

# 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](http://Langhamestate.com)

020 7580 5656

## 55 Eastcastle Street - Ground Floor & Basement



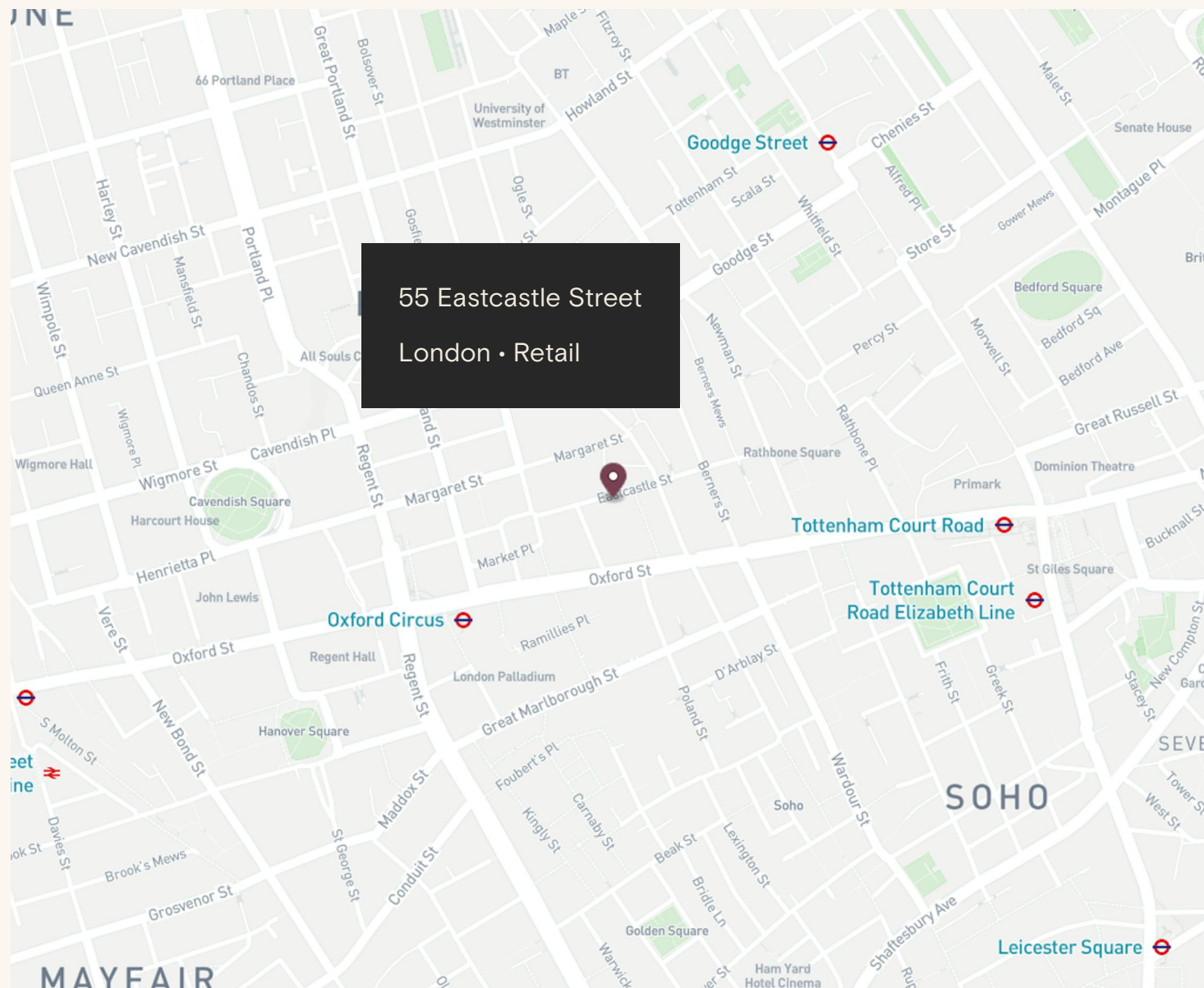
### Location

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









### *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

### *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





FQ

# *Discover* Fitzrovia *Quarter*



FITZROVIA QUARTER

Explore our neighbourhood

# The Langham Estate

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

For further information call

020 7580 5656

**Malcolm Cohen**

[malcolm.cohen@langhamestate.com](mailto:malcolm.cohen@langhamestate.com)

07526 189 462

020 7907 4983

**Sabina Bathurst**

[sabina.bathurst@langhamestate.com](mailto:sabina.bathurst@langhamestate.com)

020 7907 4960

07355 603 106

