

# The Langham Estate



LE

22-25 Eastcastle  
Street

SIXTH FLOOR (WEST)  
730 SQ FT | 67.82 SQ M  
OFFICE SUITE TO LET

[langhamestate.com](http://langhamestate.com)  
020 7580 5656





## The Location

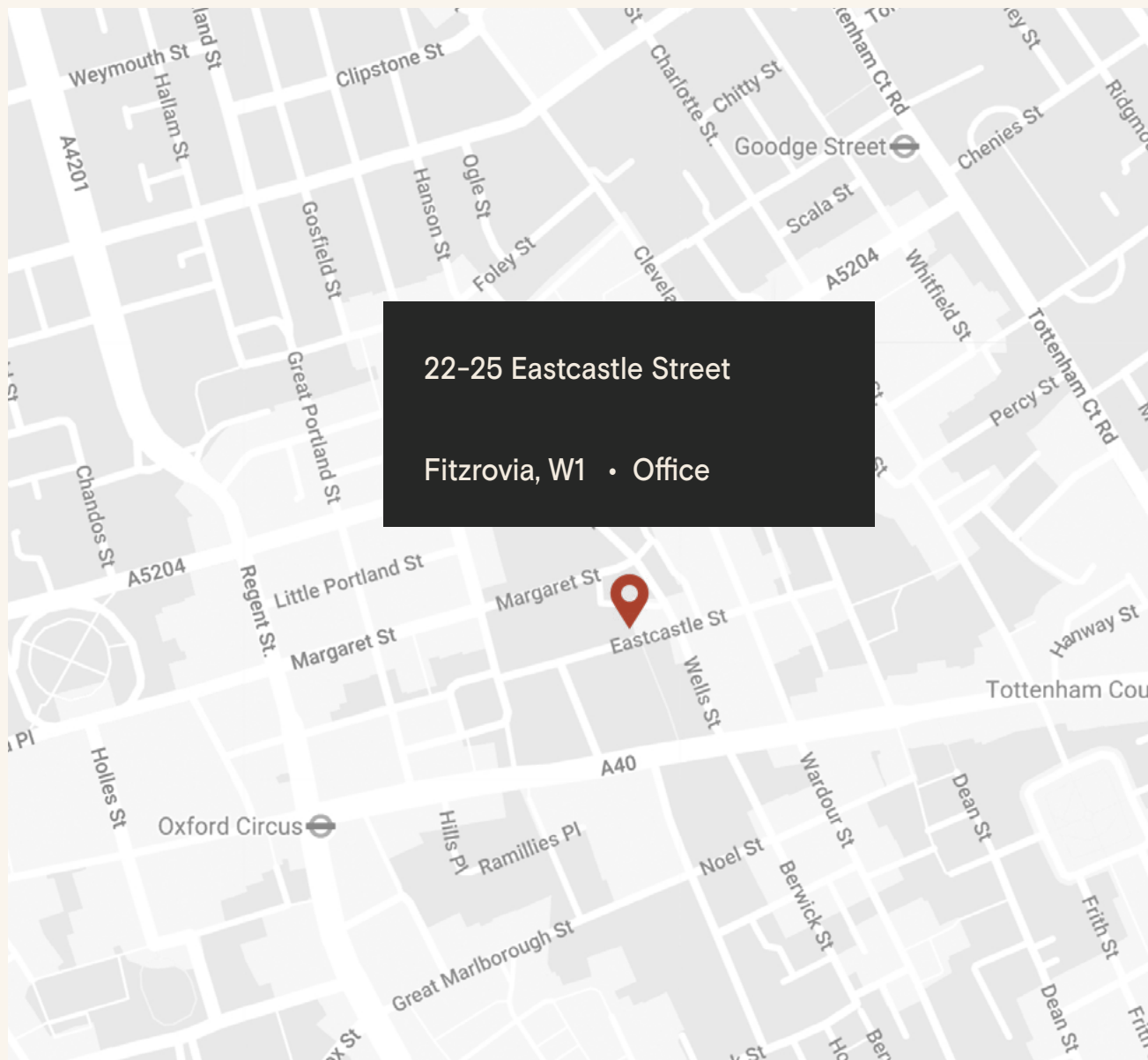
Located in the heart of London's vibrant West End, this property on the north side of Eastcastle Street, between Great Titchfield Street and Wells Street, offers an exceptional opportunity in the lively Fitzrovia Quarter. Just moments away from the international retail thoroughfares of Oxford Street and Regent Street, and a short walk from the serene Regent's Park, this location perfectly captures the essence of urban living with access to lush green spaces.

Running directly parallel to the iconic Oxford Street, Eastcastle Street blends classic and modern architecture, encapsulating the neighbourhood's ongoing evolution.

