

The Langham Estate



22-25 Eastcastle
Street

SECOND FLOOR (EAST)
1,124 SQ FT | 104.4 SQ M
MEDIA STYLE
OFFICE SUITE TO LET

langhamestate.com
020 7580 5656



22-25 Eastcastle Street | Second Floor (East)



The Location

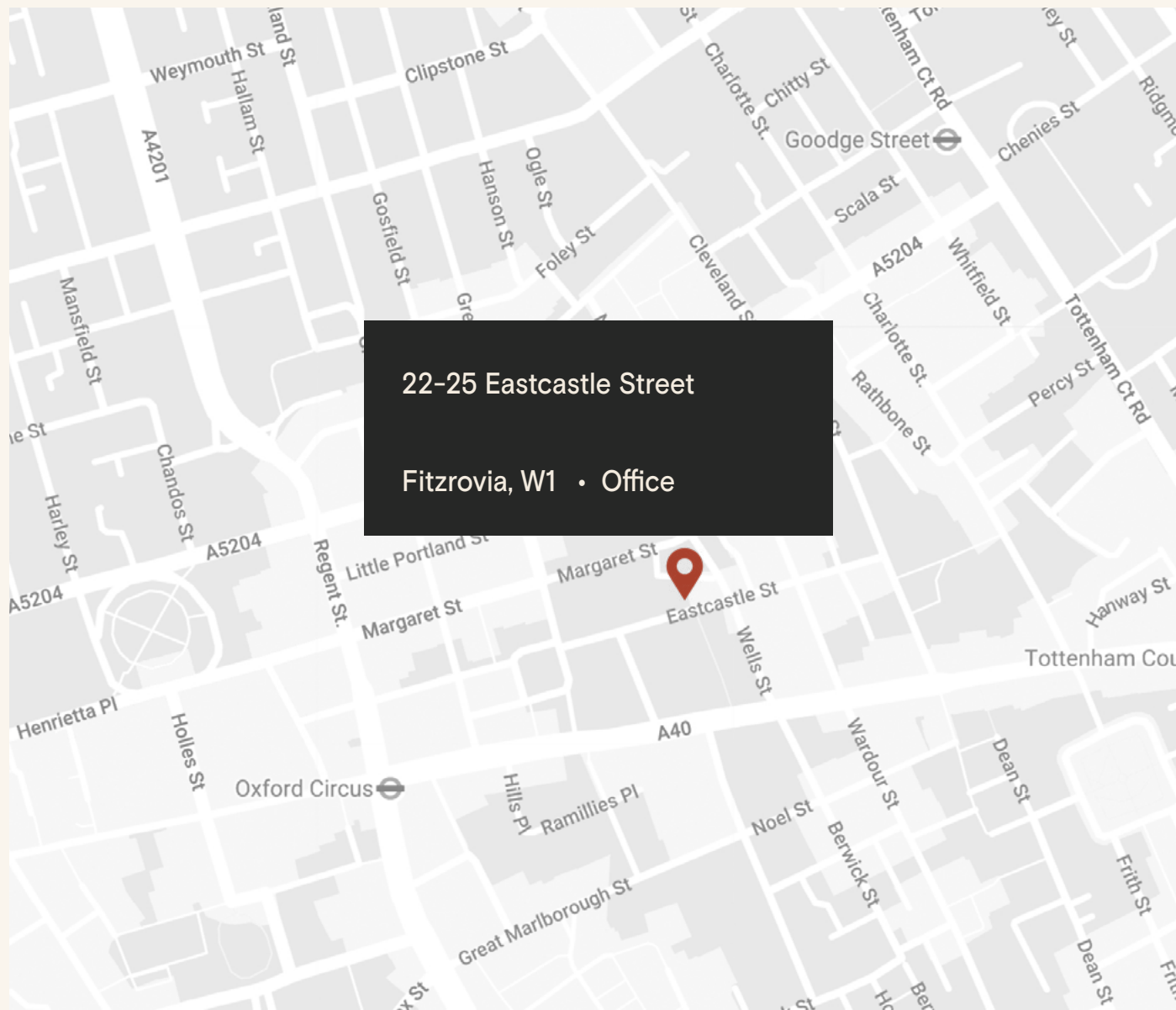
Located in the heart of London's vibrant West End, this property on the north side of Eastcastle Street, between Great Titchfield Street and Wells Street, offers an exceptional opportunity in the lively Fitzrovia Quarter. Just moments away from the international retail thoroughfares of Oxford Street and Regent Street, and a short walk from the serene Regent's Park, this location perfectly captures the essence of urban living with access to lush green spaces.

