

The Langham Estate



55 Eastcastle Street,
London, W1W 8EG

GROUND FLOOR & BASEMENT
1,674 SQ FT | 155.52 SQ M
RETAIL TO LET



Langhamestate.com

020 7580 5656

55 Eastcastle Street - Ground Floor & Basement



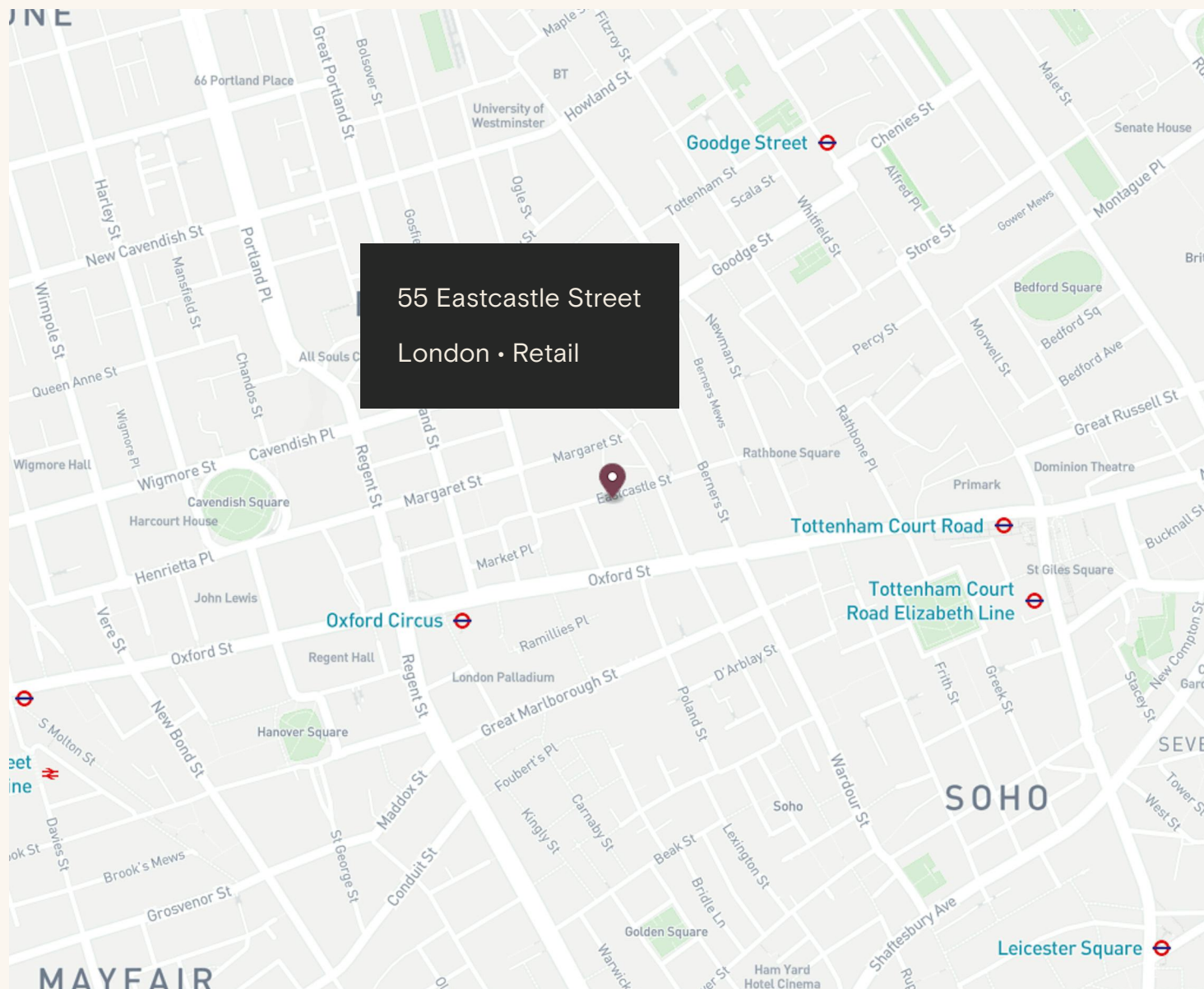
Location

The Ground Floor and Basement retail space at 55 Eastcastle Street is ideally located in the heart of Fitzrovia, offering excellent visibility and strong footfall.

