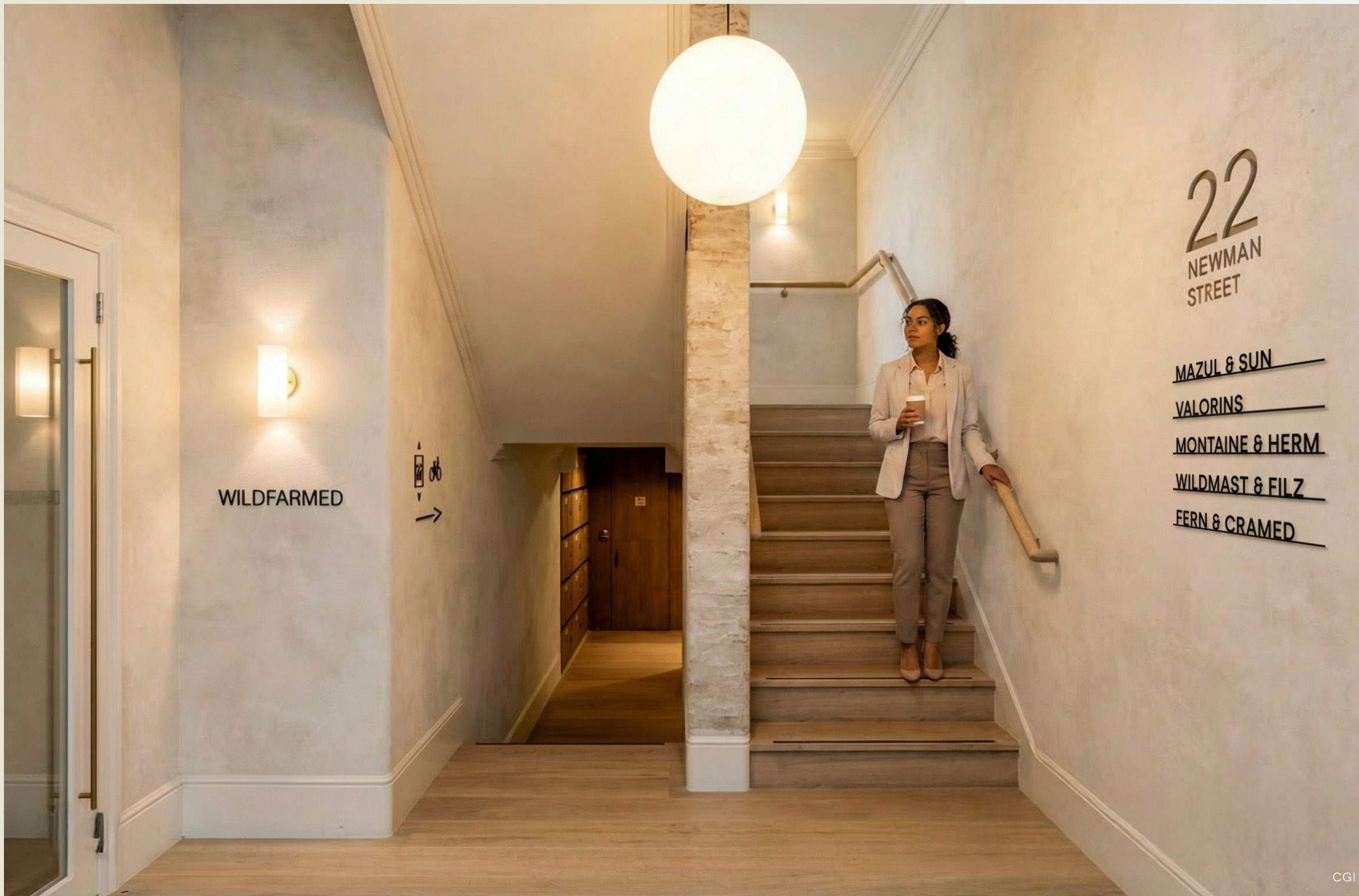


DESKS



COMMON PARTS OFFICE FLOOR





FULLY
MANAGED



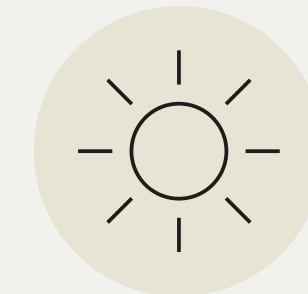
FULLY
FITTED



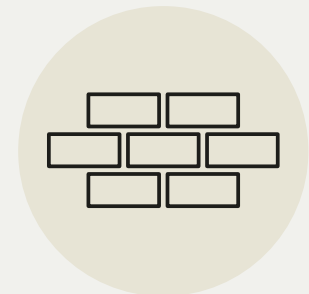
BIKE
STORAGE



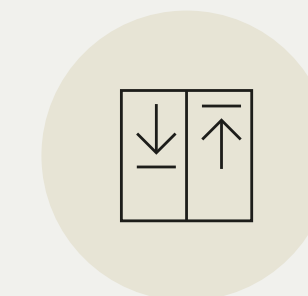
AIR CONDITIONING
THROUGHOUT



EXCELLENT
NATURAL LIGHT



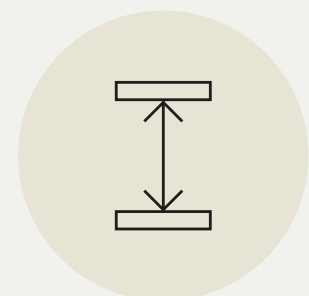
EXPOSED
BRICKWORK



PASSENGER
LIFTS ACCESSING
ALL FLOORS



SHOWER FACILITIES
WITH LOCKER
