

The Langham Estate



22-25 Eastcastle
Street

**GROUND FLOOR
& BASEMENT (WEST)**
5,990 SQ FT | 556.49 SQ M
PROMINENT CLASS E
PREMISES TO LET



langhamestate.com
020 7580 5656



The Location

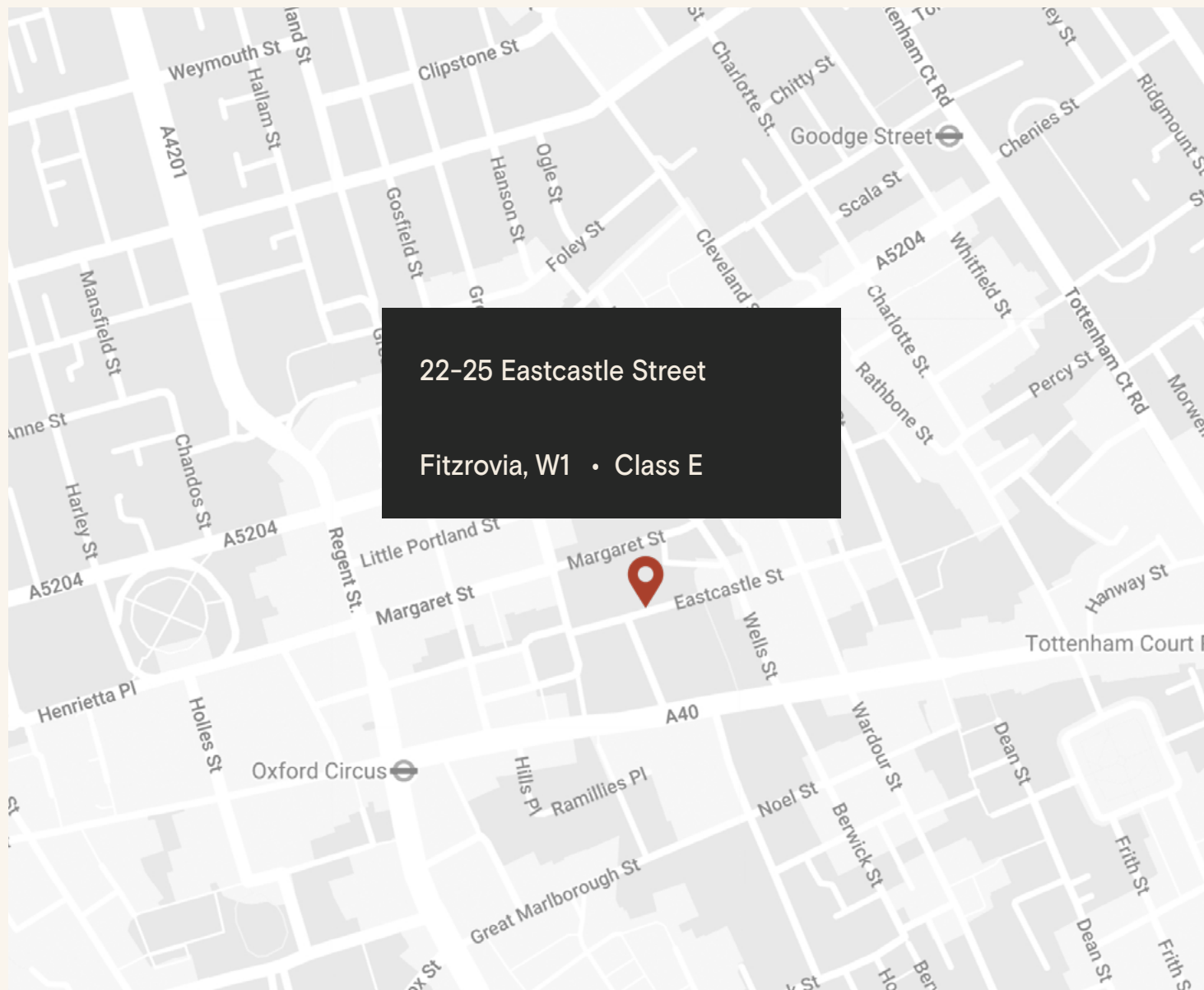
The building is located on the north side of Eastcastle Street between Great Titchfield Street and Wells Street, in the heart of vibrant Fitzrovia.

