

## TO LET

## BRIGHT FOURTH FLOOR OFFICE IN THE HEART OF FITZROVIA

SHELANA HOUSE, 31-32 EASTCASTLE STREET, LONDON, W1W 8DN



1,199 SQ. FT. (111.39 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

The building is situated on the North side of Eastcastle Street which runs parallel to Oxford Street and is within close proximity to core Noho & Soho locations and is only a short walk from Market Place (offering a variety of Restaurants, Cafes & Bars creating a vibrant atmosphere for local occupiers). Oxford Circus & Tottenham Court Road Underground Stations are also close by.

rib.co.uk

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**DESCRIPTION**

Arranged on the fourth floor at this Eastcastle Street building, the demise benefits from front and rear natural light, AC (not tested), engineered timber floor, fitted kitchenette, perimeter sockets, fibre Internet connection, 2 x private meeting rooms.

Overhead there is steel ceiling tiles along with strip lighting. The building benefits from a six person passenger lift and downstairs reception area. There is an entry phone system allowing access into the building and floor.

**LEASE**

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

**POSSESSION**

Upon completion.

**LEGAL COSTS**

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

**EPC**

Available upon request.

**FLOOR PLANS**

Available upon request.

Floor	4th Floor
Size (sq. ft.)	1,199
Quoting Rent (p.a.) excl.	£58,152
Estimated Rates Payable (p.a.)	£26,112
Service Charge (p.a.)	£6,304
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£90,568</b>

**AMENITIES**

- Lift Access
- WC's
- Timber Flooring
- Air-Conditioning (not tested)
- Kitchen
- Perimeter Trunking
- Entry Phone
- Smart Entrance
- Suspended Strip Lighting
- Great transport links
- Natural light from two sides

**VIEWINGS:**

Strictly through Robert Irving Burns. For more information please contact:

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In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.