



THE LANGHAM ESTATE

PRIME GALLERY / SHOWROOM / RETAIL UNIT (within class E use) TO LET

22 Eastcastle Street, London W1

GROUND FLOOR & BASEMENT | 2,260 sq ft / 209.96 m²



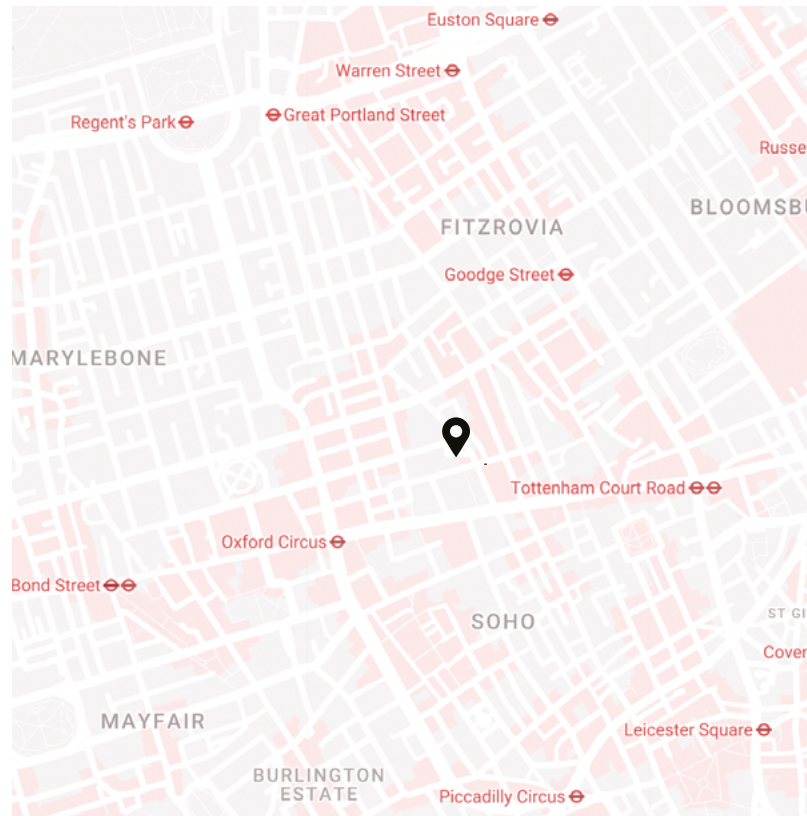


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Location

The building is located on the north side of Eastcastle Street between Great Titchfield Street and Wells Street, in the heart of vibrant Fitzrovia.

The property is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park. The area has excellent transport links including 6 overground and underground tube lines spread across 6 stations as well as the Elizabeth line. Nearby occupiers include Yalla Yalla, Whistle Punks, Ole & Steen, Honest Burgers and Reiss to name but a few.
















Nearby Stations

Oxford Circus	5 min
Tottenham Court Road	9 min
Goode Street	10 min
Bond Street	12 min
Piccadilly Circus	13 min
Great Portland Street	14 min
Warren Street	17 min
Regent's Park	18 min





Features

-  Full Glass Window Frontage
-  Good Footfall
-  Storage Space
-  Street Entrance
-  Excellent Transport
-  Self Contained
-  Open Plan
-  Good Ceiling Height
-  24 Hour Access
-  Feature Lighting
- WC** Own WC's
-  Kitchenette
-  Internal Staircase
-  Security Grill

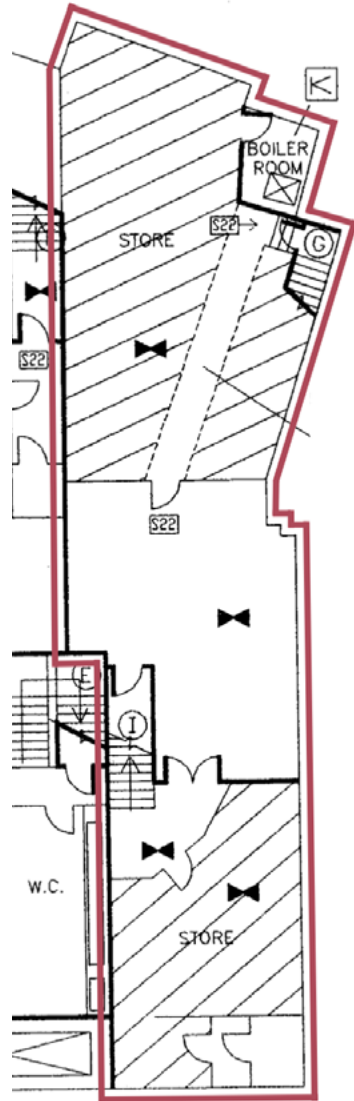
<i>Floor</i>	<i>Sq ft</i>	<i>m²</i>
<i>Ground Floor</i>	<i>1,030</i>	<i>95.69</i>
<i>Basement</i>	<i>1,230</i>	<i>114.27</i>
Total	2,260	209.96

