

22-25 EASTCASTLE STREET

FITZROVIA, LONDON, W1W 8DE

FOREST

REAL ESTATE

TO LET

1,050 SQ FT

Bright fitted & furnished workplace close to Oxford Circus & Tottenham Court Road Stations

Key Features

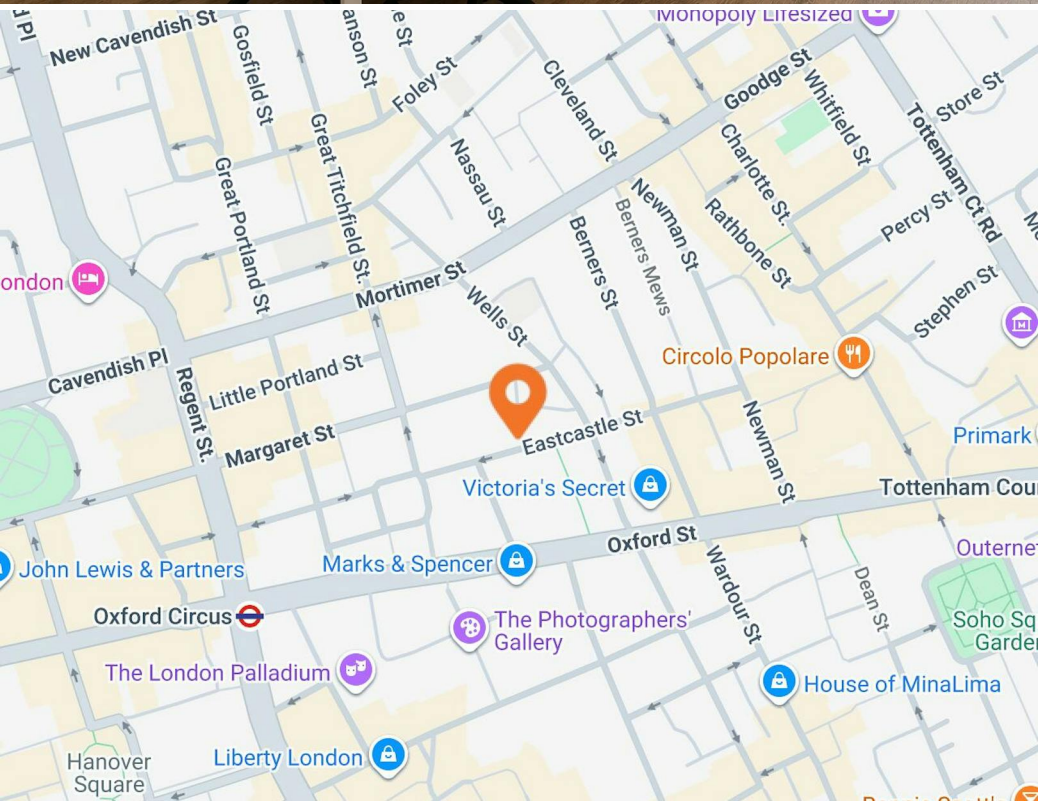
- Excellent Natural Light from 3 sides
- 2x Meeting Rooms/Director's Offices
- Kitchenette
- New AC & Lighting
- Video Enrtyphone
- Wood Flooring
- 3 months rent free after break
- Fully Furnished
- Passenger Lift
- High Ceilings
- Fully Refurbished Common Parts, Entrance Hall & WC's
- 24/7 Access
- Passenger Lift





1st Floor (East), 22-25 Eastcastle Street, Fitzrovia
London, W1W 8DE





Description

A bright, refurbished office suite with windows to all aspects, providing excellent natural light throughout. The accommodation includes two glass-partitioned offices, suitable for Director's offices or smaller meeting rooms, together with an open-plan kitchen.

The suite benefits from wood flooring and brand-new air conditioning, with the entrance hall, common parts, WC's and showers all recently refurbished.

A well-presented and practical office space, suited to a range of modern business uses.

