

34-35 EASTCASTLE STREET

LONDON W1

To Let

CREATIVE MEDIA SPACE IN HEART OF FITZROVIA

High-quality, fully furnished workspace benefiting from a private office, meeting room and an excellent central Fitzrovia location

Suitable for Class E

(Offices, Medical, Leisure etc.)

FIRST FLOOR
913 SQ.FT.

RIB

ROBERT IRVING BURNS

34-35 EASTCASTLE STREET



DESCRIPTION

The accommodation comprises the fully fitted and furnished first floor of this attractive, client-facing building, with the common parts having recently been refurbished to a very high standard.

Access to the first floor is provided via either an internal passenger lift or the attractive internal stairwell, both of which are pictured within the brochure.

The office provides excellent natural light and is currently configured with desking for up to 12 people, together with a private office and separate meeting room, both arranged in a cellular style. The accommodation benefits from high-quality LVT engineered timber-effect flooring, a fitted kitchenette incorporating locker storage, and large opening windows overlooking Eastcastle Street.

Further amenities include a fibre internet connection, overhead LED lighting, a feature green wall, entry-phone system, two demised WCs and air conditioning, which is to be serviced.

Overall, the premises provides an attractive, well-presented and largely plug-and-play office environment suitable for an occupier seeking high-quality accommodation within a professional, client-facing building.



AMENITIES

- Fully fitted and furnished
 - Desking for up to 12 people
 - Private office
 - Separate meeting room
 - Passenger lift
 - Refurbished common parts
 - Excellent natural light
 - Large opening windows overlooking Eastcastle Street
 - Air conditioning
- Fibre internet connection
 - LED lighting
 - LVT engineered timber-effect flooring
 - Fitted kitchenette
 - Locker storage
 - Two demised WCs
 - Entry-phone system
 - Feature green wall
 - Attractive internal stairwell
 - High-quality, client-facing building