Running directly parallel to the iconic Oxford Street, Eastcastle Street blends classic and modern architecture, encapsulating the neighbourhood's ongoing evolution.

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	5 min walk
Tottenham Court Road	9 min walk
Goodge Street	10 min walk
Bond Street	12 min walk
Great Portland Street	14 min walk
Warren Street	16 min walk
Regent's Park	18 min walk
Euston Square	19 min walk



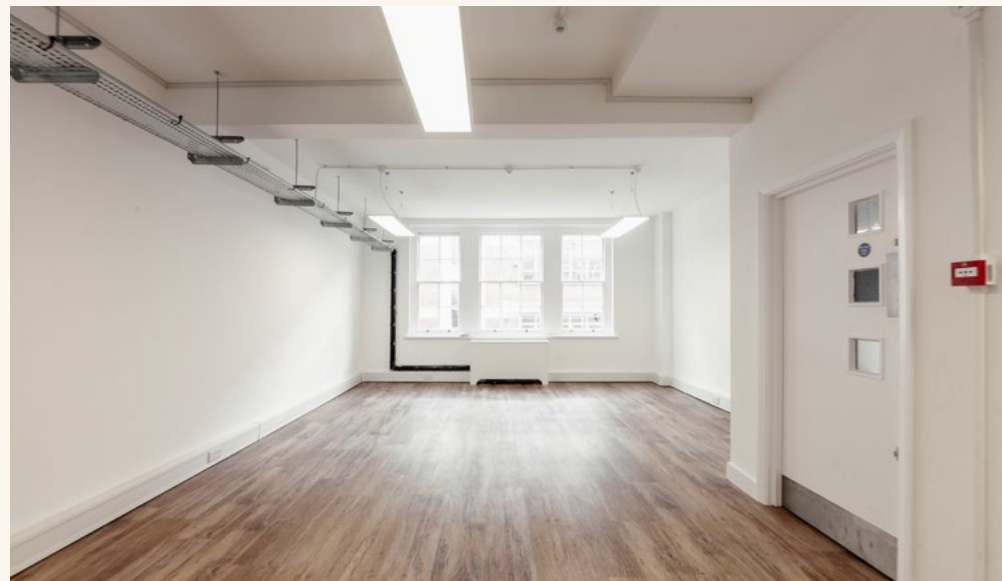
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1,124 sq ft
office space at the
very centre of Fitzrovia.

23
25





Features

- Excellent Natural Light
- Good Ceiling Height
- Open Plan
- Skylight
- Wood Flooring
- Own Kitchenette
- 24 Hour Access
- Perimeter Trunking
- LED Lighting
- Passenger Lift
- Central Heating
- Air Conditioning

Details

Floor Area

1,124 SQ FT / 104.4 SQ M

Rent

On application

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

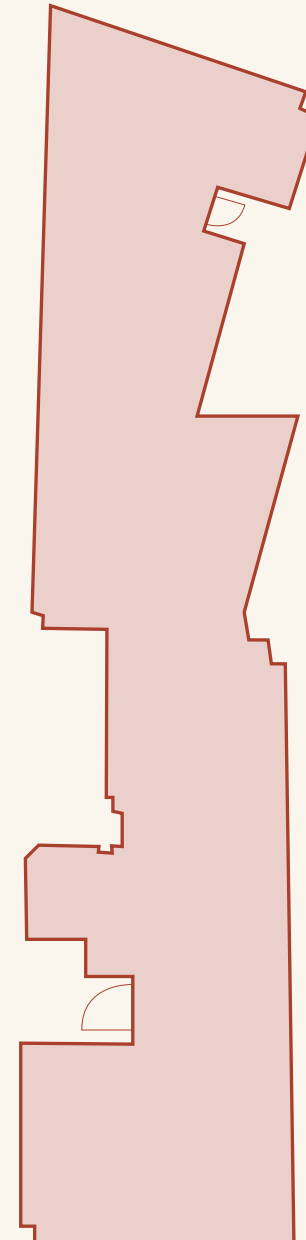
Each party to be responsible for their own legal costs

Furniture

Furniture packages available on negotiation

V.A.T.

Pricing exclusive of V.A.T.





Floor	Sq Ft	Sq M
Sixth (West)	744	69.1
Third (West)	1,938	180.0
Second (East)	1,124	104.4
First (East)	1,060	98.48

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



Current EPC Rating
(awaiting new assessment)

FQ



Discover Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

For further information call

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