

34-35 EASTCASTLE STREET

LONDON W1

To Let

ECONOMICAL CREATIVE MEDIA SPACE
IN HEART OF FITZROVIA

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 1st Floor of this attractive building. The office benefits from excellent natural light afforded from two sides, good ceiling height, AC (recently tested) and demised kitchenette & WC's.

Access can either be via the stairs or a passenger lift, the internal lighting has recently been updated with new LED fitting.



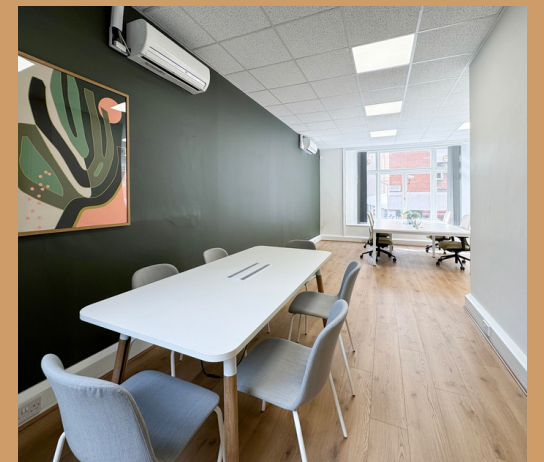
AMENITIES

- ENTRY PHONE SYSTEM
- PASSENGER LIFT
- NEW LED DAYLIGHT LIGHTING
- A/C (RECENTLY SERVICED)
- EXCELLENT NATURAL LIGHT
- WOODEN FLOORING

FINANCES

TOTAL SIZE (SQ.FT.)	913
QUOTING RENT (P.A.)	£35,151
ESTIMATED RATES PAYABLE (P.A.)	£26,640
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£61,791









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

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are 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

65C

VAT

TBC

FLOOR PLANS

TBC

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