



# THE LANGHAM ESTATE

Looking for a property in  
**NOHO?**  
We've got it covered

SUITABLE FOR A VARIETY OF USES STPP

PRIME GALLERY / SHOWROOM

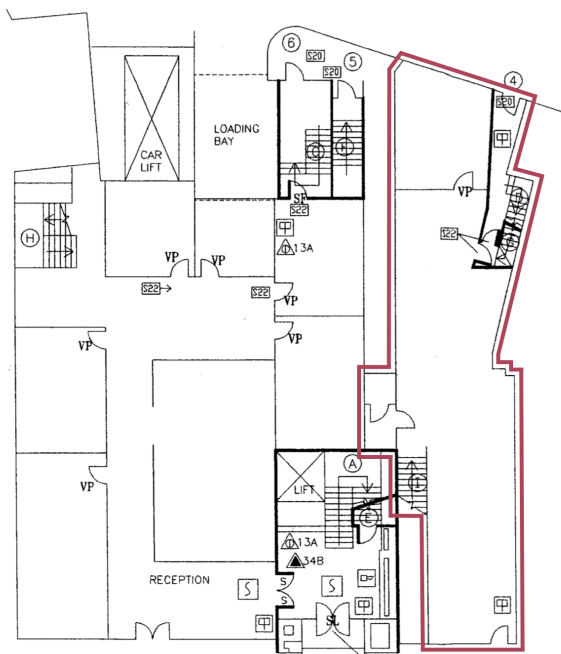
**22 Eastcastle Street, London W1**

GROUND & BASEMENT | 2,290 sq ft / 212.74 m<sup>2</sup>

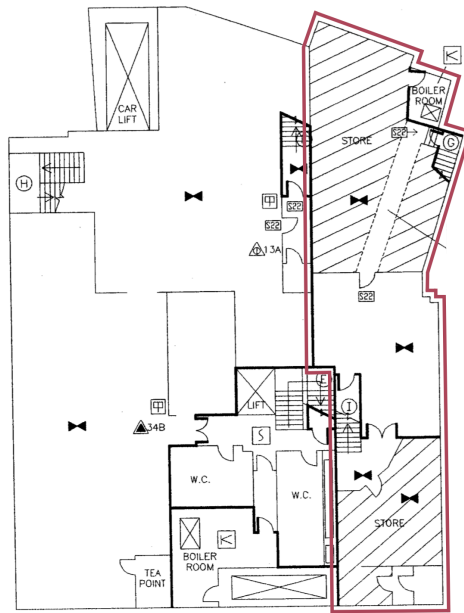


Located in the cosmopolitan fashion and media district, on the North side of Eastcastle Street. Oxford Circus is just a moments walk away. Nearby occupiers include **Domus, PI Artworks, Lakshmi Spa, Pret a Manger, Itsu, Ethos, Crush, Leon & Yalla Yalla**

Offices | Retail | Restaurants | Showrooms | Residential | Storage



GROUND | 1,045 SQ FT / 97.08 M<sup>2</sup>



BASEMENT | 1,245 SQ FT / 212.74 M<sup>2</sup>



Full Glass Window Frontage  
Own Entrance  
WC's & Kitchen  
Featured Spotlights

Good Floor to Ceiling Height  
Storage Space  
Alarmed  
24 Hour Access

#### RENT

On application

#### LEASE

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

For further information call

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LanghamEstate.com | MyNoho.co.uk

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