

TO LET

OFFICE (B1) PREMISES

22-25 EASTCASTLE STREET, LONDON, W1W 8DE



441 SQ. FT. (41 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

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.

rib.co.uk

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

The office is situated on the third floor providing lift access and benefitting from front and back natural light. The space has been part-refurbished by the outgoing tenant and has good natural light from both front and rear elevations. Communal showers and WC are situated on the 3rd floor.

LEASE

Option 1: An assignment of an existing FRI lease which will expire on 7 September 2021.

Option 2: A new effective Full Repairing and Insuring leases contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	441
Quoting Rent (p.a.) excl.	£29,250
Estimated Rates Payable (p.a.)	£8,224
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	TBC

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Kitchenette.
- Entry phone.
- Wall mounted radiator.
- Panel LED lighting.
- Carpeted.
- Communal Shower & WCs.
- Wall sockets throughout.
- Perimeter trunking.

VIEWINGS:

Strictly through Robert Irving Burns.

George Cook

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