



ROBERT IRVING BURNS



# 41-42 EASTCASTLE STREET

LONDON, W1W 8DU

TO LET

CORNER FRONTED OFFICE SPACE  
IN THE HEART OF FITZROVIA

TO BE REFURBISHED

4TH FLOOR | 1,633 SQ. FT.



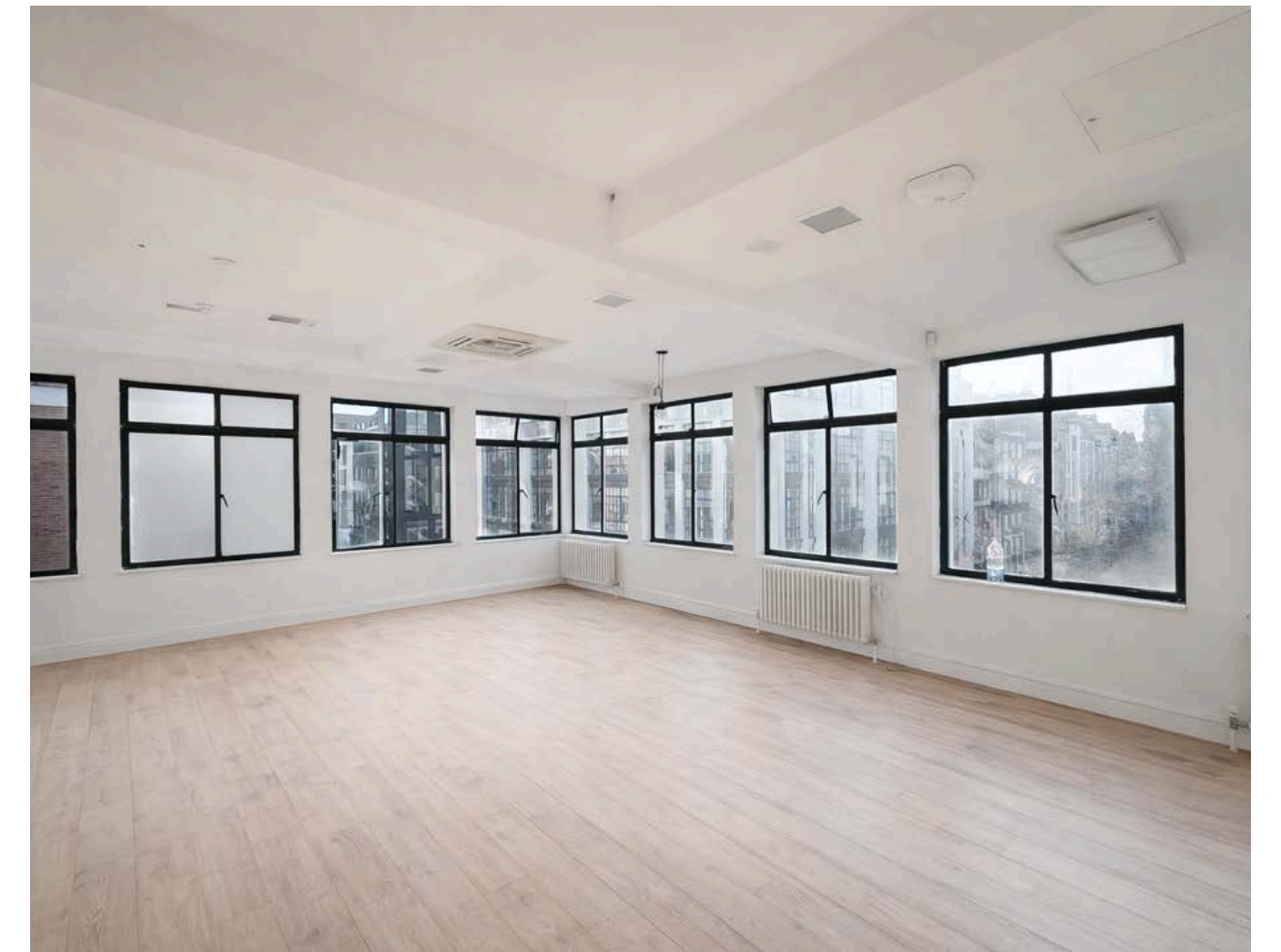
## Description

This modern office benefits from wrap around windows providing a bright and airy office space.

The space has been split into two workspaces with a partitioned wall, there is also a large, fitted meeting room, kitchenette, and air-conditioning throughout. The office is accessible by a lift from an impressive entrance. The toilets are located in the half landings throughout the property.

# Specification

- Lift Access
- Fitted Meeting Room
- Air-Conditioning (Not Tested)
- Kitchenette
- Excellent Natural Light
- Wooden Flooring
- Perimeter Trunking
- Stylish Entrance
- 24/7 Access





Kaffeine



Sergio's



Drunch



Crown & Sceptre Pub

## Location

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.

# Financials

Floor	4TH FLOOR
Total Size (sq.ft.)	1,633
Quoting Rent (p.a.) excl.	£122,475
Service Charge	£23,074
Estimated Rates Payable (p.a.)	£36,000
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£181,549</b>

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

## 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

TBC.

## FLOOR PLANS

Scaling floor plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### 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. March 2026.



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## CONTACT US

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