

TO LET**REFURBISHED OFFICE SPACE IN HEART OF FITZROVIA****FULLY FURNISHED**

SUITABLE FOR CLASS E

(OFFICES, CLINICS, LEISURE, RETAIL ETC.)

34-35 EASTCASTLE STREET, FITZROVIA, LONDON, W1W 8DW



990 SQ. FT. (First Floor Front)

LOCATION ([GOOGLE MAPS](#))

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.



DESCRIPTION

Situated on the 1st Floor of this attractive Fitzrovia building, the office has been refurbished to great standard benefitting from new timber laminate flooring, excellent natural light afforded from two sides, good ceiling height, AC (recently tested) and demised kitchenette & WC's.

The space is to come fully furnished ready for immediate occupation.

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

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 with rolling breaks, with 6 months' notice, from 1st April 2024.

AMENITIES

- New timber laminate flooring
- Refurbished AC system
- Feature wall
- Fully furnished
- Entry phone system
- Passenger lift
- New LED daylight lighting
- Excellent natural light
- Kitchenette
- 2 x WCs (Internally Demised)

FINANCIALS

Area	1 st Floor Front
Size (sq. ft.)	990
Quoting Rent (p.a.) excl.	£54,450
Estimated Rates Payable (p.a.)	£20,085
Service Charge (p.a.)	£9,927
Estimated Occupancy Cost (p.a.)	£84,462

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.

POSSESSION

Upon completion of legal formalities.

EPC

Available upon request.

LEGAL COSTS

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

VIEWINGS:

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

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