

# The Langham Estate



23-25 Eastcastle  
Street, London,  
W1W 8DE

**3RD FLOOR WEST**  
**1,938 SQ FT | 180.05 SQ M**  
**OFFICE TO LET**



[Langhamestate.com](https://www.langhamestate.com)

020 7580 5656

## 23-25 Eastcastle Street - 3rd Floor West



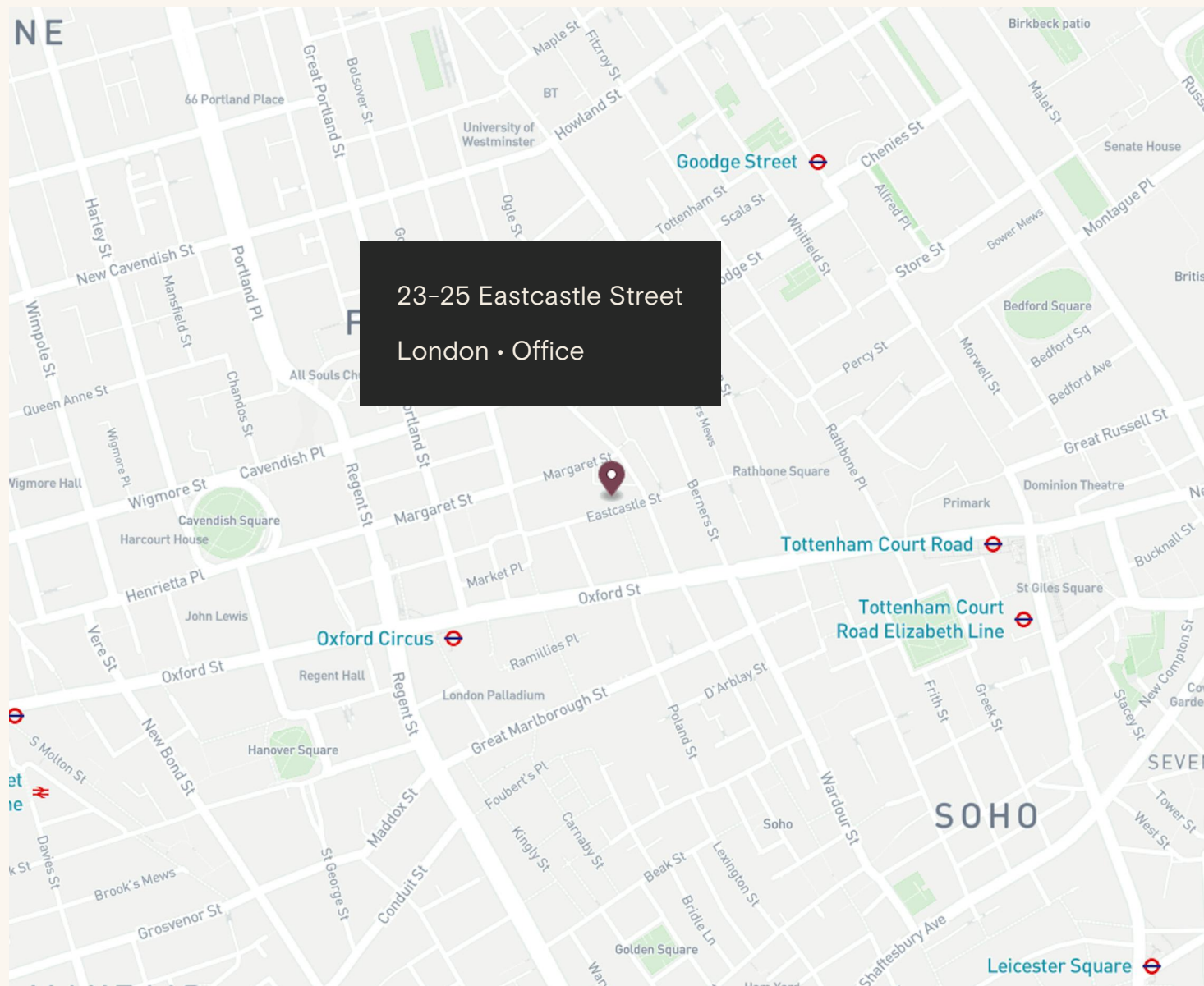
### Location

Located in the heart of London's vibrant West End, this property on the north side of Eastcastle Street, between Great Titchfield Street and Wells Street, offers an exceptional opportunity in the lively Fitzrovia Quarter.

