

41-42 EASTCASTLE STREET

LONDON W1

NEWLY REFURBISHED

4th Floor | 1,633 sq. ft.

RIB

ROBERT IRVING BURNS

41-42 EASTCASTLE W1



TO LET

Corner Fronted Office Space in
the Heart of Fitzrovia

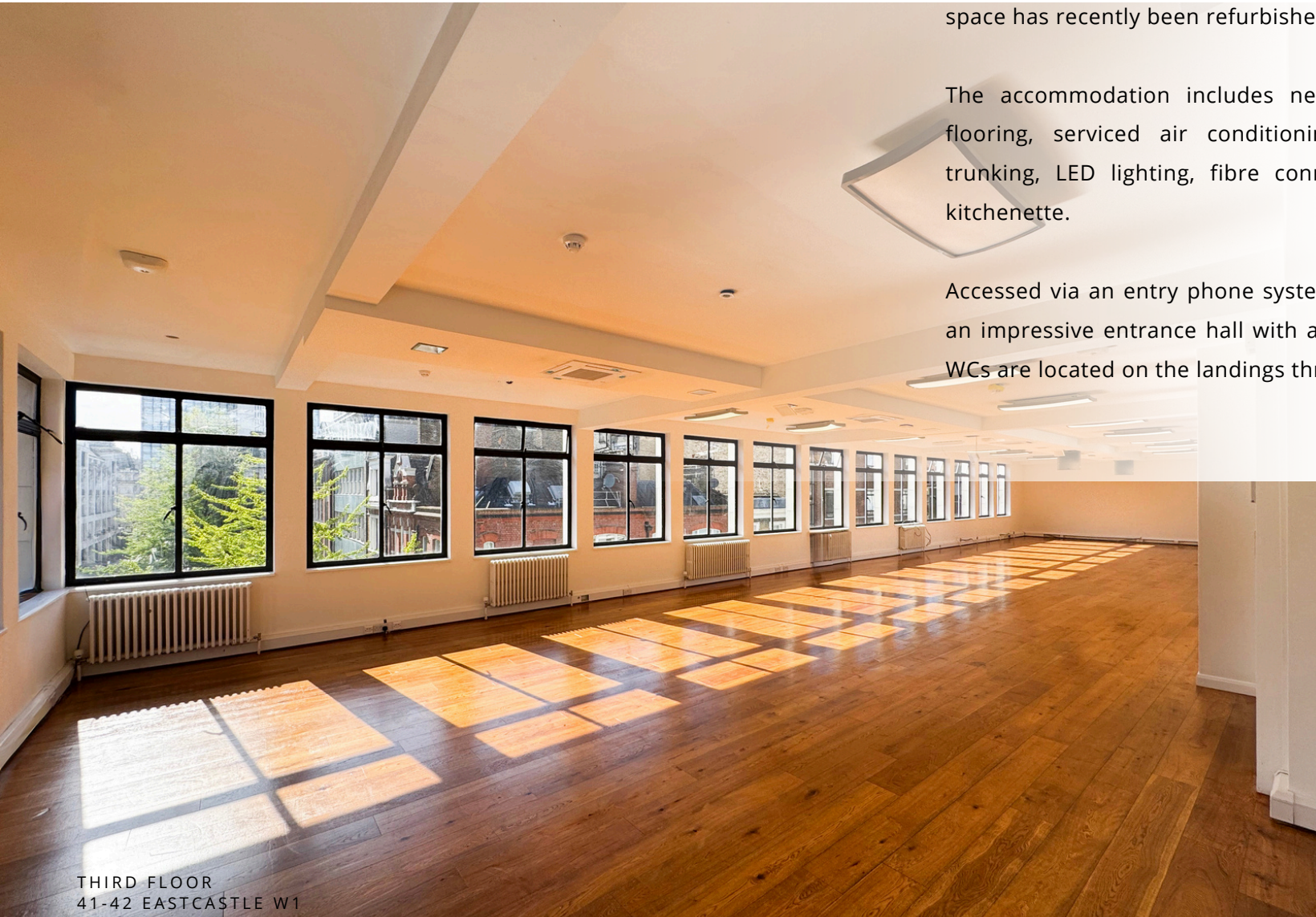


DESCRIPTION

This modern office benefits from wrap-around windows, providing excellent natural light and a bright, airy working environment. The space has recently been refurbished to an excellent standard.

The accommodation includes newly sanded and varnished timber flooring, serviced air conditioning units, roller blinds, perimeter trunking, LED lighting, fibre connectivity (not tested), and a fitted kitchenette.

Accessed via an entry phone system, the office is approached through an impressive entrance hall with a 6-person passenger lift. Communal WCs are located on the landings throughout the building.



THIRD FLOOR
41-42 EASTCASTLE W1







AMENITIES

- LIFT ACCESS
- FITTED MEETING ROOM
- SERVICED AIR-CONDITIONING
- KITCHENETTE
- EXCELLENT NATURAL LIGHT
- REFURBISHED TIMBER FLOORING
- PERIMETER TRUNKING
- STYLISH ENTRANCE
- 24/7 ACCESS
- LED LIGHTING
- FIBRE LINE (NOT TESTED)

FINANCIALS

FLOOR	4TH FLOOR
TOTAL (SQ.FT.)	1,633
QUOTING RENT (P.A.)	£122,475
ESTIMATED RATES PAYABLE (P.A.)	£49,920
SERVICE CHARGE	£23,074
ESTIMATED OCCUPANCY COST (P.A.)	£195,469



LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

The property is strategically located on the junction of Eastcastle and 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 giving the property access to all the major tube lines.