EPC Rating: D

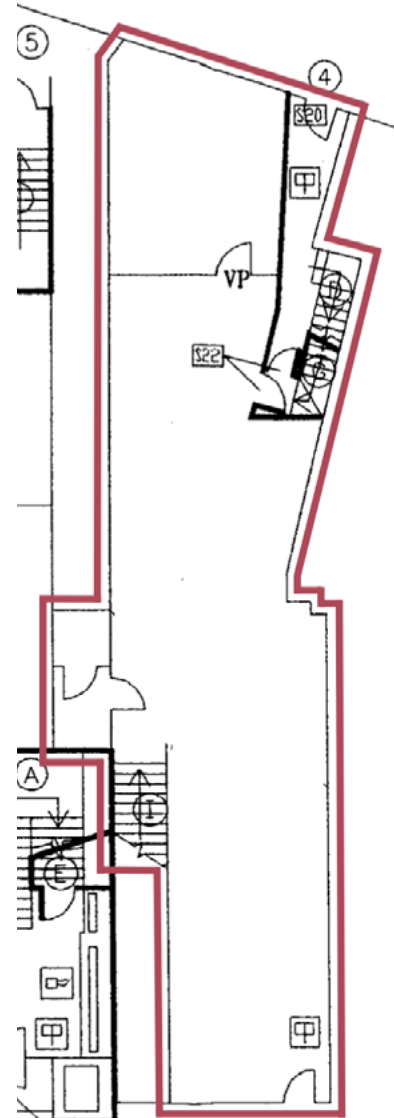


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Floorplans



Basement



Ground Floor



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Discover the *Neighbourhood*

Rich in history with a notable artistic and Bohemian heritage, today Fitzrovia is known to be a popular destination attracting fashion, medical, creative and media businesses and offers an ever-growing array of dining, shopping, fitness and leisure facilities.

The neighbourhood, tucked away from the hustle and bustle of chain stores of nearby Oxford Street and Regent Street, is home to independent businesses such as niche bars, refined restaurants, conscious cafés, up and coming art galleries and contemporary fashion brands.

Moreover, Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop, is a stone's throw away from the property.



22 EASTCASTLE STREET | GROUND FLOOR & BASEMENT | 2,260 SQ FT



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Meet the *Locals*

Drinks

The Oxford Market
Rum Runner
The Social
Chinawhite
The Cocktail Club

Beauty & Wellbeing

FS8
F45
Rowbots
Shadi Salon
Piedi-de-Poule
Reviv
Beauty Club London

Medical

CliniCity
the a.b.c. smile
Cavendish Clinic
Yuki Clinic
Smile Direct Club
Randex
NAAMA

Culture

Ab-Anbar Gallery
Gillian Jason Gallery
Des Bains
Lungley Gallery
Coups Contemporary
Pi Artworks
Apollo Galleries

Shopping

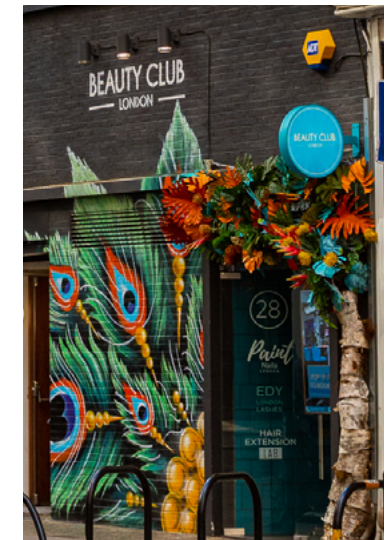
Arlettie
Moooi
Minotti London
Dune London
Margaret Howell
Timberland
Dr. Martens
Reiss
Sports Direct
Hawes & Curtis
KEF

Coffee

Kiss The Hippo
EL&N
Ole & Steen
GT Corner
Kaffeine

Food

The Great Thai
28-50 Wine Workshop
Chishuru
Honest Burgers
Yalla Yalla
Wahaca
Vapiano
Burger & Lobster
The Salad Project
Pahli Hill
K-POP
Tenmaru



The Langham Estate's Neighbourhood Network supports this rich blend of local occupiers by offering anyone who lives or works in this part of Fitzrovia a range of discounts and other perks - all designed to cultivate a community spirit in this cosmopolitan neighbourhood.



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Terms

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

Rent

P.O.A.

V.A.T.

Pricing exclusive of V.A.T.

Contact *Us*



MALCOLM COHEN

malcolm.cohen@langhamestate.com

020 7907 4983

07768 156 577



DANIEL YERSON

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

020 7580 5656 | www.langhamestate.com |   

The Langham Estate
Langham Estate Management Ltd, London House
9A Margaret Street, London W1W 8RJ