

22-25 EASTCASTLE STREET

FITZROVIA, LONDON, W1W 8DE

FOREST
REAL ESTATE

TO LET

1,050 SQ FT

Bright fitted & furnished workplace close to Oxford Circus & Tottenham Court Road Stations

Key Features

- Excellent Natural Light from 3 sides
- 2x Meeting Rooms/Director's Offices
- Kitchenette
- New AC & Lighting
- Video Entryphone
- Wood Flooring
- 3 months rent free after break
- Fully Furnished
- Passenger Lift
- High Ceilings
- Fully Refurbished Common Parts, Entrance Hall & WC's
- 24/7 Access
- Passenger Lift

**1st Floor (East), 22-25 Eastcastle Street, Fitzrovia
London, W1W 8DE**





Description

A bright, refurbished office suite with windows to all aspects, providing excellent natural light throughout. The accommodation includes two glass-partitioned offices, suitable for Director's offices or smaller meeting rooms, together with an open-plan kitchen.

The suite benefits from wood flooring and brand-new air conditioning, with the entrance hall, common parts, WC's and showers all recently refurbished.

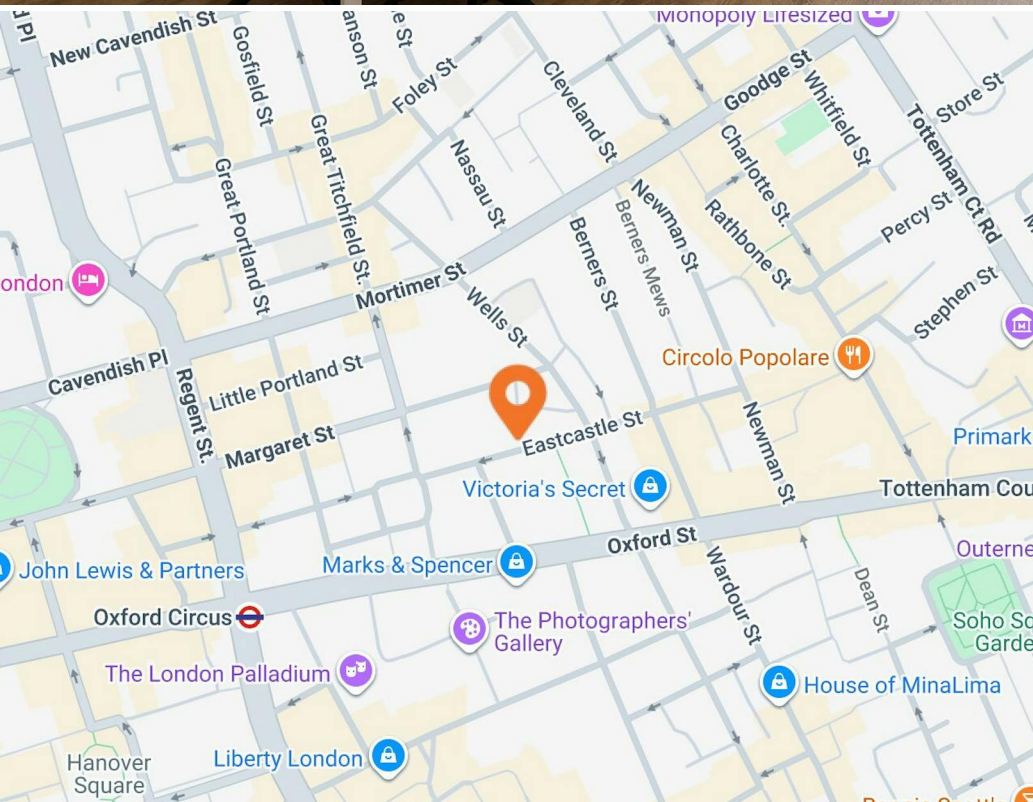
A well-presented and practical office space, suited to a range of modern business uses.