The property is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park. 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

- Open Plan
- Meeting Room
- Private Office
- Own Street Entrance
- Extensive Window Frontage
- Wood Flooring at Ground Floor Level
- Capped Services
- Feature Lighting
- Underfloor Heating
- 24 Hour Access
- Internal Feature Staircase
- Own Kitchenette & WC's
- Good Natural Light
- Skylight
- Storeroom

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

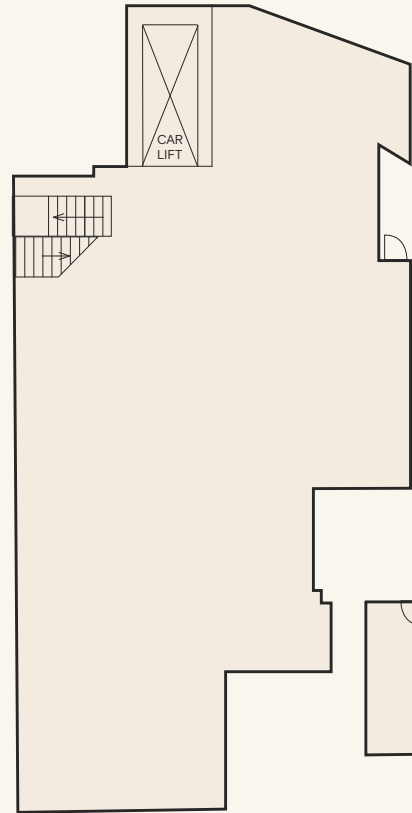
Immediate upon completion of legal formalities.

Legal Costs

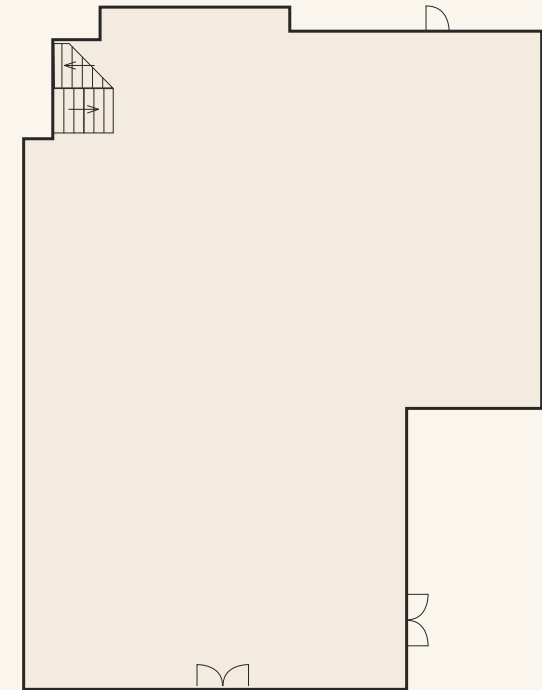
Each party to be responsible for their own legal costs

V.A.T.

Pricing exclusive of V.A.T.



Basement



Ground Floor

Floor Area

Ground Floor	3,130 SQ FT / 290.79 SQ M
Basement	3,260 SQ FT / 302.86 SQ M
Total	6,390 SQ FT / 593.65 SQ M



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.

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.



Discover your perfect location

FQ

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
- Pahli Hill
- K-POP
- Tenmaru
- Kiss The Hippo
- Carmel
- Ole & Steen
- GT Corner
- Kaffeine

Beauty & Wellbeing

- FS8
- F45
- Rowbots
- Shadi Salon

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

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



The Langham Estate

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For further information call

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