

RIB

34-35 EASTCASTLE STREET

LONDON

W1

4TH FLOOR

742 SQ.FT. - 68.95 SQ.M.

NEW OFFICE REFURBISHED

FITZROVIA



ES

34-35 EASTCASTLE STREET

This prime Fitzrovia building has just been refurbished to an excellent standard, providing modern common areas that compliment some of the wonderful period features throughout.

The 4th floor provides breath taking open eaves. Accessed via an internal stairwell or passenger lift the floor benefits from excellent natural light from 2 sides. There is new herringbone flooring, designer wall lights, LED up and down lighters, new comfort cooling system, new kitchen with fridge and dish washer integrated, 2 x new internally demised WCs and will come fully furnished.

Please see our indicative space plan linked within the brochure. Incoming occupiers still have the chance to choose how the space will be furnished. Please reach out for further information or to book in an inspection to see this exciting opportunity.

Styles

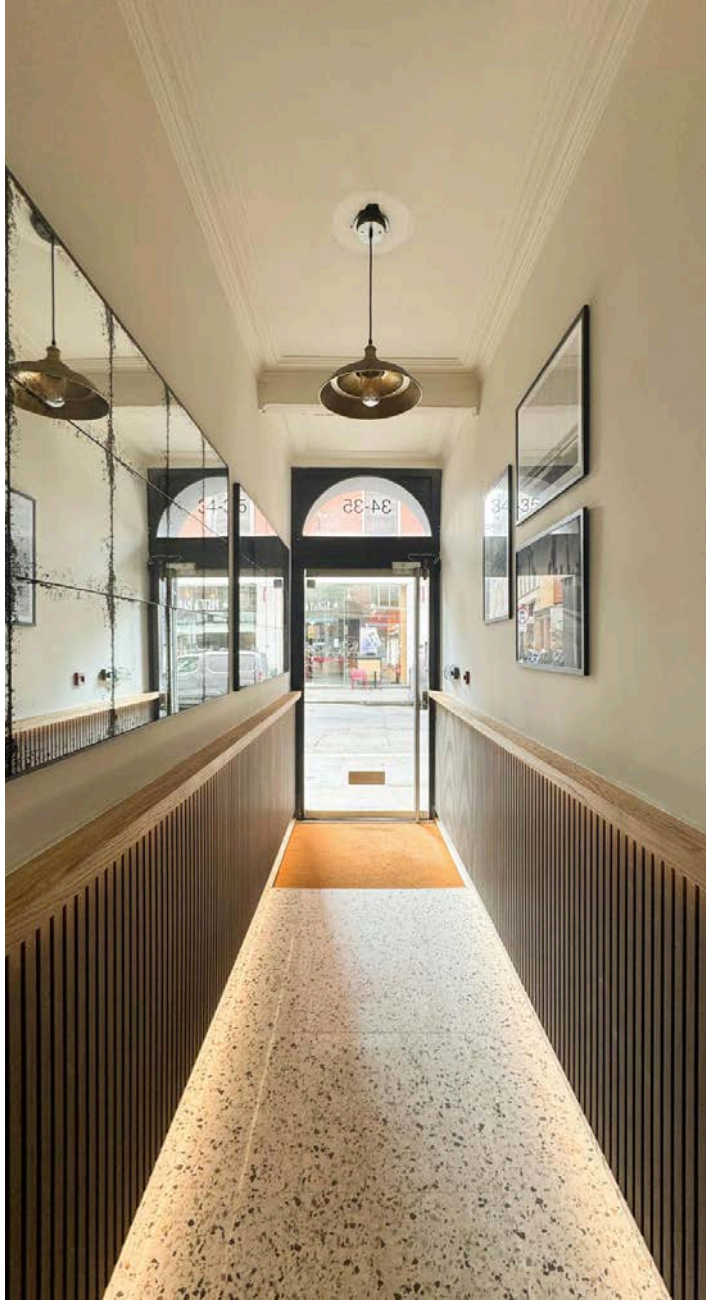


Bespoke Layout (Indicative)

PLEASE FOLLOW LINK TO 3D FLOORPLAN → [🔗](#)



FOURTH FLOOR 742 SQ.FT. | 68.95 SQ.M.





