

The Langham Estate



22 Eastcastle Street

GROUND FLOOR & BASEMENT
2,260 SQ FT | 209.96 SQ M
CLASS E OPPORTUNITY WITH
WINDOW FRONTAGE

langhamestate.com
020 7580 5656





22 Eastcastle Street Ground floor & Basement | Class E

The Location

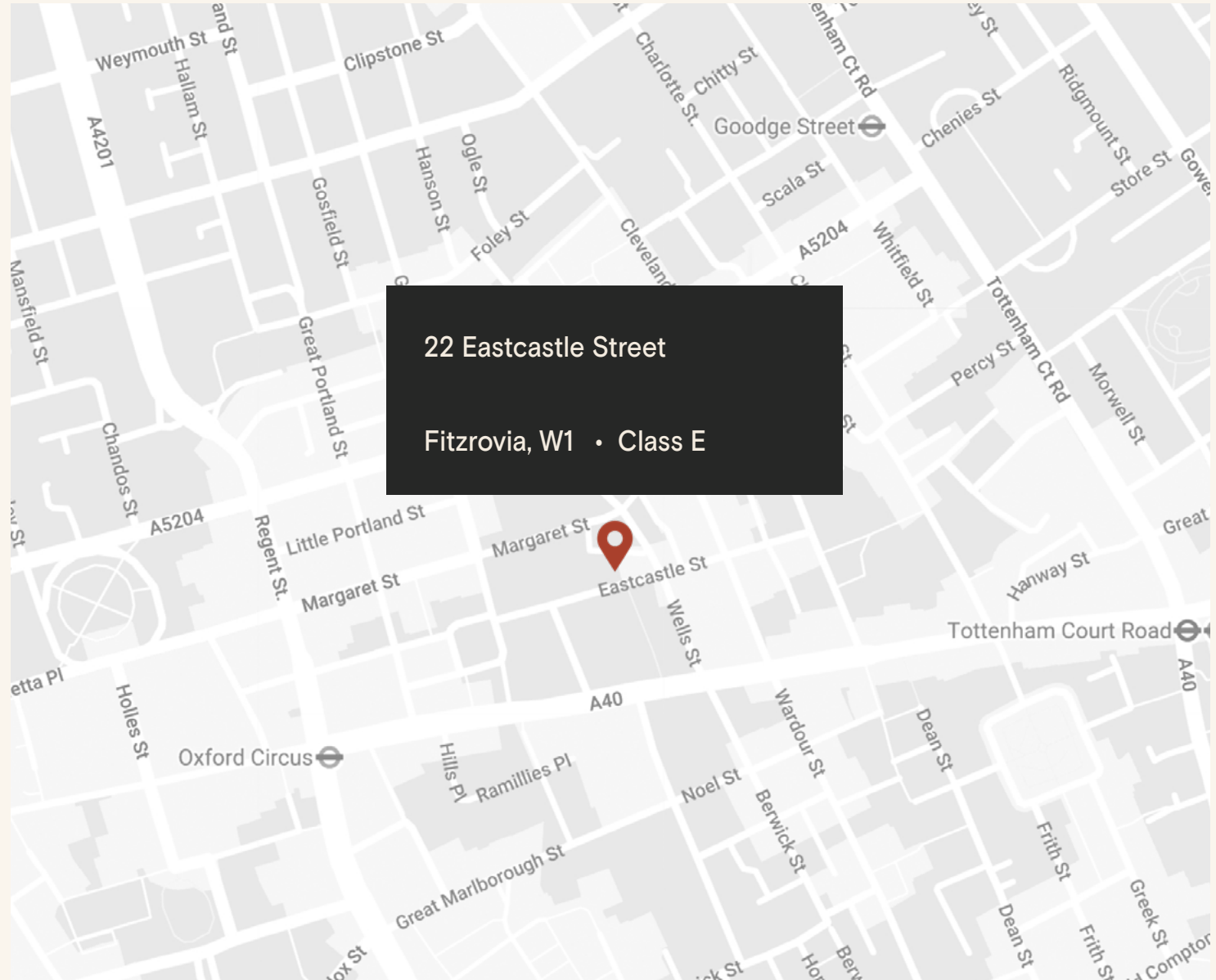
The building is located on the north side of Eastcastle Street between Great Titchfield Street and Wells Street, in the heart of vibrant Fitzrovia.

Eastcastle Street runs directly parallel the international retail thoroughfare of Oxford Street and it is a short distance away from Cavendish Square and Soho Square Gardens. The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

Nearby occupiers include Yalla Yalla, Whistle Punks, Ole & Steen, Honest Burgers and Reiss to name but a few.

Connectivity

Oxford Circus	5 min walk
Tottenham Court Road	9 min walk
Goodge Street	10 min walk
Bond Street	12 min walk
Great Portland Street	14 min walk
Warren Street	16 min walk
Regent's Park	18 min walk
Euston Square	19 min walk





Features

- Full Glass Window Frontage
- Good Footfall
- Street Entrance
- Self Contained
- Good Ceiling Height
- 24 Hour Access
- Feature Lighting
- Own WC's X2
- Kitchenette
- Internal Staircase
- Storage Space
- Security Grill
- Excellent Transport

