TO LET
ECONOMICAL OFFICE SPACE IN THE HEART OF FITZROVIA
36 EASTCASTLE STREET, FITZROVIA, LONDON, W1W 8DP (4TH FLOOR)
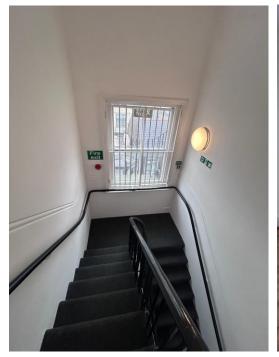

324 SQ. FT. (30 SQ. M.)

LOCATION (GOOGLE MAPS LINK)

The property is located on the north side of Eastcastle Street close to the junction with Great Titchfield Street and the popular restaurants of Market Place including La Ramps, Honest Burger and 28-50. Transport links are excellent with Oxford Circus (Central, Bakerloo & Victoria lines), Goodge Street (Northern line) and Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) all within walking distance of the property.

DESCRIPTION

This recently refurbished 4th floor office can be accessed via a communal staircase and benefits from excellent natural light from 2 sides, laminate flooring, entry phone system and perimeter.

LEASE

A new lease direct with the landlord outside the Landlord & Tenant Act 1954 for a term until December 2026 with rolling 6 monthly breaks thereafter.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available upon request.

FLOOR PLANS

Available upon request.

FINANCIALS

Floor	4th Floor
Size (sq. ft.)	324
Quoting Rent (p.a.) excl.	£12,960
Estimated Rates Payable (p.a.)	£6,737
Service Charge (p.a.)	£5,000
Estimated Occupancy Cost (p. a.)	**£24,697**

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Entry Phone System
- Fantastic Central West End Location
- Excellent Transport Links
- Good Natural Light From Two Sides
- Laminate Flooring
- Perimeter Trunking
- Ceiling Mounted LED Lights

VIEWINGS:
Strictly through Robert Irving Burns. For more information please contact:

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