



ROBERT IRVING BURNS



# 34-35 EASTCASTLE STREET

LONDON, W1W 8DW

TO LET  
REFURBISHED OFFICE SPACE IN  
HEART OF FITZROVIA  
FULLY FURNISHED

SUITABLE FOR CLASS E  
OFFICES, CLINICS, LEISURE ETC.

990 SQ.FT

FIRST FLOOR FRONT

## Description



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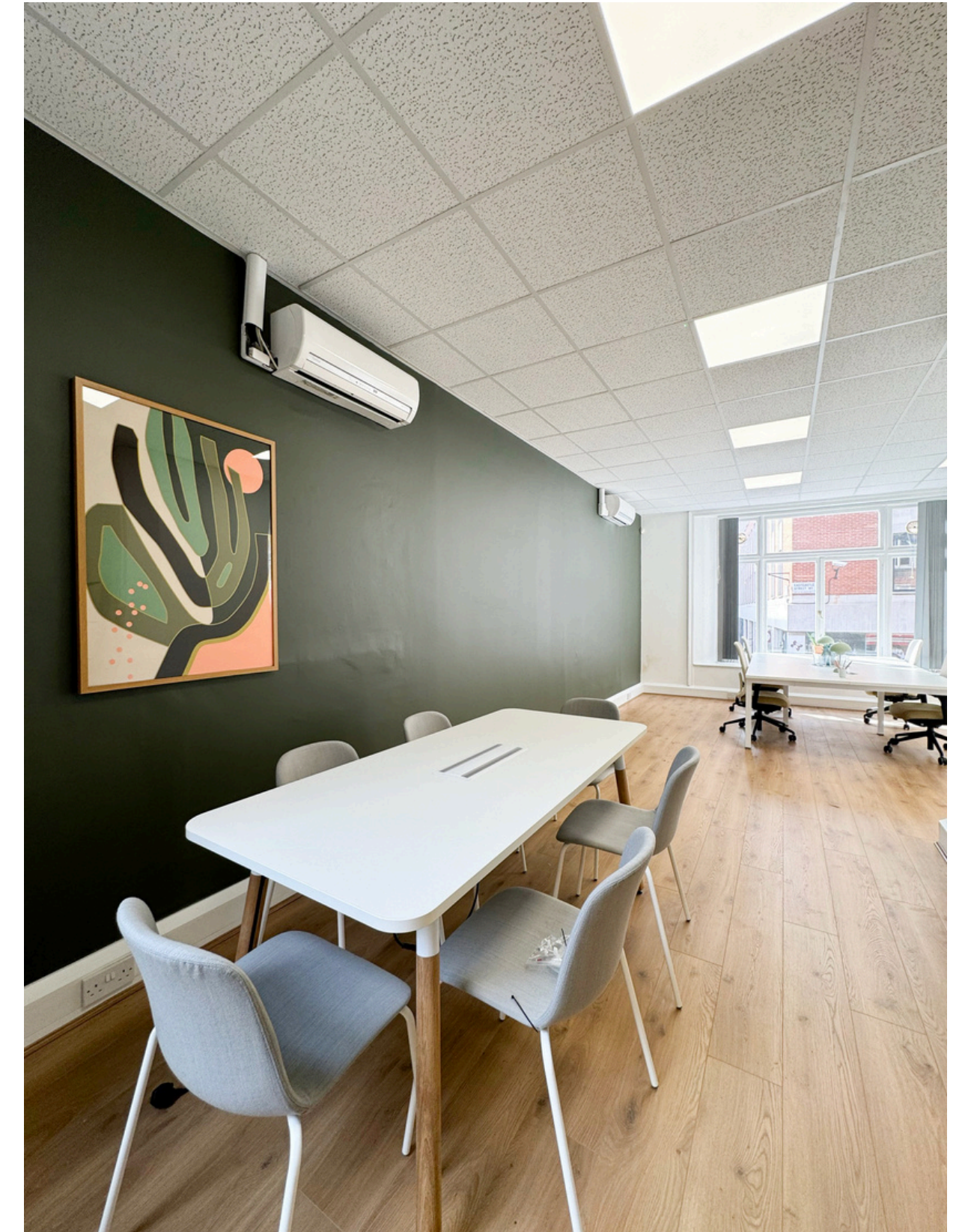
Situated on the 1st Floor of this attractive Fitzrovia building, the office has been refurbished to great standard benefitting from new timber laminate flooring, excellent natural light afforded from two sides, good ceiling height, AC (recently tested) and demised kitchenette & WC's.

The space comes fully furnished and 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.

# Specification

- 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)



## Location



Kaffeine



Ole & Steen



Farros



Meraki

## Location

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.

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RIB



Floor	First Floor Front
Total Size (sq.ft.)	990
Quoting Rent (p.a.) excl.	£64,350
Service Charge	£9,927
Estimated Rates Payable (p.a.)	£20,085
Estimated Occupancy Cost excl. (p.a.)	£94,362

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

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## VAT

TBC.

## FLOOR PLANS

Scaling floor plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### 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. August 2024



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## CONTACT US

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