



IAN SCOTT
INTERNATIONAL

Established 1971 - London W1

**TO LET - 1,900 SQ FT
EASTCASTLE STREET
LONDON W1**



GALLERY



LOCATION

The property is located in a prominent position on the North side of Eastcastle Street, a stones throw from Market Place. The area benefits enormously from excellent shopping facilities, restaurants, bars and hotels. Oxford Circus (Central, Victoria and Bakerloo lines) and Tottenham Court Road (Elizabeth & Central lines) underground stations, along with numerous bus routes, are within a few minutes walk.

DESCRIPTION

A bright refurbished office suite with windows to all aspects, 2 glass partitioned meeting rooms with a bi-folding door & an open plan kitchen. Benefitting from excellent natural light, original parquet flooring, fully refurbished common parts, WC's & showers.

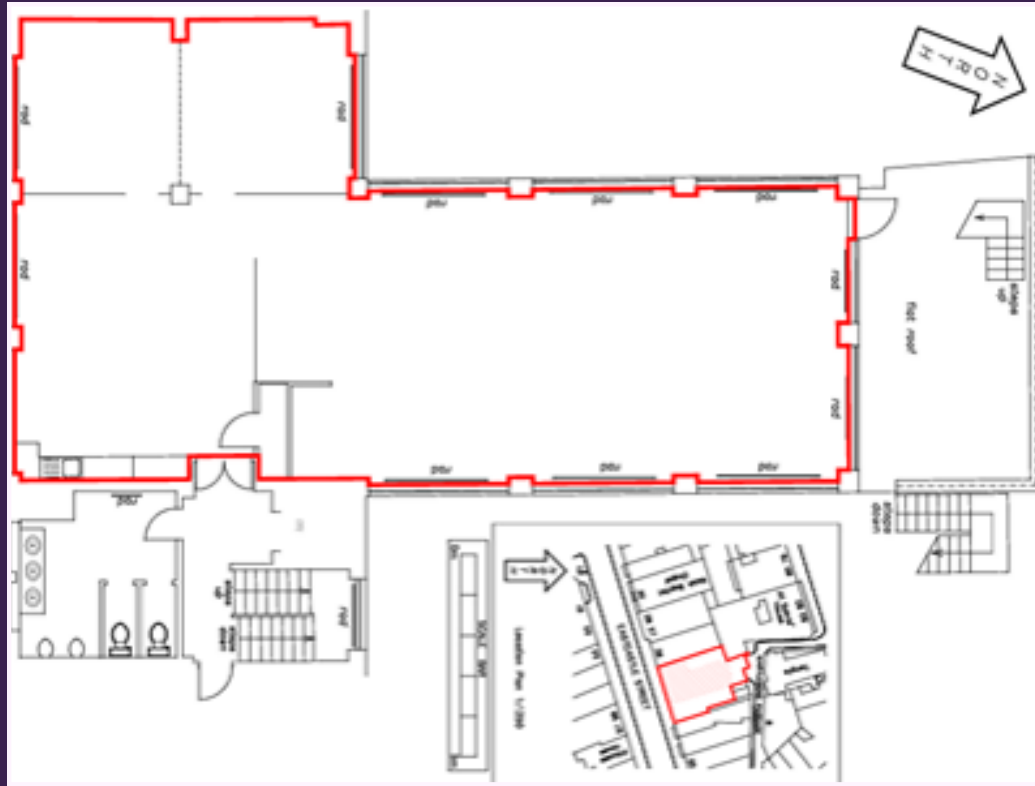
ACCOMODATION

- Bundles of Natural Light
- Passenger Lift
- 2x Glass Partitioned Meeting Rooms with Bi-folding doors
- Kitchenette
- Perimeter Trunking
- Video Entryphone
- 24/7 access
- Original Parquet Flooring
- Fully Refurbished Common Parts, WC's & Showers
- Central Location close to Oxford Circus & Tottenham Court Road Underground Stations.

FLOOR AREA

3rd Floor West - 1,900 sq ft (176.51 sq M)

PROPERTY INFORMATION



FLOOR PLAN



RENT

£68.50 per sq ft per annum exclusive.

TERM

The premises are available on new FR&I lease (outside the Landlord & Tenant Act) for a term by arrangement.

RATES

Rates Payable: £41,728 per annum.

Interested parties should make their own enquiries.

SERVICE CHARGE

Circa £14.50 per sq ft per annum.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

VIEWINGS

Strictly by appointment only through sole agents Ian Scott International.

FINANCIALS



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