

37 EASTCASTLE STREET

LONDON W1

Fully Furnished 1st Floor Office in the
Heart of Noho

FIRST FLOOR
944 SQ.FT.

RIB

ROBERT IRVING BURNS

37 EASTCASTLE STREET W1



DESCRIPTION

Situated on Eastcastle Street, this bright first floor walk-up has been refurbished to a high standard and provides attractive, self-contained office accommodation.

The floor will benefit from new comfort cooling, two internally demised WCs, a glass-partitioned meeting room, screeded flooring, LED lighting, private kitchen, fibre connection (not tested), entry phone system and access via an internal stairwell.

The floor is to come furnished with schedule currently being drafted.



AMENITIES

- BRIGHT WALK-UP OFFICE SPACE
- RECENTLY REFURBISHED TO A HIGH STANDARD
- COMFORT COOLING SYSTEM (NEW)
- TWO INTERNALLY DEMISED WCS
- GLASS-PARTITIONED MEETING ROOM
- SCREEDED FLOORING
- LED LIGHTING
- PRIVATE KITCHEN
- FIBRE CONNECTION (NOT TESTED)
- ENTRY PHONE SYSTEM
- ACCESS VIA INTERNAL STAIRWELL
- TO BE PROVIDED FURNISHED

FINANCES

TOTAL SIZE (SQ.FT.)	944
QUOTING RENT (P.A.)	£63,720
ESTIMATED RATES PAYABLE (P.A.)	£27,600
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£91,320





Farros



Kaffeine



Meraki



Ole & Steen

LOCATION & SITUATION


























LOCATED IN CENTRAL LONDON

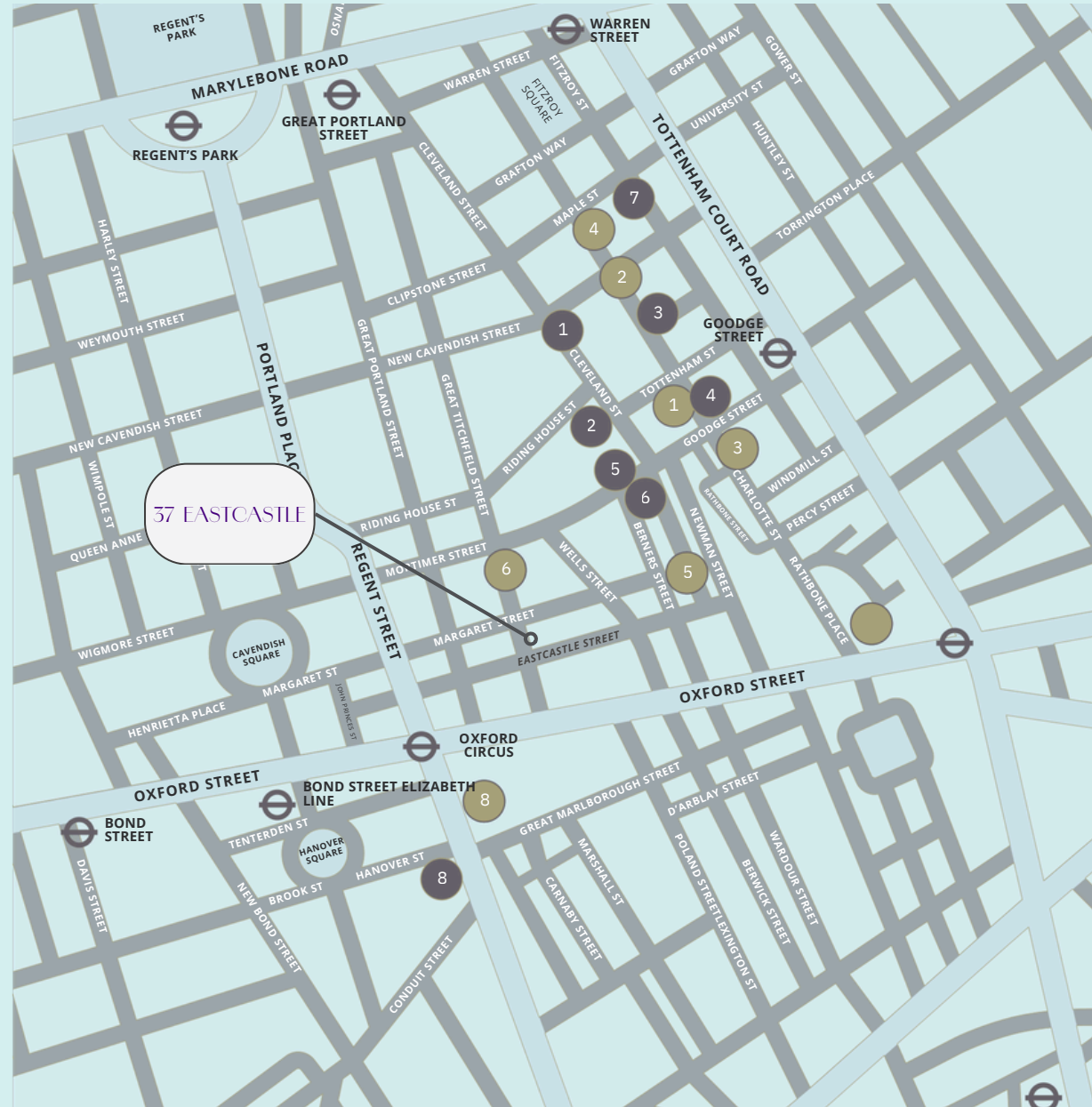
The property is strategically located on the north side of Eastcastle Street close to the junction with Great Titchfield Street, which boasts lots of leisure activities and the popular restaurants of Market Place.

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.



LOCAL OCCUPIERS

		
 Goodge Street 1 Min Walk	 1 Salt Yard	 1 Make Architects
 Warren Street 5 Min Walk	 2 The Carpenters Arms	 2 Take - Two Interactive
 Tottenham Court Rd 5 Min Walk	 3 ROKA	 3 Boston Consulting
 Oxford Circus 13 Min Walk	 4 Franco Manca	 4 Westbrook Coremont Revcap
 Euston 16 Min Walk	 5 Berners Tavern	 5 Estée Lauder
 Bond Street 17 Min Walk	 6 ROVI	 6 Netflix
	 7 Hakkasan	 7 BenevolentAI
	 8 The Carnaby	 8 Exane





FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is 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

29B

VAT

The building is elected for VAT.

FLOOR PLANS

TBC

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. May 2026

RIB

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