SPACE



EXCELLENT FLOOR-
TO-CEILING HEIGHTS
THROUGHOUT

CGI

Specifications



THE

BRIDGE

Collaboration spaces are perfectly connected by the light-filled bridge





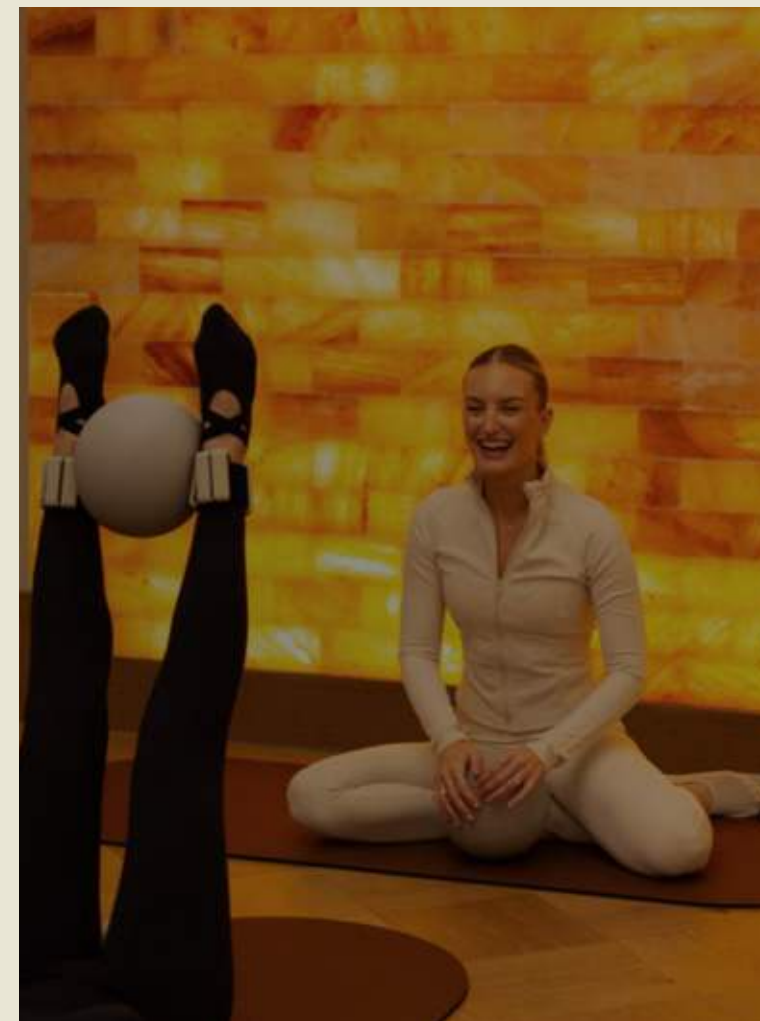
A vibrant West End neighbourhood known for its creative spirit, independent boutiques, and outstanding dining options.

FITZROVIA

An exceptional selection of restaurants, transport links, and wellness facilities, all just moments away.