LOCAL OCCUPIERS

Coffee

1. Watchhouse
2. Harris + Hoole
3. Kaffeine
4. Archetype
5. Scandinavian Kitchen
6. Kiss the Hippo
7. Attendant
8. Fabrique
9. Lantana
10. Omotesando

Grab & Go

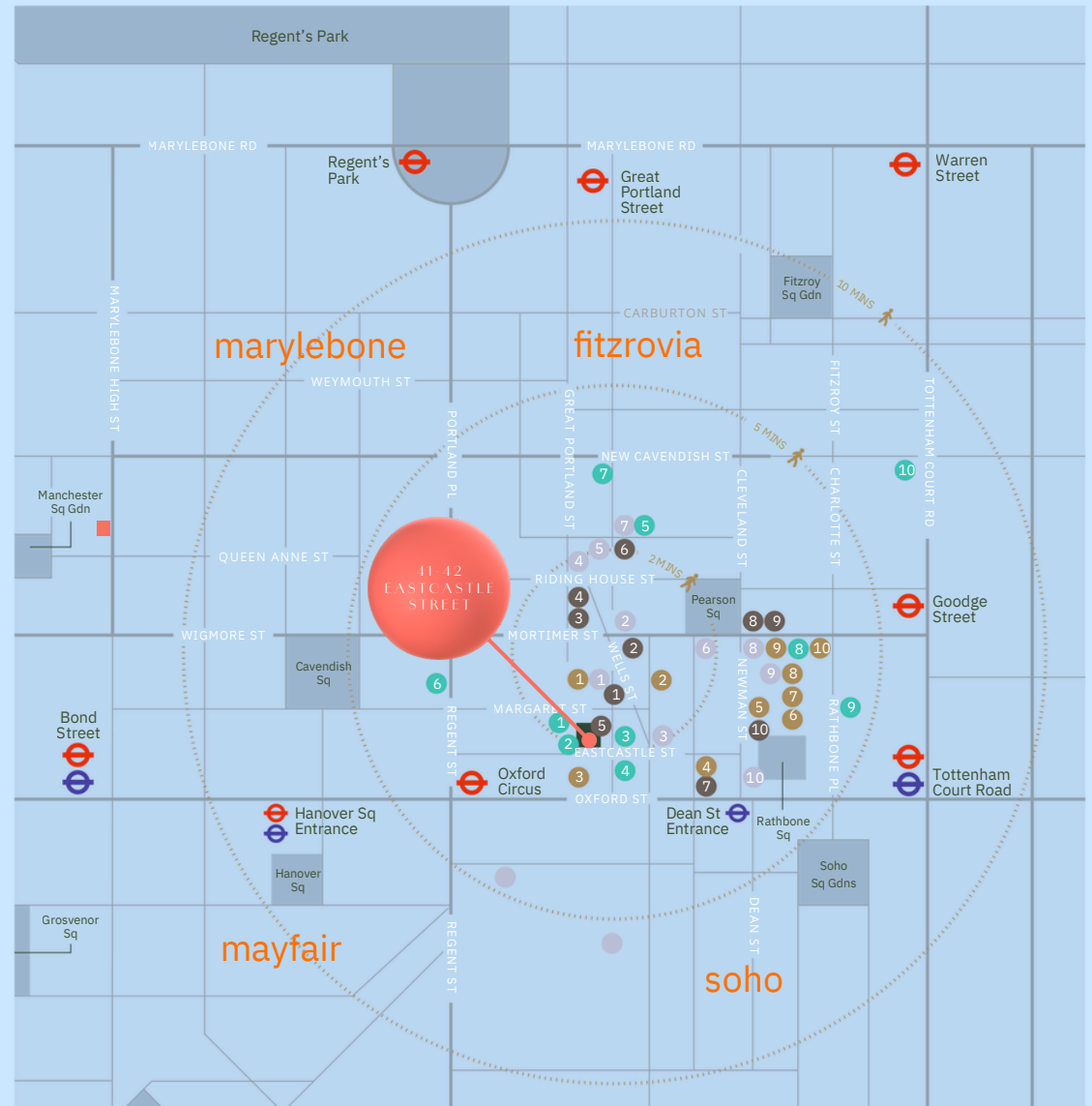
1. The Salad Project
2. Honest Burgers
3. Itsu
4. Ole & Steen
5. Kin Cafe
6. Atis
7. Maui Poke
8. Al Dente
9. Ahi Poke
10. B Bagel

Dining

1. Rovi
2. Mortimer House Kitchen
3. Nineteen-O-Five
4. Riding House Café
5. Carmel
6. Meraki
7. Berners Tavern
8. Copita
9. Salt Yard
10. The Mandrak

Pubs & Bars

1. The Social
2. Sanderson Hotel
3. The Cocktail Club
4. Punch Room
5. Waeska Bar
6. The Newman Arms
7. Vagabond
8. Shochu Lounge
9. Mr Fogg's
10. The Queen Charlotte



FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are 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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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.

R I B

ROBERT IRVING BURNS