

41-42 EASTCASTLE STREET

LONDON W1

SECOND AND THIRD FLOOR

1,559 SQ.FT

-
3,128 SQ.FT

RIB

ROBERT IRVING BURNS



TO LET

Fully Furnished Office Spaces
in the Heart of Fitzrovia



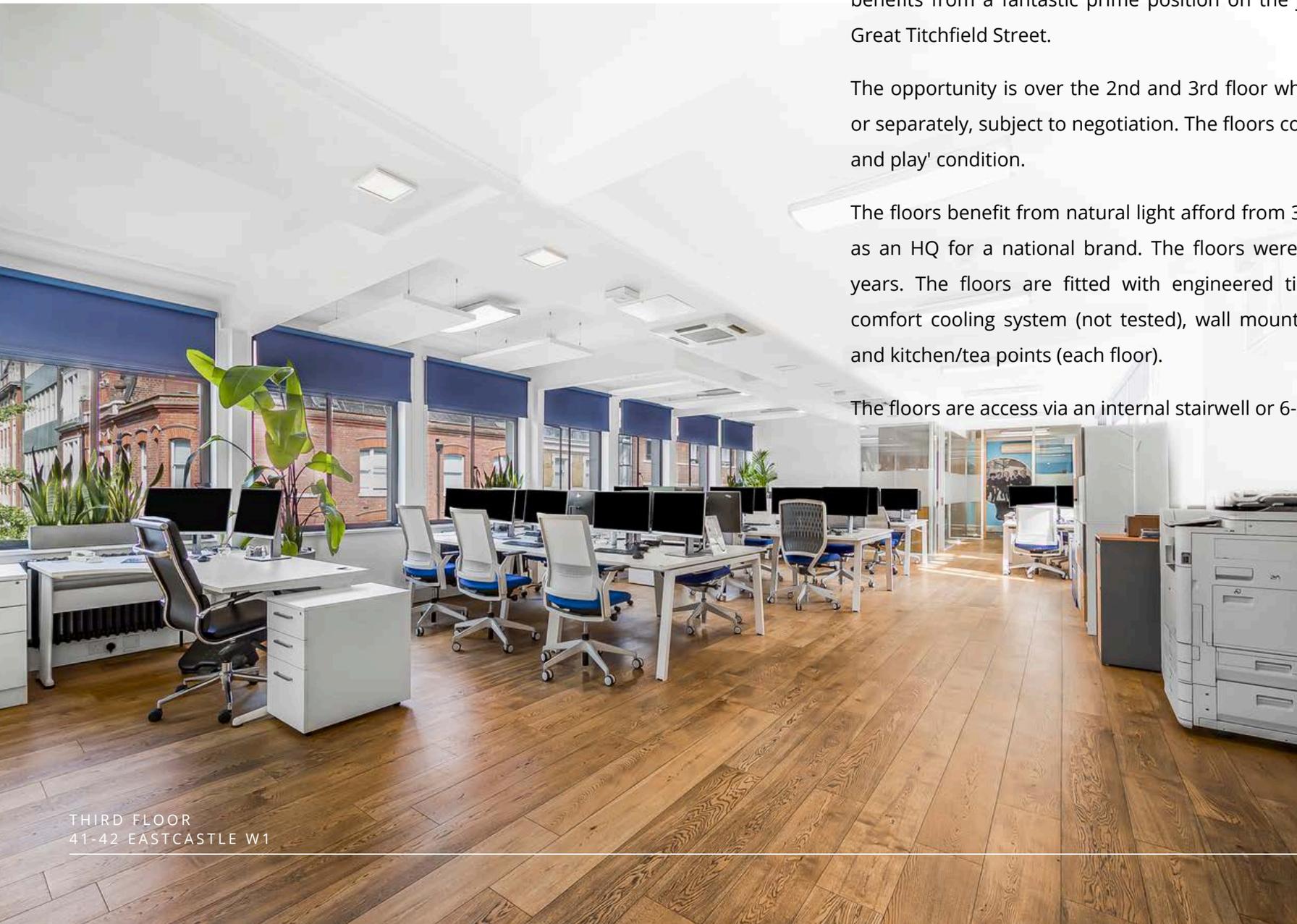
DESCRIPTION

This corner fronted building that was refurbished in the early 2010's benefits from a fantastic prime position on the junction of Eastcastle and Great Titchfield Street.

The opportunity is over the 2nd and 3rd floor which can be taken together or separately, subject to negotiation. The floors come fully furnished in 'plug and play' condition.