Discover the Neighbourhood



The Newman Hotel



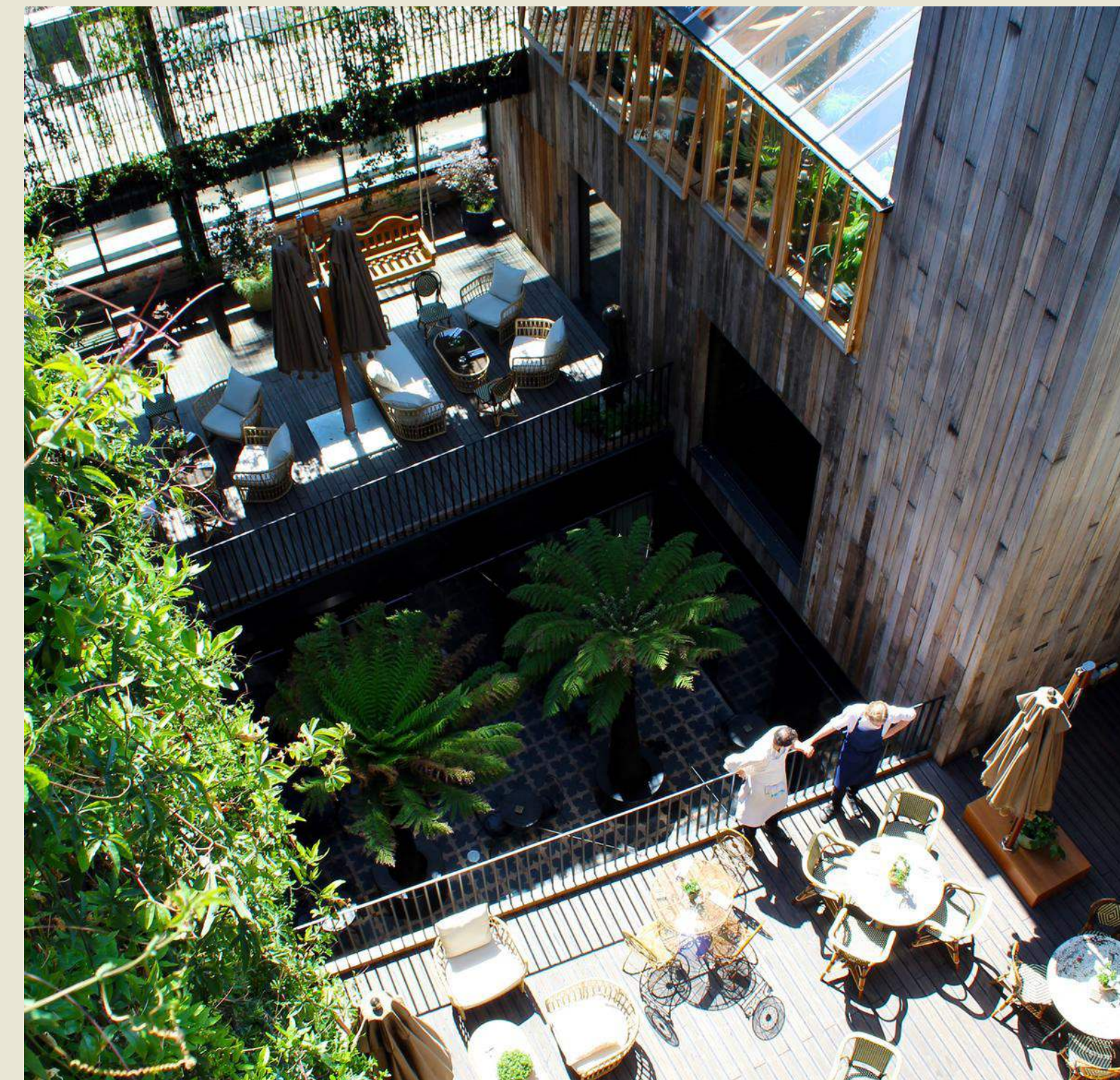
Soho Square Gardens



Circolo Popolare, Rathbone Place



ROKA, Charlotte Street



The Mandrake Newman Street



Ab-Anbar Gallery, Mortimer Street

Bridge House lies in the heart of Fitzrovia and backs onto the charming Newman Passage, leading to the bustling Charlotte Street, hosting a variety of amazing restaurants and independent shops