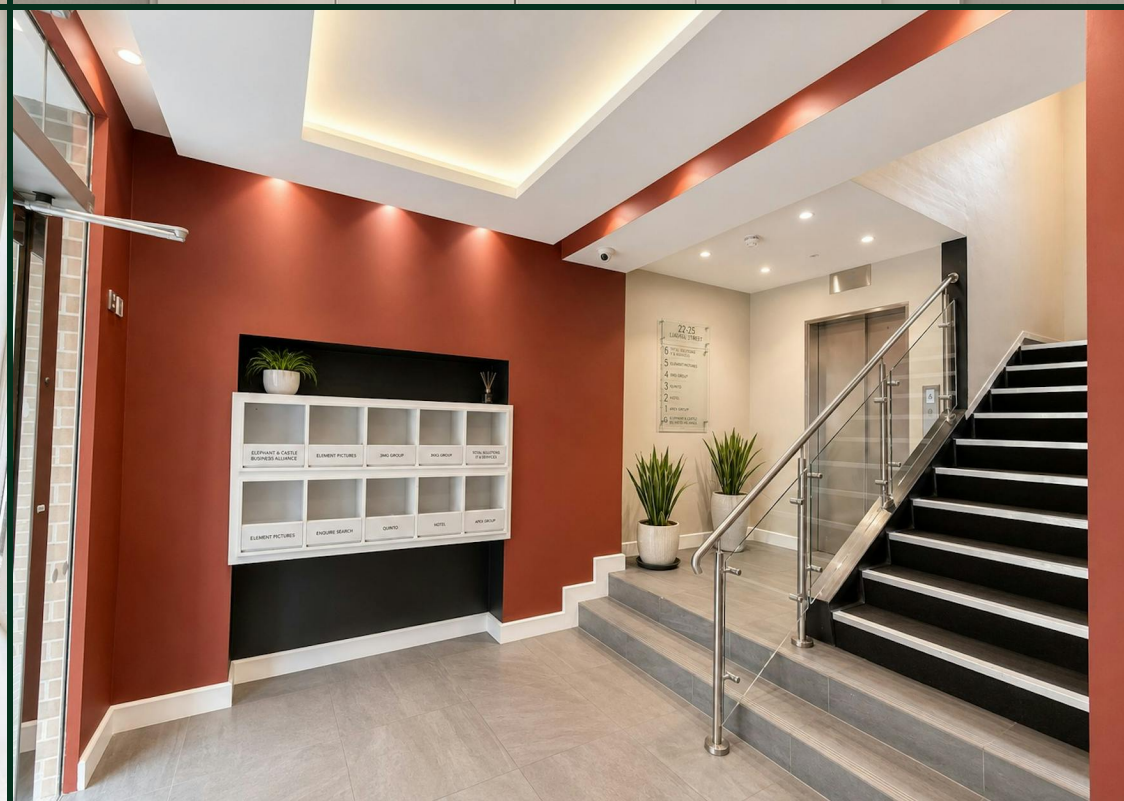
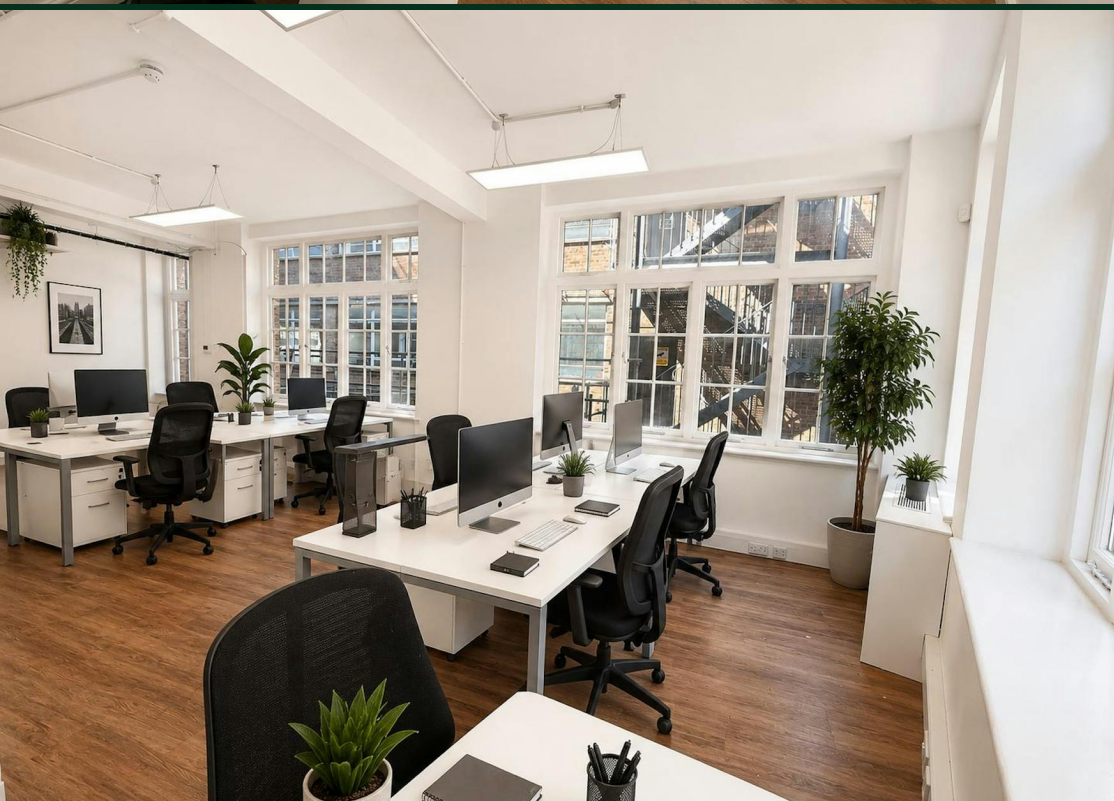
Lease assignment till September 2029 with a tenant only break in September 2027 benefitting from 3 months rent free if the break is not exercised.

Location

The property occupies a prominent position on the north side of Eastcastle Street, just a short walk from Market Place. The surrounding area offers an excellent choice of shops, restaurants, bars and hotels.

Oxford Circus Underground Station, serving the Central, Victoria and Bakerloo lines, and Tottenham Court Road, serving the Elizabeth and Central lines, are both within a few minutes' walk. The area is also well served by numerous bus routes.







Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Fitted Office Space	1,050	97.55	Available
Total	1,050	97.55	
Lease	Assignment		
Rent	£58.50 per sq ft		
Rates	£28.80 per sq ft		
Service Charge	£14.50 per sq ft capped		
VAT	On application		
EPC	On application		

Contact

Kelly Myers

020 3370 4470 | 07739 220 411
kelly@forestrealestate.co.uk

Zach Forest

020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

1st Floor (East), 22-25 Eastcastle Street, Fitzrovia
London, W1W 8DE

F O R E S T
R E A L E S T A T E