Lease assignment till September 2029 with a tenant only break in September 2027 benefitting from 3 months rent free if the break is not exercised.

Location

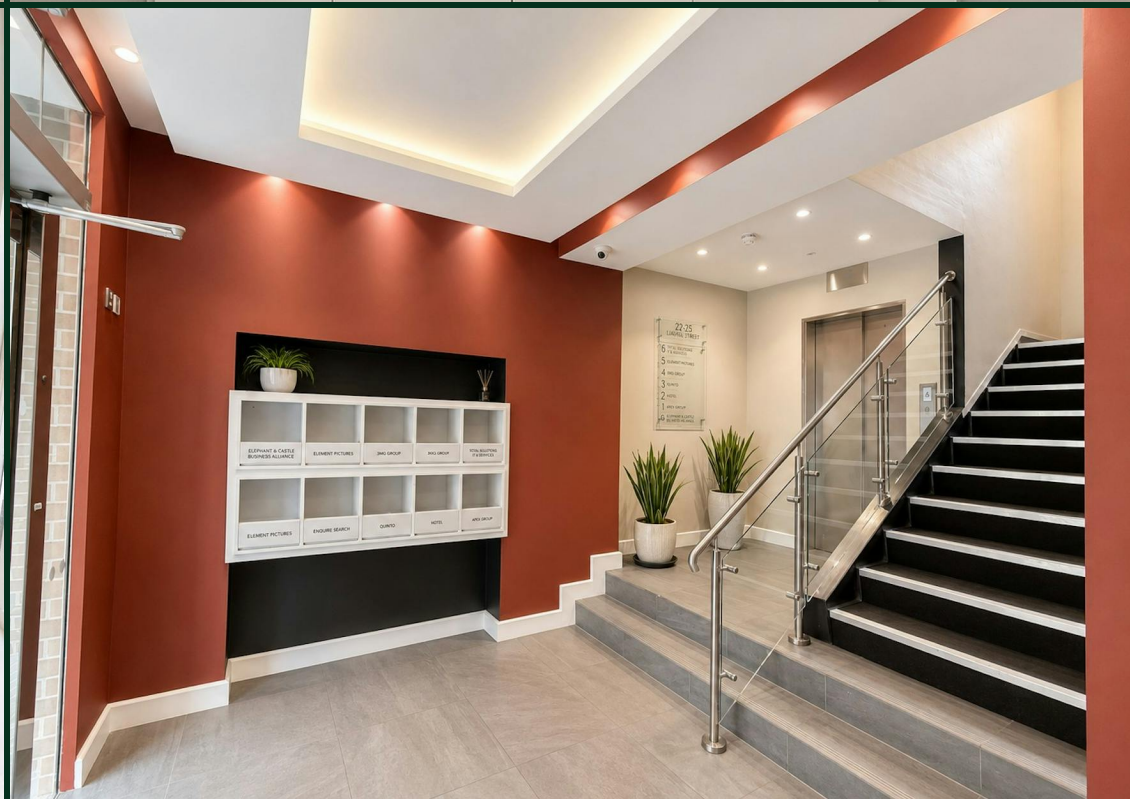
The property occupies a prominent position on the north side of Eastcastle Street, just a short walk from Market Place. The surrounding area offers an excellent choice of shops, restaurants, bars and hotels.

Oxford Circus Underground Station, serving the Central, Victoria and Bakerloo lines, and Tottenham Court Road, serving the Elizabeth and Central lines, are both within a few minutes' walk. The area is also well served by numerous bus routes.




GOOD IDEAS
1. COFFEE
2. TEAMWORK
3. OFFICE PLANTS
4. GOOD LIGHTING
5. A BIT OF FUN





Plans

floor plan2



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Fitted Office Space	1,050	97.55	Available
Total	**1,050**	**97.55**	

Lease	Assignment
Rent	£58.50 per sq ft
Rates	£28.80 per sq ft
Service Charge	£14.50 per sq ft capped
VAT	On application
EPC	On application

Contact

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