



LDG

The
Creative
Property Team

26 EASTCASTLE STREET

office to let 2 of 4

USE

Offices – B1

FLOORS & SIZE

Second Floor	1,110 SQ.FT.	103.12 SQM.	
Third Floor	480 SQ.FT.	44.59 SQM.	LET

THE SPACE

Located within an attractive red brick building, the second floor offers a bright modern workspace with good volumes of light and high ceiling height. The open plan space was refurbished recently with light wood flooring and modern strip lighting. The office has private cloakrooms and a kitchenette.

HIGHLIGHTS

- Modern Workspace Within an Attractive Red Brick Building
- Open Plan Refurbished Second Floor
- Excellent Natural Light from Two Sides
- Good Ceiling Height
- Light Wood Flooring Throughout
- Private Kitchenette and Cloakrooms
- Smart Entrance
- Retaining Period Features

CONNECTIVITY

We are advised that the building has fibre. Further information is available upon request.

COSTINGS

	PSF	PER ANNUM
Rent	£57.50	£63,825.00
Rates	£21.00	£23,310.00
Service Charge	£12.30	£13,653.00
TOTAL	£90.80	£100,788.00
Estimated Monthly Costs.		£8,399.00

N.B – Typically commercial rents are paid quarterly in advance.

LEASE

New lease Full Repairing and Insuring Lease is available for a term by arrangement. The lease will be contracted outside the Landlord and Tenant Act.

WHEN CAN YOU MOVE IN?

Immediately, subject to legals.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W1W 8DQ

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Oxford Circus.	5 mins
Tottenham Court Road.	8 mins
Goodge Street.	9 mins
Warren Street	11 mins
Great Portland Street.	12 mins

EATS

- Berners Tavern
- Yumchaa
- Honest Burger
- Nando's
- Ember Yard
- The Breakfast Club

LIQUID LUNCH

- The Champion
- Jerusalem Bar & Kitchen
- Adam & Eve
- London Cocktail Club
- BrewDog
- The Wigmore

A STRETCH AWAY

- Easy Gym
- FRAME
- MoreYoga
- F45
- Pure Gym
- DW Fitness First

LOCAL AUTHORITY

Westminster.



The Creative Property Team

on behalf of



THE LANGHAM ESTATE

READY TO TALK?

Harrison Eagles
Cary Dennington
Daniel Castle
Sarah Stevenson

harrison@ldg.co.uk
cary@ldg.co.uk
daniel@ldg.co.uk
sarah@ldg.co.uk

0207 290 0599
0207 291 0993
0207 290 0590
0207 290 0595



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[@ldglondon](https://twitter.com/ldglondon)
0207 580 1010

WELCOME TO 26 EASTCASTLE STREET

3 of 4



OUR FRIENDLY FACES



READY TO TALK?

Harrison Eagles harrison@ldg.co.uk 0207 290 0599

Sarah Stevenson sarah@ldg.co.uk 0207 290 0595

Cary Dennington cary@ldg.co.uk 0207 291 0993

Daniel Castle daniel@ldg.co.uk 0207 290 0590