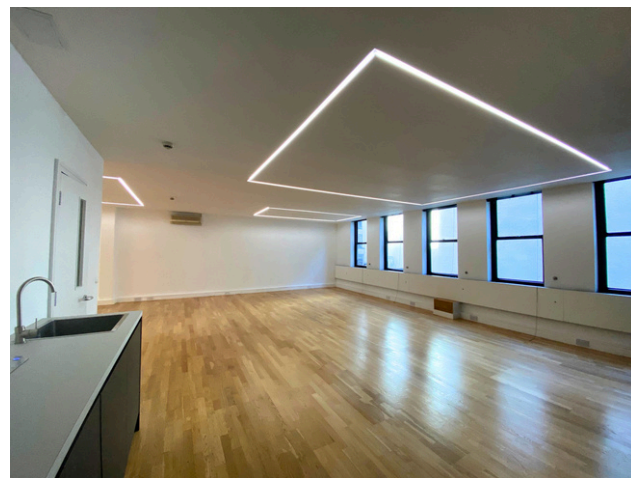


**TO LET**

MODERN FIRST FLOOR OFFICE IN THE HEART OF OXFORD CIRCUS

**SUITABLE FOR NEW BUSINESS CLASS E  
(OFFICE, MEDICAL, GYM, RETAIL ETC.)**

**SHELANA HOUSE, 31-32 EASTCASTLE STREET, LONDON W1W 8DN**



1,505 SQ. FT./ 139.82 SQ.M. - FIRST FLOOR

**LOCATION (GOOGLE MAPS LINK)**

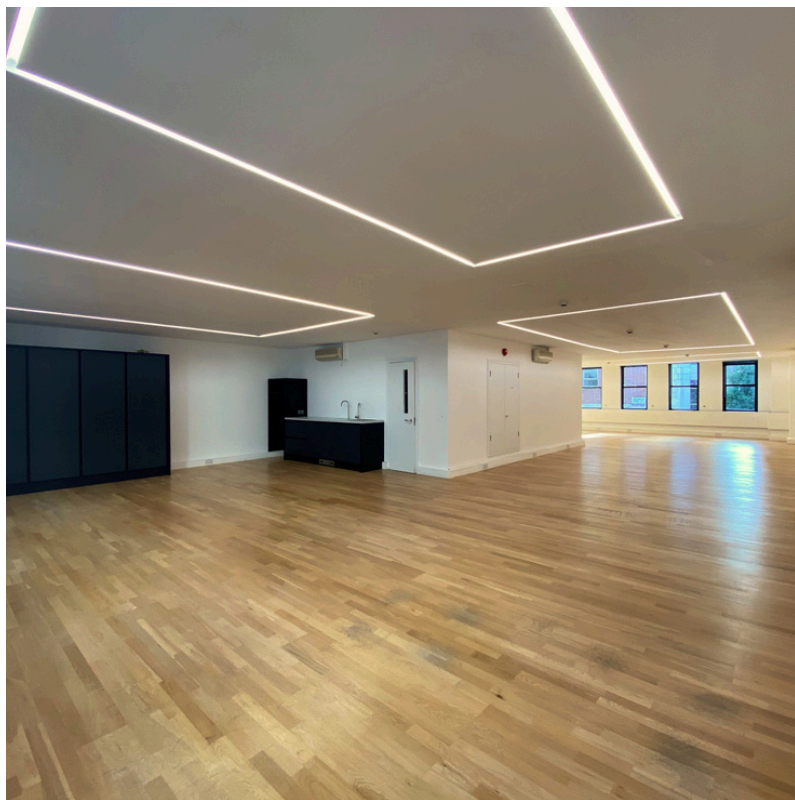
The building is situated on the North side of Eastcastle Street which runs parallel to Oxford Street and is within proximity to core Noho & Soho. It is a short walk from Market Place (offering a variety of Restaurants, Cafes & Bars creating a vibrant atmosphere for local occupiers). Oxford Circus & Tottenham Court Road Underground Stations are also close by.

