

# The Langham Estate



22-25 Eastcastle  
Street

SECOND FLOOR (EAST)  
1,150 SQ FT | 106.83 SQ M  
MEDIA STYLE  
OFFICE SUITE TO LET

[langhamestate.com](http://langhamestate.com)  
020 7580 5656



## 22-25 Eastcastle Street | Second Floor (East)



### *The Location*

Located in the heart of London's vibrant West End, this property on the north side of Eastcastle Street, between Great Titchfield Street and Wells Street, offers an exceptional opportunity in the lively Fitzrovia Quarter. Just moments away from the international retail thoroughfares of Oxford Street and Regent Street, and a short walk from the serene Regent's Park, this location perfectly captures the essence of urban living with access to lush green spaces.

Running directly parallel to the iconic Oxford Street, Eastcastle Street blends classic and modern architecture, encapsulating the neighbourhood's ongoing evolution.

The property is excellently connected, with eight underground tube lines spread across eight stations, including Oxford Circus and Tottenham Court Road, which are just a few minutes' walk away. Additionally, the area is served by the Elizabeth Line, among other transport links, ensuring seamless connectivity to the wider London area.

### *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



22-25 Eastcastle Street | Second Floor (East)



1,150 sq ft  
office space at the  
very centre of Fitzrovia.

23  
25







## Features

- Excellent Natural Light
- Good Ceiling Height
- Open Plan
- Skylight
- Wood Flooring
- Own Kitchenette
- 24 Hour Access
- Perimeter Trunking
- LED Lighting
- Passenger Lift
- Central Heating
- Air Conditioning

## Details

### Floor Area

1,150 SQ FT / 106.84 SQ M

### 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

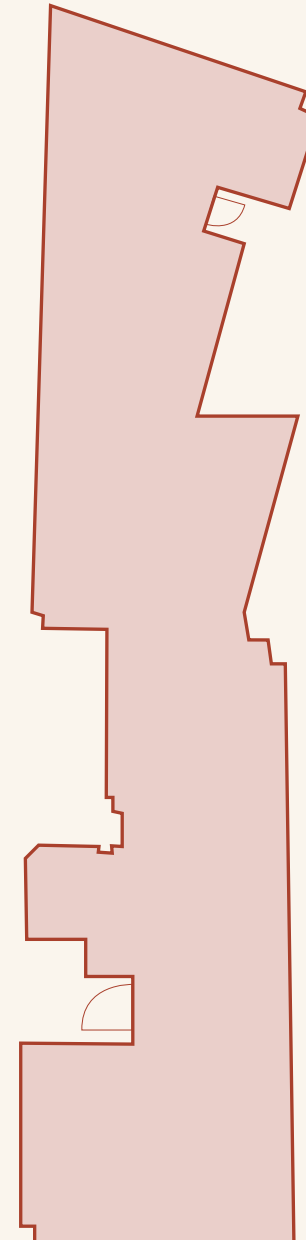
Each party to be responsible for their own legal costs

### Furniture

Furniture packages available on negotiation

### V.A.T.

Pricing exclusive of V.A.T.



# Schedule Of Areas



Floor	Use	Sq Ft	Sq M	Availability
Sixth (West)	Office	730	67.82	Available
Third (West)	Office	1,900	176.52	Available
Second (East)	Office	1,150	106.84	Available
First (East)	Office	1,060	98.48	Available
<b>Total</b>		<b>12,030</b>	<b>1,117.64</b>	



# Sustainability



Zero waste to landfill  
in the building



EPC Rating



LED lighting



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.



# The Langham Estate

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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

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