

TO LET OFFICE SPACE IN HEART OF FITZROVIA

SUITABLE FOR CLASS E (OFFICES, CLINICS, LEISURE, RETAIL ETC.)

34-35 EASTCASTLE STREET, LONDON, W1W 8DW



785 SQ.FT. | 72.93 SQ.M.
Fourth Floor

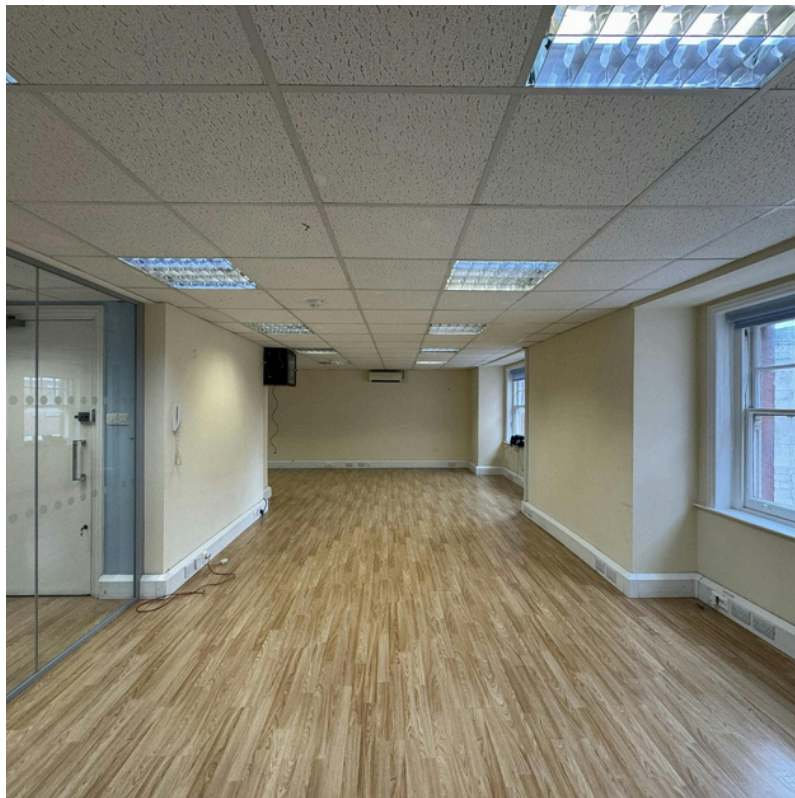
LOCATION ([GOOGLE MAPS LINK](#))

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.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk



DESCRIPTION

Situated on the 4th Floor of this attractive Fitzrovia building, the office benefits from timber laminate flooring, excellent natural light afforded from two sides, good ceiling height, AC (not tested) and demised kitchenette & WC's.

Access can either be via the stairs or a passenger lift. The space also benefits from a meeting room and an entry phone system.

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 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.

FLOOR PLANS

Available on request.

VAT

TBC.

FINANCIALS

AREA	4TH FLOOR
Size (sq.ft.)	785
Quoting Rent (p.a.) excl.	POA
Estimated Rates Payable (p.a.)	£17,340
Service Charge (p.a.)	£8,219

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.

AMENITIES

- Laminate Flooring
- Meeting Room
- Passenger Lift
- Excellent Natural Light
- Strip Lighting
- Entry Phone System
- AC System (not tested)
- Demised WC's
- Kitchenette

VIEWINGS:

Strictly through Robert Irving Burns.

Ben Kushner

Tel: 020 7927 0637

Email: ben.k@rib.co.uk

Thomas D'arcy

Tel: 020 7927 0648

Email: thomas@rib.co.uk

Michael Georgiou

Tel: 020 7927 0734

Email: michael.g@rib.co.uk