The property is excellently connected with eight underground tube lines spread across eight stations including Oxford Circus and Tottenham Court Road, which are just a few minutes' walk away. Additionally, the area is served by the Elizabeth Line, among other transport links, ensuring seamless connectivity to the wider London area.

## Connectivity

|                       |             |
|-----------------------|-------------|
| Oxford Circus         | 5 min walk  |
| Tottenham Court Road  | 9 min walk  |
| Goodge Street         | 10 min walk |
| Bond Street           | 12 min walk |
| Great Portland Street | 14 min walk |
| Warren Street         | 16 min walk |
| Regent's Park         | 18 min walk |
| Euston Square         | 19 min walk |



22-25 Eastcastle Street | 6th Floor (West)



730 sq ft  
office space at the  
very centre of Fitzrovia.

23  
25







## Features

- 24 Hour Access
- Open Plan
- Two Meeting Rooms
- Own Kitchenette
- Excellent Natural Light
- LED Lighting
- Perimeter Trunking
- Entry Phone
- Good Ceiling Height
- Wood Flooring
- Central Heating
- Excellent Transport Links

## Details

### Floor Area

730 SQ FT / 67.82 SQ M

### Rent

On application

### 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

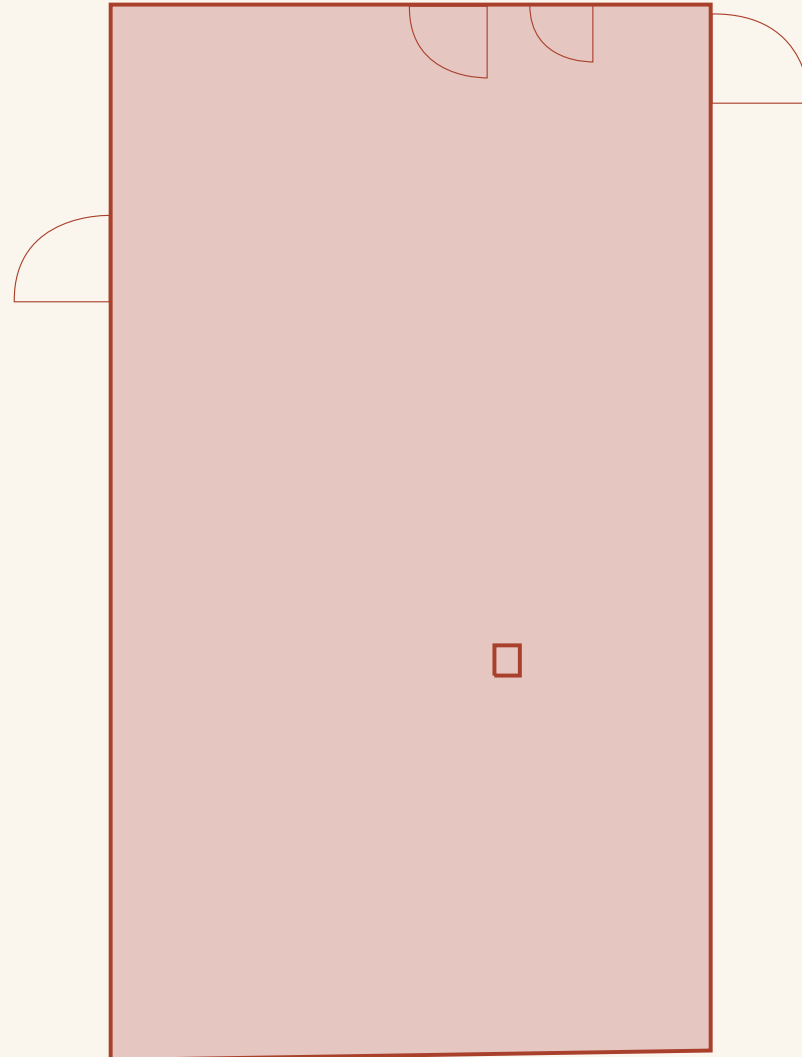
Each party to be responsible for their own legal costs

### Furniture

Furniture packages available on negotiation

### V.A.T.

Pricing exclusive of V.A.T.



# Availability Schedule



| Floor         | Use    | Sq Ft | Sq M   | Availability |
|---------------|--------|-------|--------|--------------|
| Sixth (West)  | Office | 730   | 67.82  | Available    |
| Third (West)  | Office | 1,900 | 176.52 | Available    |
| Second (East) | Office | 1,150 | 106.84 | Available    |
| First (East)  | Office | 1,060 | 98.48  | Available    |



# Sustainability



Zero waste to landfill  
in the building



EPC Rating



LED lighting



We aim to reach NET ZERO  
emissions by 2040 from our  
operations



100% Landlord  
Renewable Electricity



Waste management initiative



We are Signatories of WCC  
Sustainable City Charter.

# The Langham Estate

langhamestate.com

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