

The Langham Estate



23-25 Eastcastle
Street, London,
W1W 8DE

3RD FLOOR WEST
1,938 SQ FT | 180.05 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

23-25 Eastcastle Street - 3rd Floor West



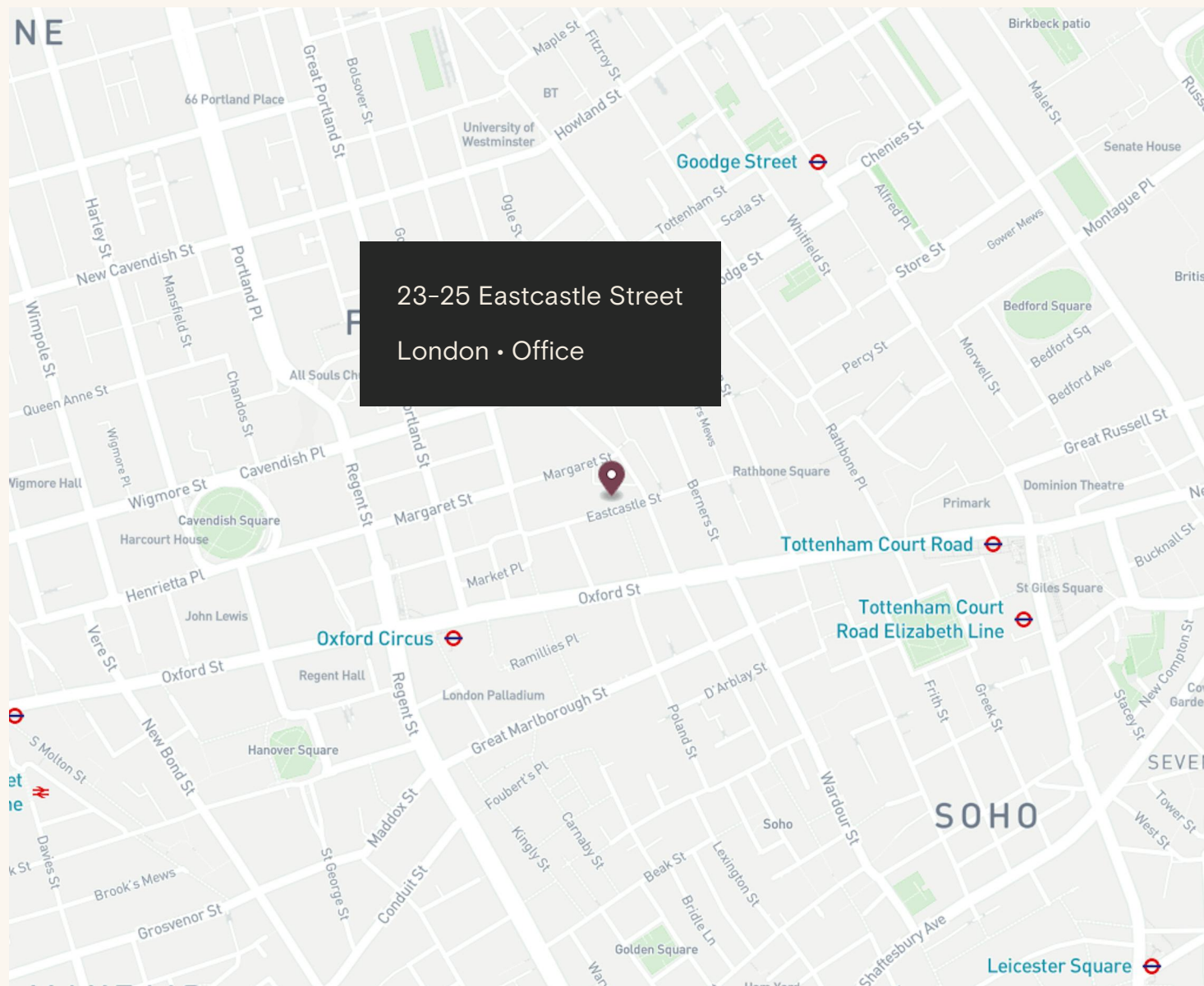
Location

Located in the heart of London's vibrant West End, this property on the north side of Eastcastle Street, between Great Titchfield Street and Wells Street, offers an exceptional opportunity in the lively Fitzrovia Quarter.

