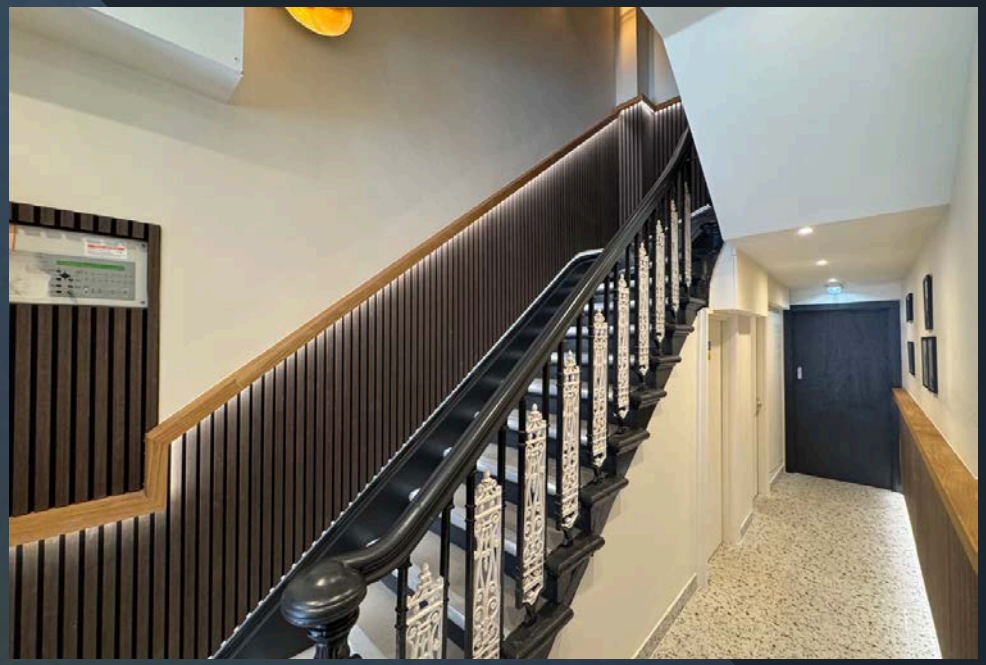
THE LOFT HOUSE

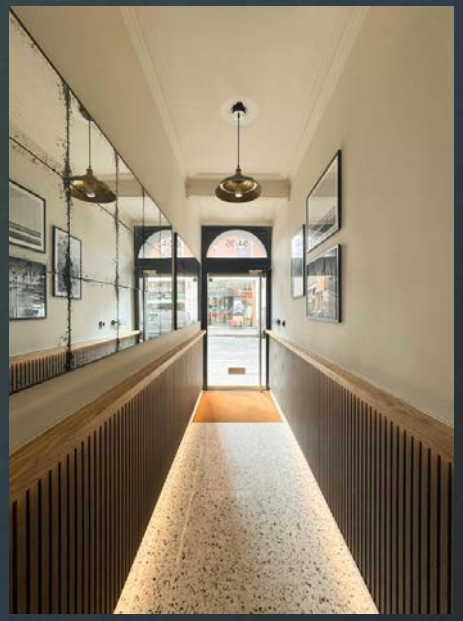
34-35 EASTCASTLE STREET, FITZROVIA LONDON W1

TO LET

ROBERT IRVING BURNS

CASTLE NEWS LTD
Newsagent • Off Licence • Oyster • Lottery
EASTCASTLE STREET W1





Description

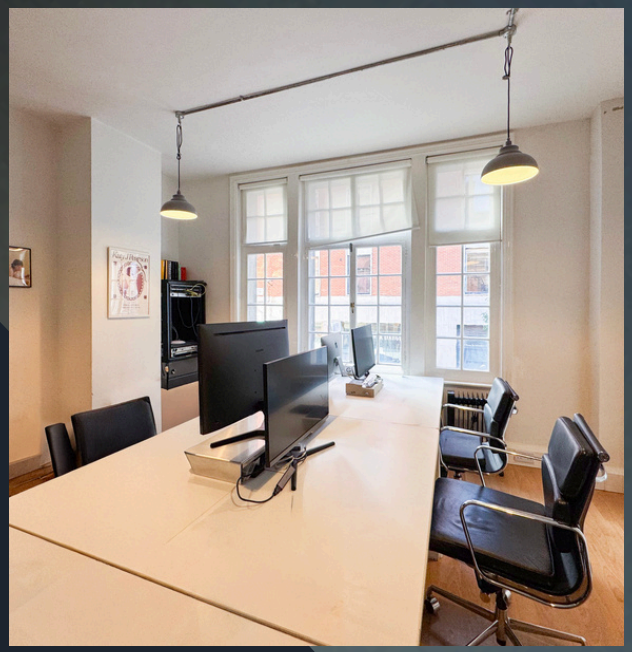
This prime Fitzrovia building has been refurbished to an excellent standard, combining stylish modern finishes with beautiful period features throughout.

The available accommodation is positioned towards the rear of the building and comprises unique, characterful studio space arranged over the ground, first and second floors, with an interconnecting knock-through to the adjoining property at first and second floor levels.

Currently configured as a recording studio with associated creative offices, the space benefits from comfort cooling (not tested), fitted kitchen, spot and pendant lighting, and internal WCs.

A rare opportunity along the renowned Eastcastle Street – ideal for creative occupiers seeking distinctive, design-led workspace in the heart of Fitzrovia.

Please get in touch for further information or to arrange an inspection.



