

RECENTLY REFURBISHED OFFICE TO LET IN FITZROVIA

4TH FLOOR, 36 EASTCASTLE STREET, LONDON, W1

324 SQ.FT.



LOCATION

The property is located on the north side of Eastcastle Street close to the junction with Great Titchfield Street and the popular restaurants of Market Place including Coppa, Honest Burger and Carluccio's. Transport links are excellent with Oxford Circus (Central, Bakerloo & Victoria lines), Goadge Street (Northern line) and Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) all within walking distance of the property.

GOOGLE MAPS

[LINK](#)

DESCRIPTION

This newly refurbished 4th floor office can be accessed via a communal staircase and benefits from excellent natural light from 2 sides, laminate flooring, entry phone and perimeter.

AMENITIES

- Entry Phone System
- Good Natural Light from 2 sides
- Laminate Flooring
- Perimeter Trunking
- Ceiling Mounted Tube Lighting

FLOOR AREA

Floor	m ²	ft ²	Rent
Fourth Floor	30.10	324	£14,500

LEASE

A new lease is to be granted outside the Landlord & Tenant Act 1954, for a term with annual break clauses after 24 November 2020.

RENT

£14,500 per annum exclusive.

SERVICE CHARGE

TBC

BUSINESS RATES

Local Authority: Westminster

Current Rateable Value: £10,250.

Payable: £4,920 / £15.19 psf.

Please note, this is not the rate you pay. Interested parties are advised to make their own enquires.

EPC

Available on request.

LEGAL COSTS

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

POSSESSION

Immediate upon completion of legal formalities.

VIEWINGS

Through Robert Irving Burns.

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