The property is excellently connected with eight underground tube lines spread across eight stations including Oxford Circus and Tottenham Court Road, which are just a few minutes' walk away. Additionally, the area is served by the Elizabeth Line, among other transport links, ensuring seamless connectivity to the wider London area.

Connectivity

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



23-25 Eastcastle Street - 3rd Floor West



1,940 sq ft refurbished
office with 2 meeting rooms
and own kitchenette







23-25 Eastcastle Street - 3rd Floor West



Features

- 24 Hours Access
- Open Plan
- 2 Meeting Rooms
- Own Kitchenette
- Excellent Natural Light
- LED Lighting
- Perimeter Trunking
- Good Ceiling Height
- Communal Showers
- Excellent Transport Links
- Air Conditioning

Details

Floor Area

1,938 SQ FT / 180.05 SQ M

Rent

£72.50 per sq ft

Lease Terms

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

Possession

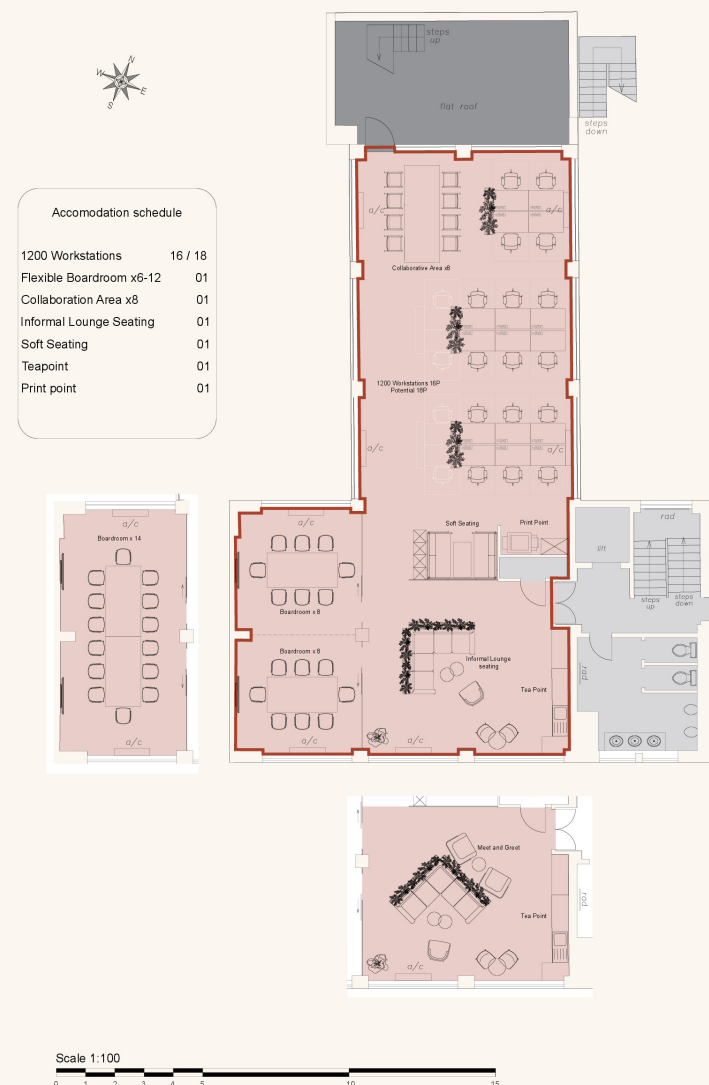
Immediate upon completion of legal formalities

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
2nd - West	2,240	208.10	Available
3rd - West	1,940	180.23	Available
6th - West	744	69.12	Available
Total	4,924	457.45	

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

Sabina Bathurst

sabina.bathurst@langhamestate.com

020 7907 4960

07355 603 106

Malcolm Cohen

malcolm.cohen@langhamestate.com

07526 189 462

020 7907 4983