Newman Street Passage



Newman Street dining



Newman Street



Charlotte Street Hotel





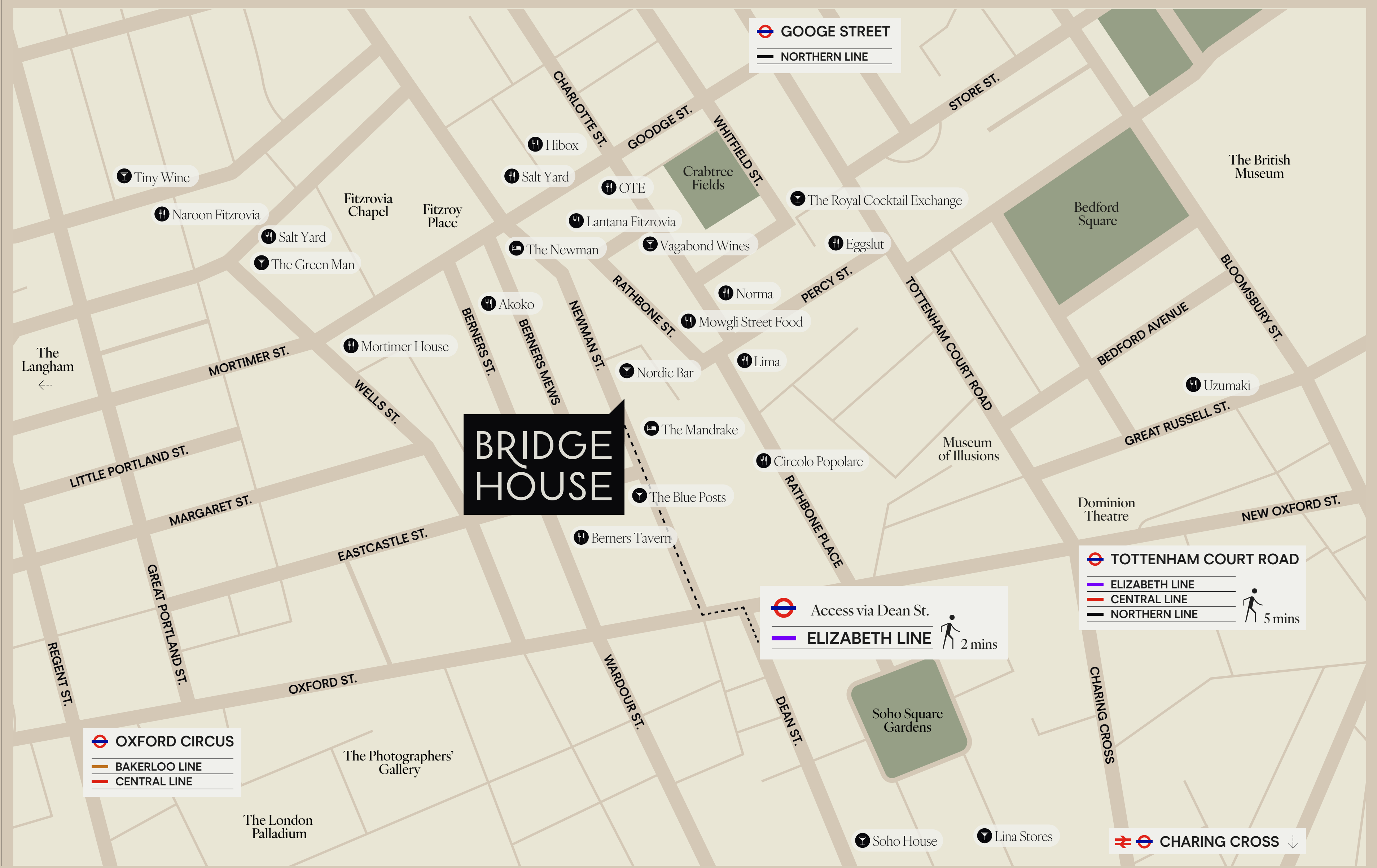
Fitzroy Tavern, Charlotte Street

Fitzrovia is rooted in London heritage, blending the creative energy of Soho with the corporate prestige of Marylebone. The neighbourhood has long attracted a diverse mix of media, tech, and professional services firms, drawn by its village-like character, exceptional independent restaurants and cafés, and outstanding transport connections across the West End.

Reach the Elizabeth line at Tottenham Court Road in just two minutes via the Dean Street entrance. With exceptional transport links on its doorstep, Bridge House is perfectly connected.

Central & Connected

	
TOTTENHAM COURT ROAD	5 mins
via Dean Street Entrance	2 mins
GOODGE STREET	3 mins
WARREN STREET	6 mins
OXFORD CIRCUS	7 mins
BOND STREET	9 mins
LEICESTER SQUARE	9 mins
	
CHARING CROSS	20 mins
EUSTON	24 mins







Inclusions

- Rent
- Service charge
- Building insurance
- Business rates
- Electricity
- Broadband (200 Mbps)
- Daily cleaning and waste management
- Planned and preventative maintenance
- Health and safety
- Space management
- Kitt app with workplace insights
- Commercial coffee machine, tea and milks
- Branding
- Fit out and furniture

Bring calm and confidence into your space at Bridge House, with all your essentials, from WiFi to compliance, sorted by experts.

All inclusive rent & turnkey space

CONTACT

For further information or to arrange a viewing, please get in touch.

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22 NEWMAN ST.

FITZROVIA, W1



BRIDGE
HOUSE

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