The floors benefit from natural light afford from 3 sides and currently serve as an HQ for a national brand. The floors were refurbished in the last 5 years. The floors are fitted with engineered timber flooring, integrated comfort cooling system (not tested), wall mounted radiators, LED lighting and kitchen/tea points (each floor).

The floors are access via an internal stairwell or 6-person passenger lift.

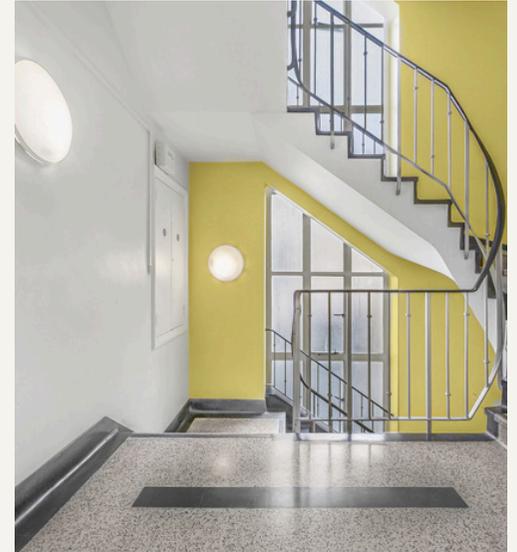




THIRD FLOOR



THIRD FLOOR



THIRD FLOOR



SECOND FLOOR



SECOND FLOOR





COGNITA
For Leaders in Europe, we have added a fourth
element to our Framework - our shared mission.

- 1. People
- 2. Process
- 3. Performance
- 4. Purpose

The Cognita Framework



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SECOND FLOOR



THIRD FLOOR

AMENITIES

Itemised List (Available On Each Floor)

SECOND FLOOR

- 12 X DESKS (1.2M X 0.8)
- 12 X DESK CHAIRS (1.2M X 0.8)
- 1 X LARGE SHELVING RACK
- 1 X RECEPTION DESK WITH CHAIR
- 2 X CALL BOOTHS
- 1 X PRIVATE OFFICE WITH DESK (1.8M X 0.8M) WITH 4 CHAIRS
- 1 X 5 PERSON MEETING ROOM WITH TABLE, 5 CHAIRS AND LARGE SCREEN
- 1 X LARGE 12 PERSON MEETING ROOM WITH TABLE, 12 CHAIRS AND LARGE SCREEN

THIRD FLOOR

- 23 X DESKS (1.2M X 0.8)
- 23 X DESK CHAIRS
- 1 X LUNCH TABLE (WITH 3 CHAIRS)
- 1 X HIGH TABLE (WITH 2 CHAIRS)
- 2 X 3-4 PERSON MEETING ROOM
- 1 X 12 PERSON MEETING ROOM WITH TABLE, 12 CHAIRS AND LARGE SCREEN



Finances

FLOOR	SECOND	THIRD	TOTAL
TOTAL (SQ.FT.)	1,569	1,559	3,128
QUOTING RENT (P.A.)	£103,334	£102,676	£206,000
ESTIMATED RATES PAYABLE (P.A.)	£40,349	£40,102	£80,451
SERVICE CHARGE	£21,966	£21,826	£45,079
ESTIMATED OCCUPANCY COST (P.A.)	£165,649	£164,604	£331,530





LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

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.

LOCAL OCCUPIERS

Coffee

1. Watchhouse
2. Harris + Hoole
3. Kaffeine
4. Archetype
5. Scandinavian Kitchen
6. Kiss the Hippo
7. Attendant
8. Fabrique
9. Lantana
10. Omotesando