Positioned just a short walk from Oxford Circus and Tottenham Court Road, the property sits within one of London's busiest retail and dining districts, benefitting from a dynamic mix of shoppers, office workers, and visitors. The area is associated with both emerging and established galleries including Rhodes, Edel Assanti, Rebecca Hossack, Niru Ratnam and Workplace. Additional nearby occupiers including Meraki, Riding House Café, Kaffeine, The George, Psycle, F45, Flannels and Uniqlo. Folk and Gibson Garage have stores on the street. Two recent additions include Sisters Grimm and JJ's House.

Connectivity

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



55 Eastcastle Street - Ground Floor & Basement



1,674 sq ft Gallery space
across Ground & Basement
in Fitzrovia Quarter





55 Eastcastle Street - Ground Floor & Basement





55 Eastcastle Street - Ground Floor & Basement



Features

- Prime Location
- Excellent Footfall
- Good Window Frontage
- Feature Lighting
- Own WC's
- Kitchen
- Street Entrance
- Storage / Office Room
- Internal Staircase
- Good Floor-to-Ceiling Height
- Shop Frontage 6.2m
- Shop Depth 17.6m

Details

Floor Area

1,674 SQ FT / 155.52 SQ M

Rent

£125,000 per annum

Lease Terms

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

Possession

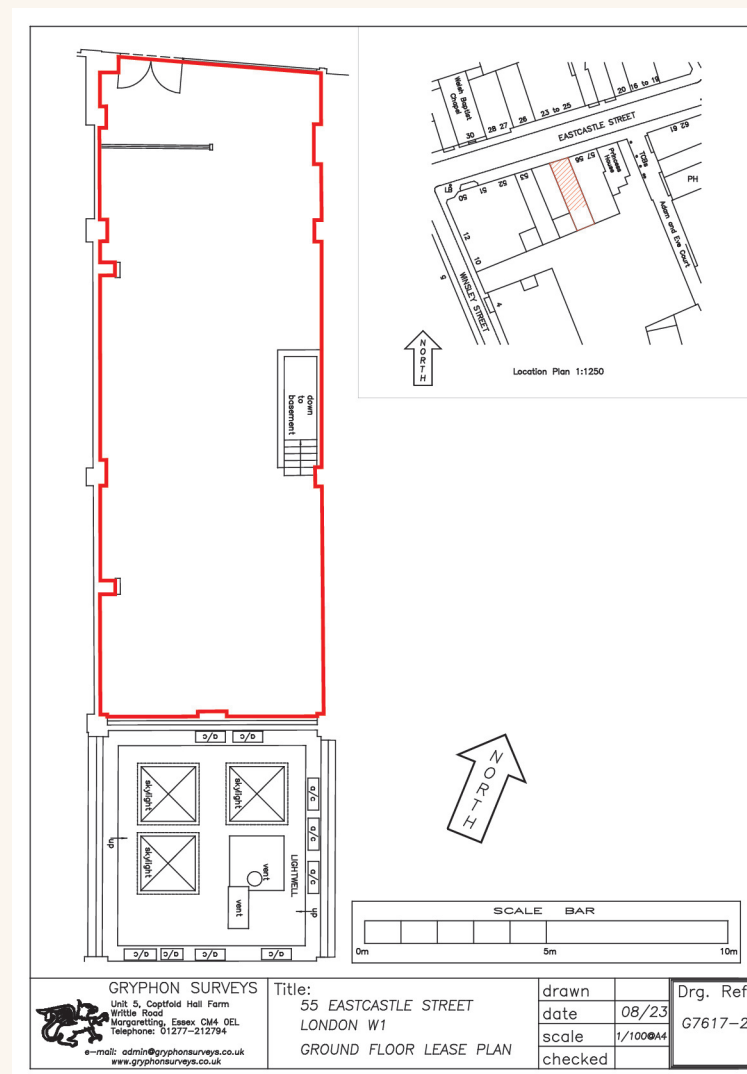
Immediate upon completion of legal formalities

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
Basement	547	50.82	Available
Ground	1,127	104.70	Available
Total	1,674	155.52	

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

For further information call

020 7580 5656

Malcolm Cohen

malcolm.cohen@langhamestate.com

07526 189 462

020 7907 4983

Sabina Bathurst

sabina.bathurst@langhamestate.com

020 7907 4960

07355 603 106