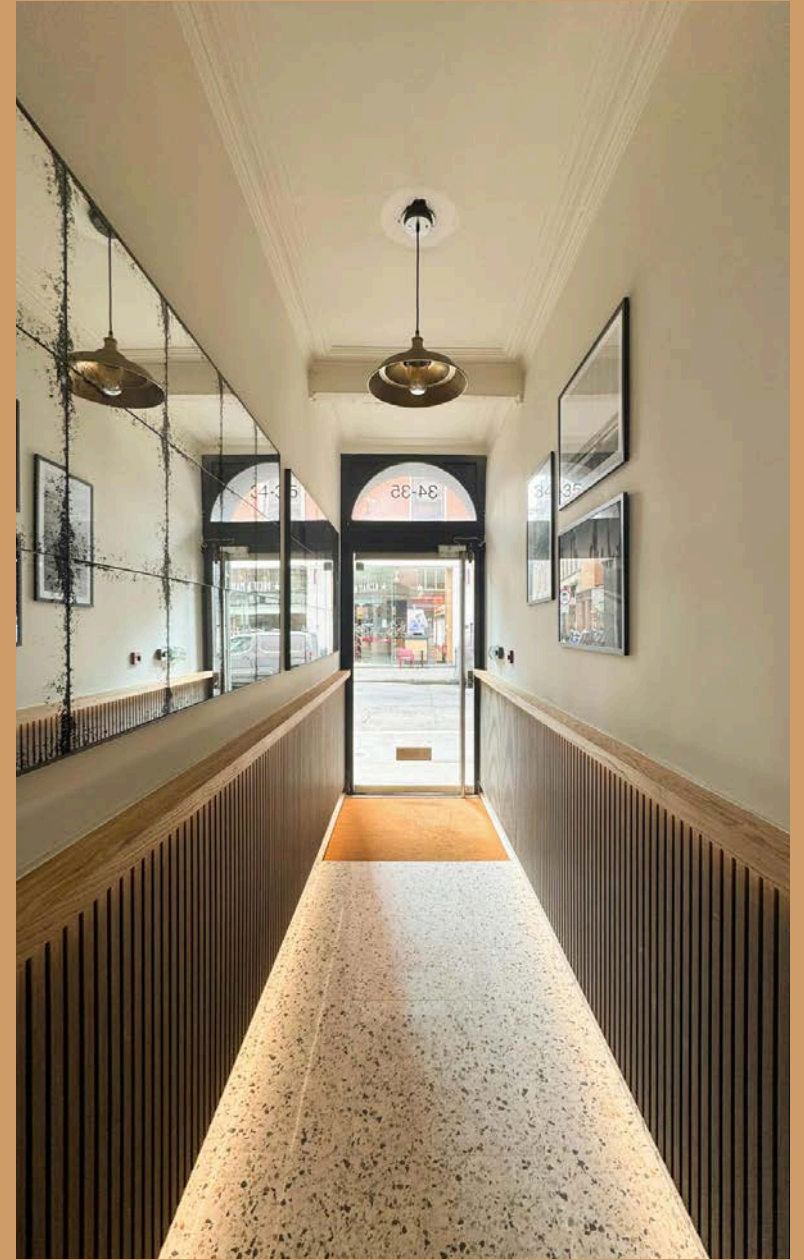
FINANCES

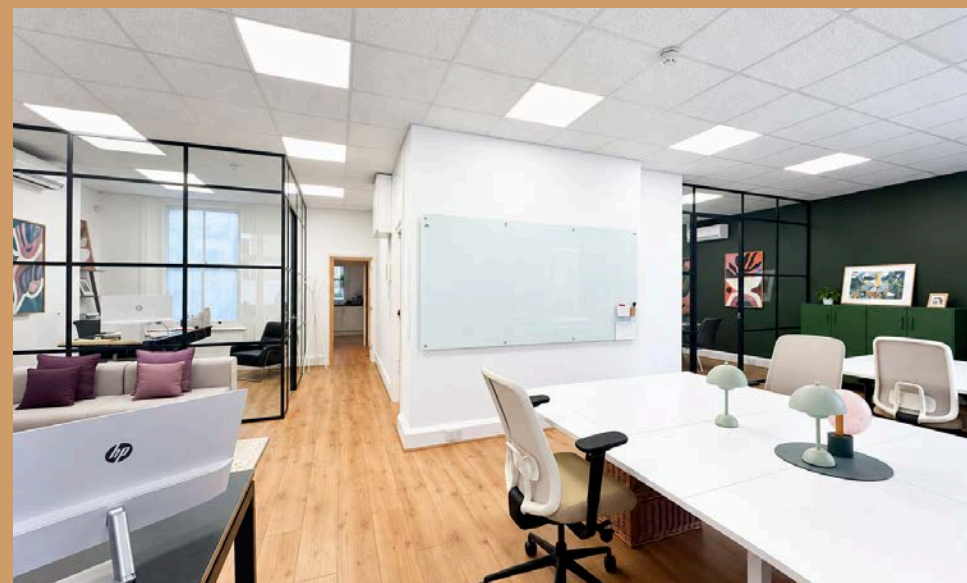
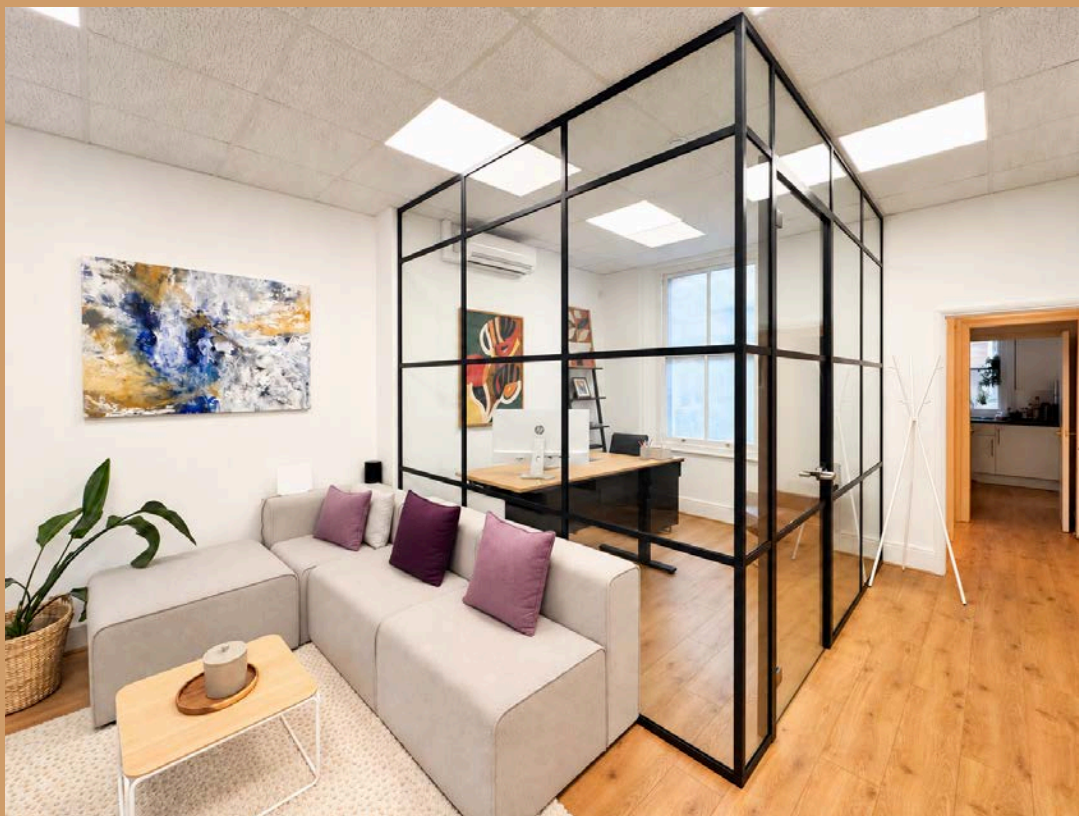
TOTAL SIZE (SQ.FT.)	913
QUOTING RENT (P.A.)	£61,628
ESTIMATED RATES PAYABLE (P.A.)	£26,640
SERVICE CHARGE	£11,118
ESTIMATED OCCUPANCY COST (P.A.)	£99,386





COMMON AREAS







Farros



OLE & STEEN



Meraki



Kaffeine

LOCATION & SITUATION

The property is strategically located on the north side of Eastcastle Street close to the junction with 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 from the property.

FURTHER INFORMATION

AVAILABILITY & LEASE TERMS

Available from March 2027 by way of a new lease direct from the landlord, to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

65C

VAT

The building is elected for VAT.

FLOOR PLANS

Available upon request.

CONTACT US

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RIB

ROBERT IRVING BURNS

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. September 2026.