The property is excellently connected with eight underground tube lines spread across eight stations including Oxford Circus and Tottenham Court Road, which are just a few minutes' walk away. Additionally, the area is served by the Elizabeth Line, among other transport links, ensuring seamless connectivity to the wider London area.

### Connectivity

Oxford Circus	3 mins walk
Goodge Street	6 mins walk
Tottenham Court Road	6 mins walk
Piccadilly Circus	10 mins walk





23-25 Eastcastle Street - 3rd Floor West

1,940 sq ft refurbished  
office with 2 meeting rooms  
and own kitchenette







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### Features

- 24 Hours Access
- Open Plan
- 2 Meeting Rooms
- Own Kitchenette
- Excellent Natural Light
- LED Lighting
- Perimeter Trunking
- Good Ceiling Height
- Communal Showers
- Excellent Transport Links
- Air Conditioning

### Details

#### Floor Area

1,938 SQ FT / 180.05 SQ M

#### Rent

£65 per sq ft

#### Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

#### Possession

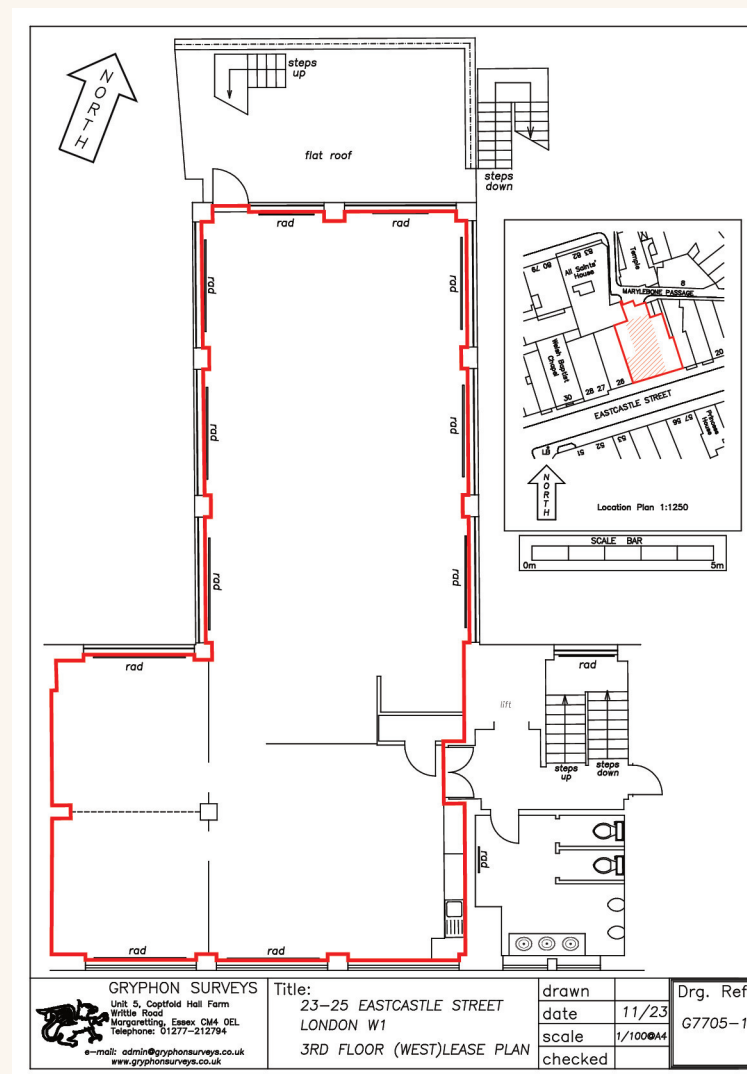
Immediate upon completion of legal formalities

#### Legal Costs

Each party to be responsible for their own legal costs

#### VAT

Pricing exclusive of V.A.T







Name	sq ft	sq m	Availability
2nd - West	2,240	208.10	Available
3rd - West	1,940	180.23	Available
6th - West	744	69.12	Available
Total	4,924	457.45	

# Schedule of Areas







# Sustainability



We aim to reach NET ZERO emissions by 2040 from our operations



100% Landlord  
Renewable Electricity



Zero waste to landfill  
in the building



Waste management initiative



We are Signatories of WCC  
Sustainable City Charter



LED Lighting



EPC Rating



FQ

# *Discover* Fitzrovia *Quarter*



FITZROVIA QUARTER



Explore our neighbourhood

# The Langham Estate

[langhamestate.com](http://langhamestate.com)

For further information call

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