Grab & Go

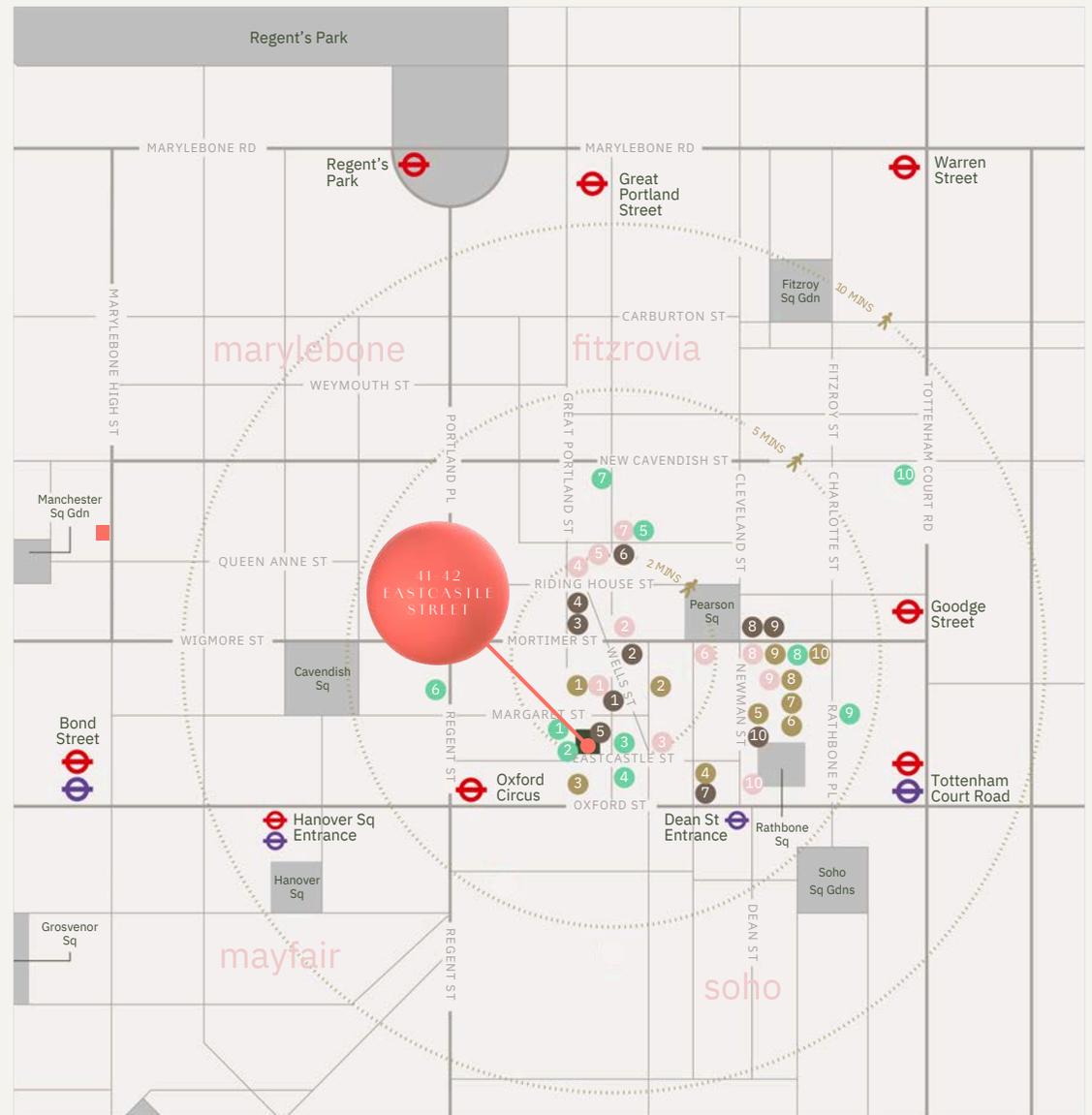
1. The Salad Project
2. Honest Burgers
3. Itsu
4. Ole & Steen
5. Kin Cafe
6. Atis
7. Maui Poke
8. Al Dente
9. Ahi Poke
10. B Bagel

Dining

1. Rovi
2. Mortimer House Kitchen
3. Nineteen-O-Five
4. Riding House Café
5. Carmel
6. Meraki
7. Berners Tavern
8. Copita
9. Salt Yard
10. The Mandrak

Pubs & Bars

1. The Social
2. Sanderson Hotel
3. The Cocktail Club
4. Punch Room
5. Waeska Bar
6. The Newman Arms
7. Vagabond
8. Shochu Lounge
9. Mr Fogg's
10. The Queen Charlotte



FURTHER INFORMATION

LEASE

Option 1: Sublease(s) of one of both of the 2nd & 3rd floors.

Option 2: Assignment of the existing lease dated 19/03/2020 for a term of 10 years with a 5th year tenant only break. Please note the outstanding rent review dated 19/03/2025 has been settled with no uplift.

Option 3: A simultaneous surrender and regrant of a new lease on new market terms to be negotiated direct with the landlord and granted outside of the landlord and tenant act 1954.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Third Floor - 97D

VAT

The building is elected for VAT.

FLOOR PLANS

Available upon request.

CONTACT US

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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. July 2025.

RIB

ROBERT IRVING BURNS