S LTD
34-35

Location & Connectivity

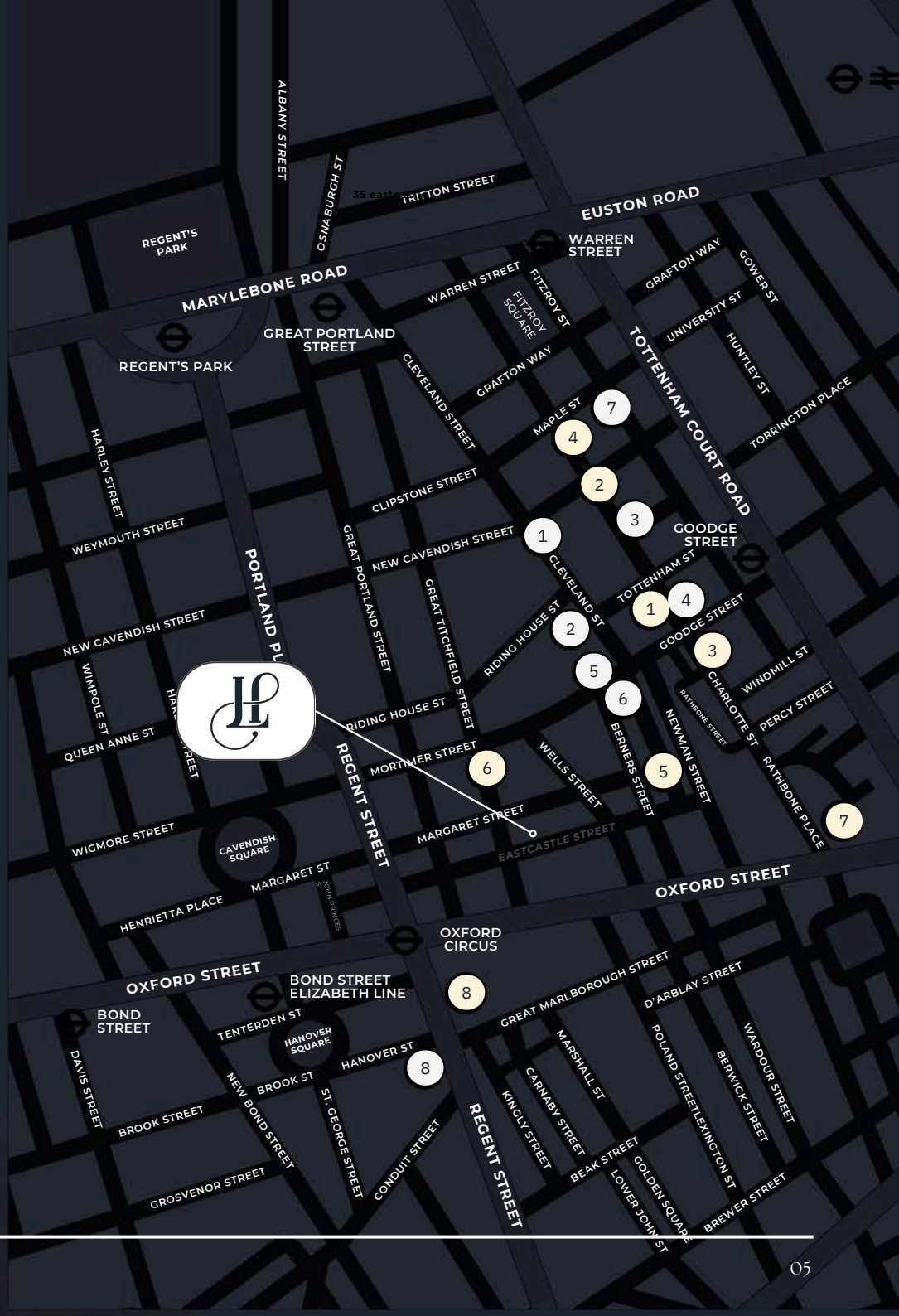
The property is strategically located on the north side of Eastcastle Street close to the junction with Great Titchfield Street, which boasts lots of leisure activities and the popular restaurants of Market Place.

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.

- Goodge Street 9 Min Walk
- Warren Street 18 Min Walk
- Tottenham Court Rd 13 Min Walk
- Oxford Circus 4 Min Walk
- Euston 24 Min Walk
- Bond Street 9 Min Walk

1. Salt Yard
2. The Carpenters Arms
3. ROKA
4. Franco Manca
5. Berners Tavern
6. ROVI
7. Hakkasan
8. The Carnaby

1. Make Architects
2. Take - Two Interactive
3. Boston Consulting
4. Westbrook Coremont Revcap
5. Estée Lauder
6. Netflix
7. BenevolentAI
8. Exane



Amenities

NEWLY REFURBISHED

INTERCONNECTED FIRST & SECOND FLOORS

SPOT AND PENDANT LIGHTING

INTERNALLY DEMISED WCS

FITTED KITCHEN

COMFORT COOLING

Financials

FLOOR	GROUND FLOOR	FIRST REAR FLOOR	SECOND REAR FLOOR	FIRST & SECOND FLOOR	TOTAL
SIZE (SQ.FT.)	721	430	564	948	2,663
QUOTING RENT (P.A.)					POA
ESTIMATED RATES PAYABLE (P.A.)					£28,800
SERVICE CHARGE					TBC
ESTIMATED OCCUPANCY COST (P.A.)					**POA**

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.

Subject to surrender of existing lease.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

The building is elected for VAT.

EPC

63C

CONTACT US

JIM CLARKE

020 7927 0631
Jim@rib.co.uk

MATTHEW MULLAN

0207 927 0622
Matthewm@rib.co.uk

THOMAS D'ARCY

020 7927 0648
Thomas@rib.co.uk

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. February 2026

RIB
ROBERT IRVING BURNS