FINANCIALS

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p.a.)
Fourth Floor	742	POA	£20,952	£8,219	POA

Storage	SQM	SQ FT
Loft Storage 1	11.04	119
Loft Storage 2	5.67	61

SPECIFICATIONS

ENTRY PHONE SYSTEM

MEETING ROOM

OPEN EAVES

EXPOSED BRICKWORK

PERIMETER TRUNKING

ENGINEERED TIMBER FLOORING

COMFORT COOLING

KITCHEN

2 X INTERNALLY DEMISED WCS

LIFT ACCESS

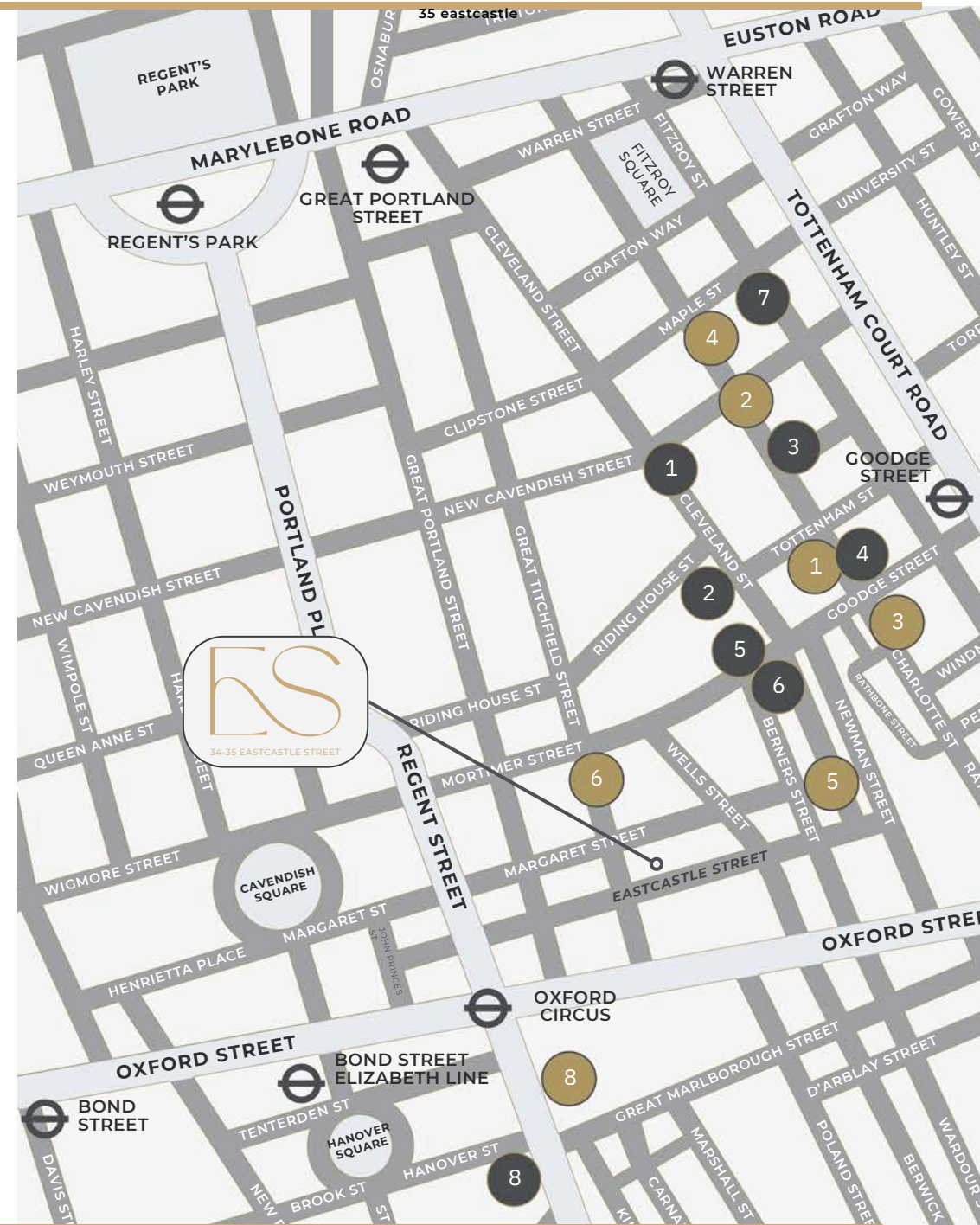
Location & Connectivity



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.

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|--|-----------------------|-----------------------------|
| | | |
| | 1 Salt Yard | 1 Make Architects |
| | 2 The Carpenters Arms | 2 Take - Two Interactive |
| | 3 ROKA | 3 Boston Consulting |
| | 4 Franco Manca | 4 Westbrook Coremont Revcap |
| | 5 Berners Tavern | 5 Estée Lauder |
| | 6 ROVI | 6 Netflix |
| | 7 Hakkasan | 7 BenevolentAI |
| | 8 The Carnaby | 8 Exane |



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.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Available upon request.

CONTACT US

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RIB

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. April 2026