

THE LANGHAM ESTATE

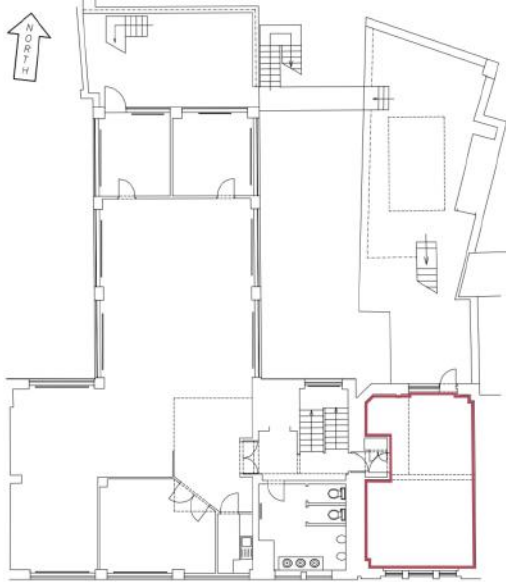
CONTEMPORARY MEDIA STYLE OFFICE

**22-25 Eastcastle Street, London W1**

FIRST FLOOR (EAST) | 1,060 sq ft / 98.47 sq m



## FIRST FLOOR (EAST)



Located on the north side of Eastcastle Street between Great Titchfield Street and Wells Street.  
The area attracts a diverse mix of media, fashion and creative tenants.  
There is excellent access to Oxford Circus underground station as well as to several other transport links.

Open Plan  
Excellent Natural Light  
Own Kitchenette  
Wood Flooring  
Excellent Natural Light

Good Ceiling Height  
24 Hour Access  
Alarmed (Not Tested)  
Feature Lighting  
Central Heating

**Also Available | 1st Floor West 2,190 sq ft**  
**| 2nd Floor East 1,150 sq ft**  
**| 4th Floor East 420 sq ft**  
**| Ground & Bse 2,250 sq ft**

### 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  
**020 7580 5656**

LanghamEstate.com | MyNoho.co.uk

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