Details

Rent

On application

Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

Possession

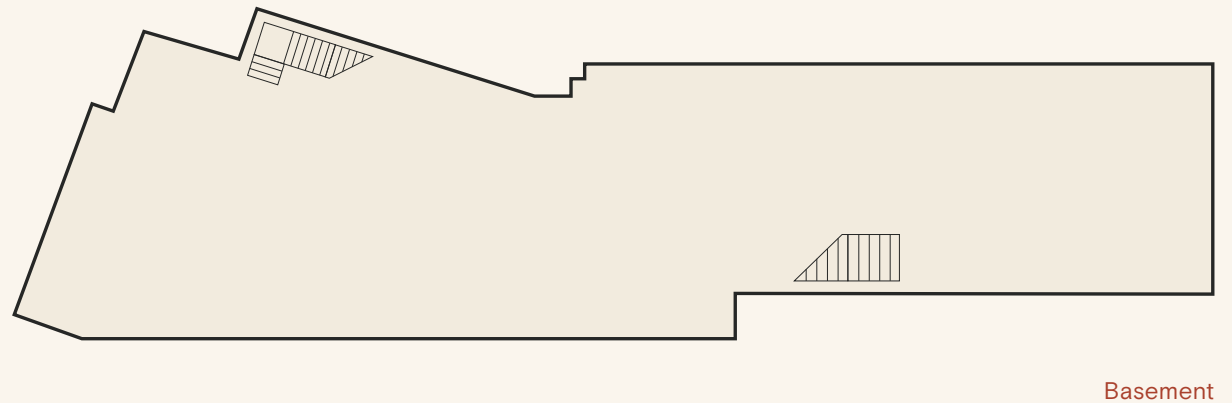
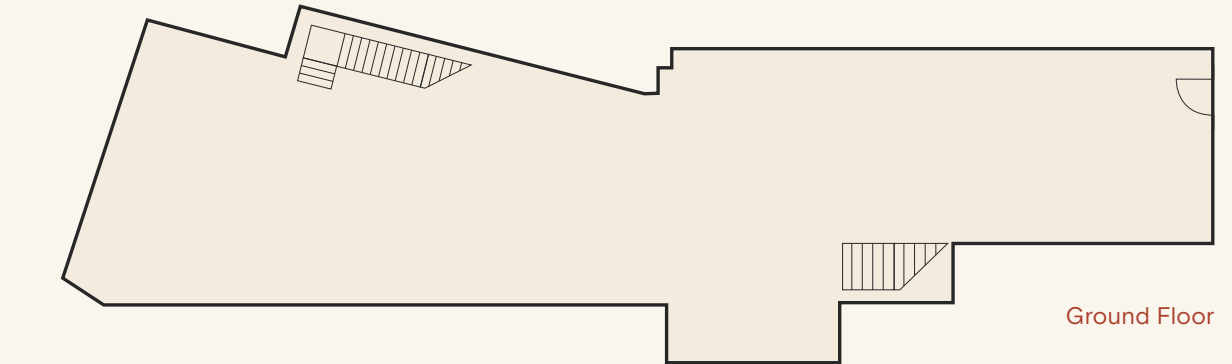
Immediate upon completion of legal formalities.

Legal Costs

Each party to be responsible for their own legal costs

V.A.T.

Pricing exclusive of V.A.T.



Floor Area

Ground Floor	1,030 SQ FT / 95.69 SQ M
Basement	1,230 SQ FT / 114.27 SQ M



Sustainability



Zero waste to landfill
in the building



EPC Rating



We aim to reach NET ZERO
emissions by 2040 from our
operations



100% Landlord
Renewable Electricity



Waste management initiative



We are Signatories of WCC
Sustainable City Charter.

FQ

Life *in* Fitzrovia Quarter



Food & Drink



Rich in history with a notable artistic and Bohemian heritage, today Fitzrovia is known to be a popular destination attracting fashion, medical, creative and media businesses and offers an ever-growing array of dining, shopping, fitness and leisure facilities.



Shopping & Lifestyle



The neighbourhood, tucked away from the hustle and bustle of chain stores of nearby Oxford Street and Regent Street, is home to independent businesses such as niche bars, refined restaurants, conscious cafés, up and coming art galleries and contemporary fashion brands. Moreover, Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop, is a stone's throw away from the property.





Food & Drinks

- The Oxford Market
- Rhum Tavern
- The Social
- Chinawhite
- The Cocktail Club
- The Great Thai
- 28-50 Wine Workshop
- Chishuru
- Honest Burgers
- Yalla Yalla
- Wahaca
- Vapiano
- Burger & Lobster
- The Salad Project
- Pahl Hill
- K-POP
- Tenmaru
- Kiss The Hippo
- Carmel
- Ole & Steen
- GT Corner
- Kaffeine

Culture & Lifestyle

- Ab-Anbar Gallery
- Gillian Jason Gallery
- Des Bains
- Pi Artworks
- Apollo Galleries
- Arlettie
- Minotti London
- Dune London
- Margaret Howell
- Timberland
- Dr. Martens
- Reiss
- Sports Direct
- Hawes & Curtis
- KEF

Beauty & Wellbeing

- FS8
- F45
- Rowbots
- Shadi Salon

- Piedi-de-Poule
- Reviv
- Beauty Club London
- CliniCity
- the a.b.c. smile
- Cavendish Clinic
- Yuki Clinic
- Guacco
- Beautify LDN

The Langham Estate

langhamestate.com

For further information call

020 7580 5656



Malcolm Cohen

malcolm.cohen@langhamestate.com

020 7907 4983

07526 189 462

Daniel Yershon

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

Any property is offered subject to contract, availability, and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to the accuracy. The Lessors or Langham Estate Management Limited, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Floorplans are for illustrative purposes only and may not accurately reflect the property's current internal layout.