

RECENTLY REFURBISHED BRIGHT FIRST FLOOR OFFICE SHELANA HOUSE, 31-32 EASTCASTLE STREET, LONDON, 1,505 SQ. FT.



LOCATION

The building is situated on the North side of Eastcastle Street which runs parallel to Oxford Street and is within proximity to core Noho & Soho locations and is only a short walk from Market Place (offering a variety of Restaurants, Cafes & Bars creating a vibrant atmosphere for local occupiers). Oxford Circus & Tottenham Court Road Underground Stations are also close by.

GOOGLE MAPS

[LINK](#)

DESCRIPTION

Comprises the First Floor of a modern well-maintained building. The first floor can be accessed via a communal staircase or passenger lift. The office itself benefits from good natural light from 2 sides, perimeter trunking, wood flooring, entry phone system and air conditioning (not tested).

AMEMITIES

- Lift Access
- WC's
- Wood flooring
- Air-Conditioning (not tested)
- Kitchen
- Perimeter Trunking
- Entry Phone
- Smart Entrance
- Suspended Strip Lighting

FLOOR AREAS & RENT

Floor	m ²	ft ²	Rent (per annum exclusive)
Ground	144.65	1,557	£93,420 - Let
1 st	139.82	1,505	£90,300 - Available
4 th	111.39	1,199	£71,940 - Let
Total	395.86	4,261	£255,660

LEASE

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

BUSINESS RATES

Local Authority: Westminster

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.

SERVICE CHARGE

Ground Floor: £5.25 psf

First Floor: £4.92 psf

Fourth Floor: £4.93 psf

VIEWINGS

Through Robert Irving Burns:

Henry Bacon Tel: 020 7927 0646

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