[rib.co.uk](http://rib.co.uk)

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)

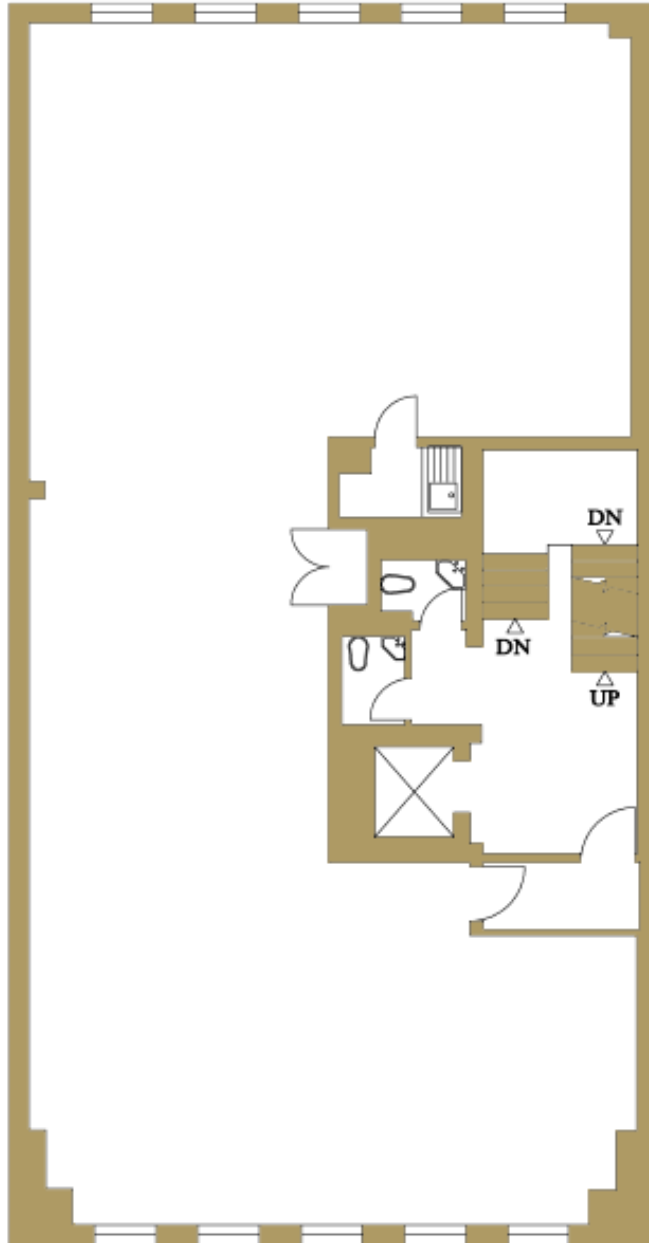




**FLOOR PLAN**

Not to scale.

First Floor 1,505 SQFT / 139,8 SQM



**DESCRIPTION**

Situated on the first floor and accessible via communal staircase or passenger lift, the premises is in excellent condition benefitting from excellent natural light, perimeter trunking, engineered timber flooring, entry phone system and air-conditioning (not tested). There are fitted storage cupboards, fully fitted kitchen with hot tap and dishwasher.

**LEASE**

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

**POSSESSION**

Upon completion of legal formalities.

**LEGAL COSTS**

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

**EPC**

This property has an EPC rating - C-69.

**FLOOR PLANS**

Scaled floor plans are available on request.

**VAT**

TBC.

**FINANCIALS**

Floor	First Floor
Size (sq.ft)	1,505
Quoting Rent (p.a.) excl.	£86,538
Rates Payable (p.a.)	£38,493
Service Charge (p.a.)	£8,854
<b>Estimated Occupancy Cost (p.a)</b>	<b>£133,885</b>

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**

- Lift Access
- Engineered Timber Flooring
- Air-Conditioning (not tested)
- Excellent Natural Light from Front and Rear
- Flushed LED Lighting
- Fully Fitted Kitchen with Hot Tap & Dishwasher
- Perimeter Trunking
- Entry Phone
- Demised WC's
- Smart Entrance
- Central Heating System

**VIEWINGS:**

Strictly through Robert Irving Burns.

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