



ROBERT IRVING BURNS



Please note historic photo of the floor

31-32 EASTCASTLE ST

LONDON W1W 8DN

TO LET
OFFICE SPACE IN THE
HEART OF FITZROVIA

SUITABLE FOR CLASS E
OFFICES, CLINICS, LEISURE ETC.

1,505 sq. ft.

2ND FLOOR



Description

The second floor can be accessed via a communal staircase or passenger lift. The reception entrance has recently been refurbished providing excellent client facing interiors. The benefits from timber flooring, LED lighting, Kitchen, 3 private meeting rooms, with the remainder of the space being open plan.

The office benefits from good natural light from 2 sides, perimeter trunking, entry phone system and comfort cooling (not tested).

Specification

- Comfort Cooling (not tested)
- Wall Integrated Radiator
- Passenger Lift
- Newly Refurbished Reception
- 3 Meeting Rooms
- Perimeter Trunking
- Entry Phone System
- 2 x WCs Located in Common Area Stairwell
- Timber Flooring
- Natural Light from 2 Sides
- Client facing entrance



Photos





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.

Financials

Floor	2nd floor
Total Size (sq.ft.)	1,505
Quoting Rent (p.a.) excl.	£90,300
Service Charge	£8,880
Estimated Rates Payable (p.a.)	£35,972
Estimated Occupancy Cost excl. (p.a.)	£135,151

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

Available from July 2025

LEGAL COSTS

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

EPC

Available on request.

VAT

The property is elected for VAT.

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. February 2025.



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