



THE LOFT HOUSE

34-35 EASTCASTLE STREET, FITZROVIA LONDON W1

TO LET

RIB

ROBERT IRVING BURNS



Description

This prime Fitzrovia building has been refurbished to an excellent standard, combining stylish modern finishes with beautiful period features throughout.

The available accommodation is positioned towards the rear of the building and comprises unique, characterful studio space arranged over the ground, first and second floors, with an interconnecting knock-through to the adjoining property at first and second floor levels.

Currently configured as a recording studio with associated creative offices, the space benefits from comfort cooling (not tested), fitted kitchen, spot and pendant lighting, and internal WCs.

A rare opportunity along the renowned Eastcastle Street – ideal for creative occupiers seeking distinctive, design-led workspace in the heart of Fitzrovia.

Please get in touch for further information or to arrange an inspection.



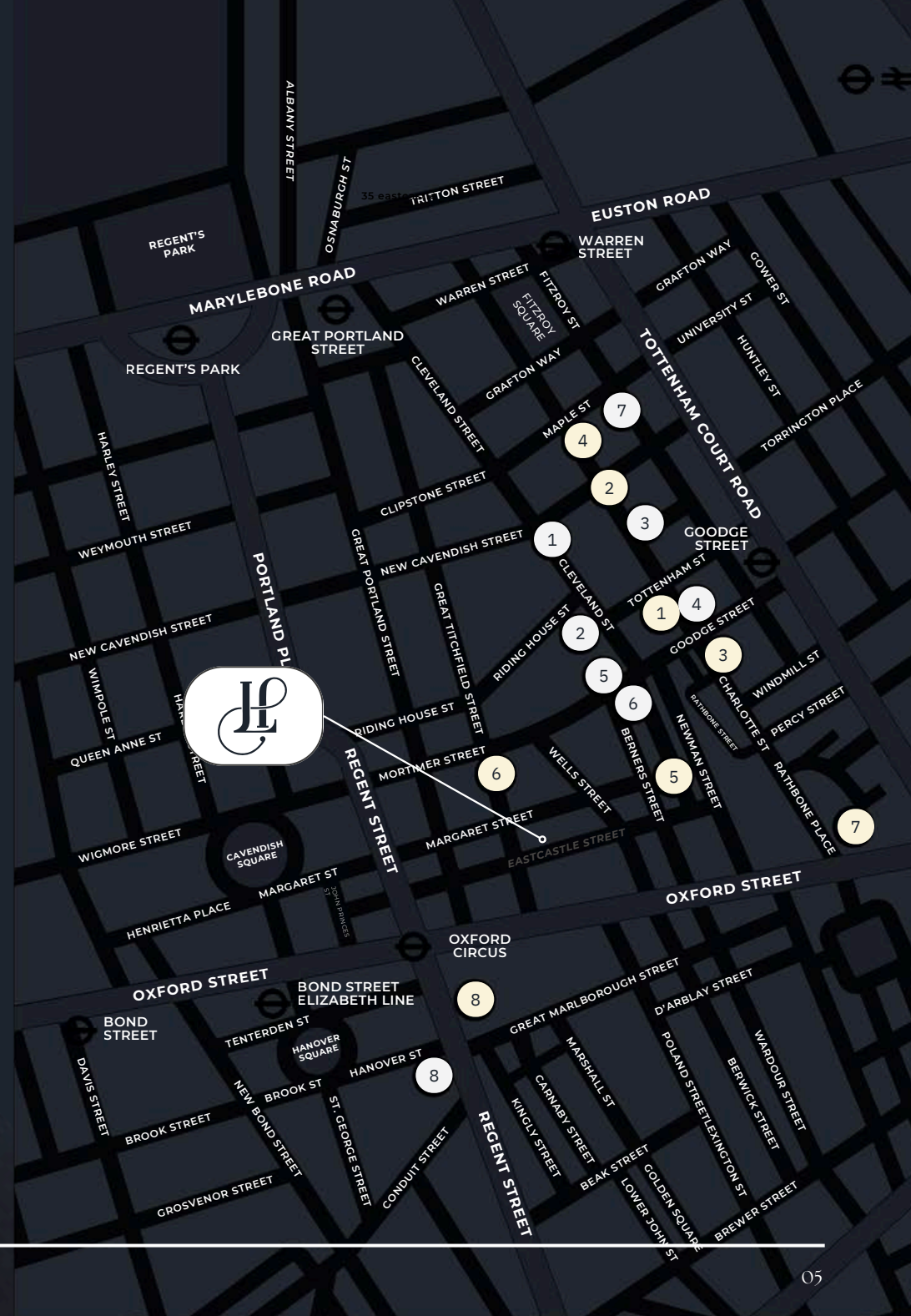


Location & Connectivity

The property is strategically located on the north side of Eastcastle Street close to the junction with Great Titchfield Street, which boasts lots of leisure activities and the popular restaurants of Market Place.

Transport links are excellent with Oxford Circus (Central, Bakerloo & Victoria lines) being a 4 minute walk, Goodge Street (Northern line) a 9 minute walk and Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) a 13 minute walk from the property.

| | | |
|---|---|---|
|  |  |  |
|  Goodge Street 9 Min Walk | 1 Salt Yard | 1 Make Architects |
|  Warren Street 18 Min Walk | 2 The Carpenters Arms | 2 Take - Two Interactive |
|  Tottenham Court Rd 13 Min Walk | 3 ROKA | 3 Boston Consulting |
|  Oxford Circus 4 Min Walk | 4 Franco Manca | 4 Westbrook Coremont Revcap |
|  Euston 24 Min Walk | 5 Berners Tavern | 5 Estée Lauder |
|  Bond Street 9 Min Walk | 6 ROVI | 6 Netflix |
| | 7 Hakkasan | 7 BenevolentAI |
| | 8 The Carnaby | 8 Exane |



Amenities

NEWLY REFURBISHED
INTERCONNECTED FIRST
& SECOND FLOORS

SPOT AND PENDANT LIGHTING
INTERNALLY DEMISED WCS

FITTED KITCHEN
COMFORT COOLING

Financials

| FLOOR | GROUND FLOOR | FIRST REAR FLOOR | SECOND REAR FLOOR | FIRST & SECOND FLOOR | TOTAL |
|--|--------------|------------------|-------------------|----------------------|------------|
| SIZE (SQ.FT.) | 721 | 430 | 564 | 948 | 2,663 |
| QUOTING RENT (P.A.) | | | | | POA |
| ESTIMATED RATES PAYABLE (P.A.) | | | | | £38,400 |
| SERVICE CHARGE | | | | | TBC |
| ESTIMATED OCCUPANCY COST (P.A.) | | | | | POA |

FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Subject to surrender of existing lease.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

The building is elected for VAT.

EPC

63C

CONTACT US

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The logo for Robert Irving Burns, consisting of the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. February 2026