

MAKE YOUR MARK IN

FITZROVIA QUARTER

56-57 Eastcastle Street, W1

POWERED BY



The Langham Estate

Discover your *perfect* location

56-57 Eastcastle St.



56-57 Eastcastle Street

56-57 Eastcastle St presents a contemporary ground floor opportunity on one of Fitzrovia Quarter's most desirable streets, just moments from Oxford Street. The unit offers a strong 10 metre wide frontage and a clean, gallery-style interior, well suited to boutique retail, gallery, or showroom concepts.

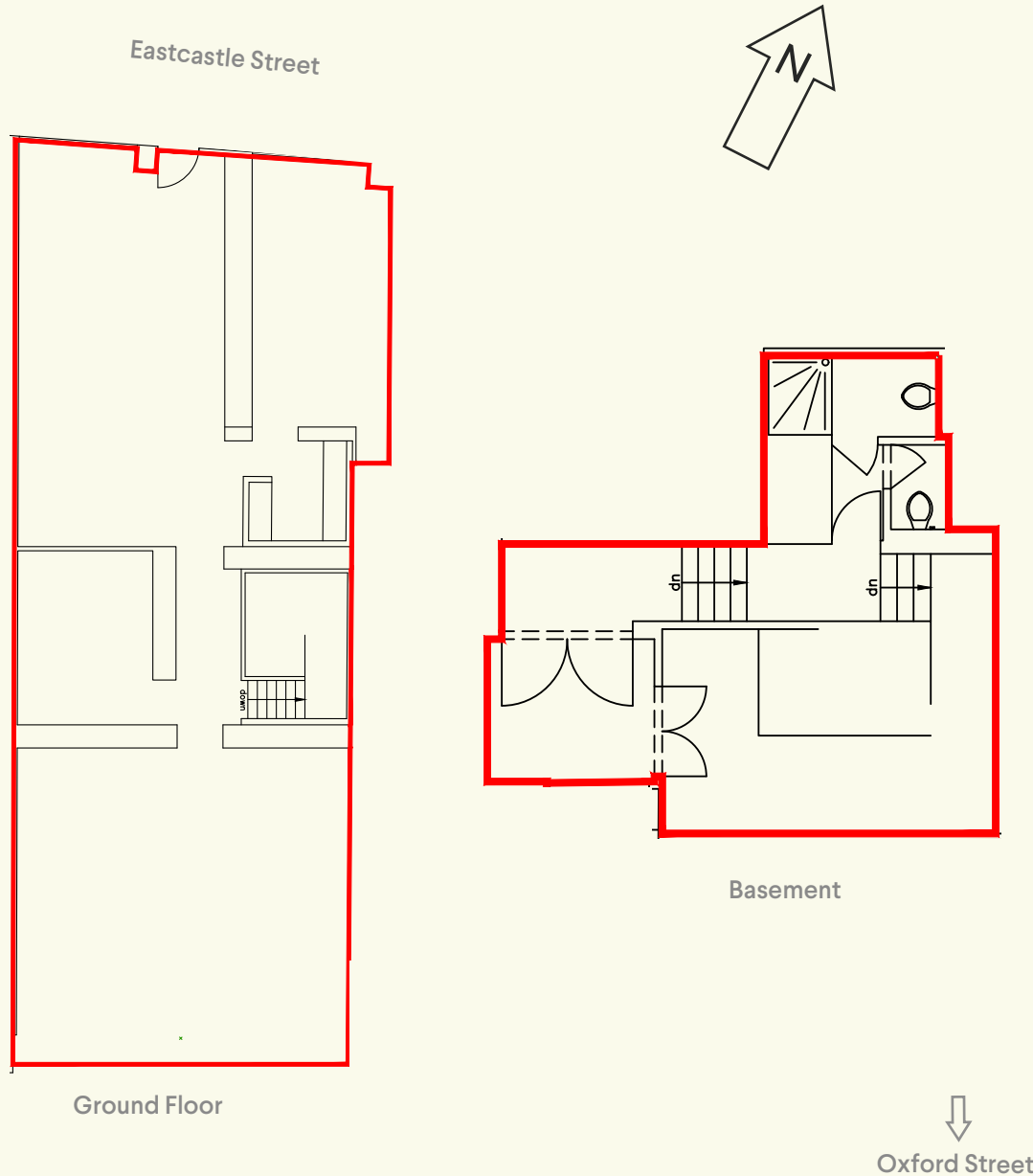
The neighbourhood attracts a curated mix of designed brands and creative businesses, with Nepenthes set to open next door, further enhancing Eastcastle St's reputation as a destination for distinctive retail and cultural operators, including Gibson Guitars, Hope 93 Gallery, and House of Sisters Grimm. Less than a three-minute walk from Oxford Street, the property benefits from strong footfall and proximity to one of London's most recognised shopping destinations.

Approximately 45,000 sq ft of office space above the unit is also nearing completion in Q2, providing an immediate on-site customer base and adding to the area's appeal.



56-57 Eastcastle Street

Size 2,434 Sq Ft 226.12 Sq M



Schedule of Areas

Ground Floor

2,136 Sq Ft 198.44 Sq M

Basement

298 Sq Ft 27.68 Sq M



FITZROVIA QUARTER

Further information

RENT

£ 175,000 PA / £ 90 PSF

SERVICE CHARGE

£ 19,950 PA

BUSINESS RATES

To be confirmed.

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.

EPC

Available on request.

V.A.T.

Pricing exclusive of V.A.T.

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FITZROVIA QUARTER

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