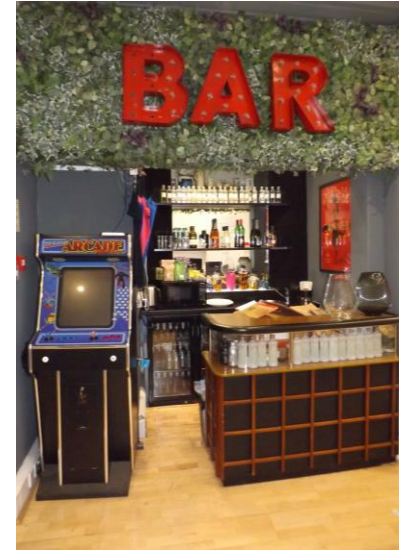




LONIC
020 7486 0900



**22-25 EASTCASTLE
STREET, LONDON,
W1W 8DG**

**CREATIVE OFFICES
FULLY FITTED
PLUG & PLAY
TO LET – 1ST FLOOR
1,082 sq ft / 101 sqm**

LOCATION:

The property is located on the north side of Eastcastle Street, which runs parallel with Oxford Street and Margaret Street, close to the junction of Wells Street as well as the semi pedestrianised Market Place. Oxford Circus (Central, Victoria and Bakerloo lines) and Tottenham Court Road Underground Stations (Northern and Central lines) are both within a short walking distance.

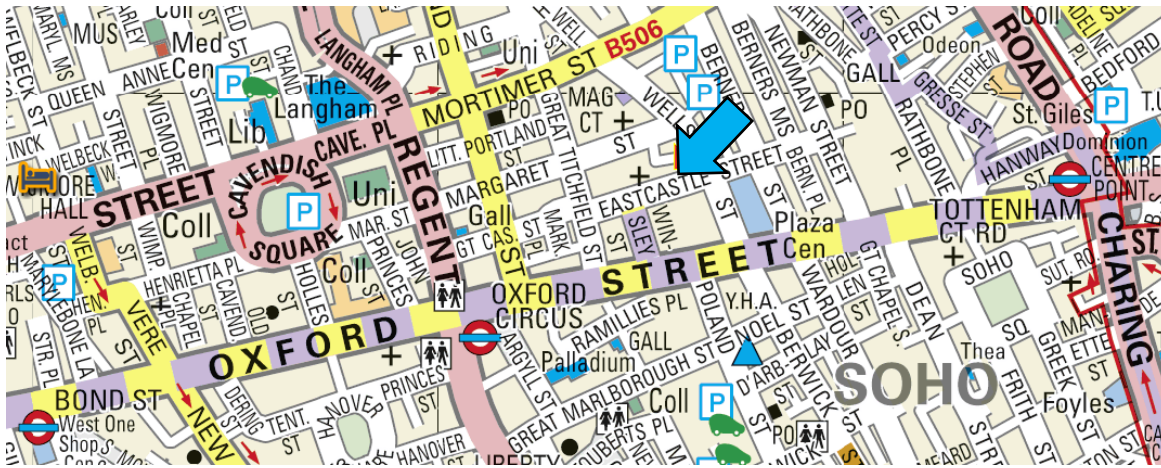
ACCOMMODATION:

Comprising a self contained open plan office with 6 desks and 2 private offices plus storage. The property benefits from an automatic passenger lift and toilet facilities. The office has been refurbished to a high standard with exceptional natural light, wooden floors and kitchenette.

**Viewings Strictly by
appointment through
sole agents:**

Sam Simon
sam@lonic.eu
020 7486 0900

Michael Firestone
mf@lonic.eu
020 7486 0900



AMENITIES:

- FULLY FITTED PLUG & PLAY
- FANTASTIC NATURAL LIGHT
- AIR CONDITIONING
- 24 HOUR ACCESS
- WOODEN FLOORING
- KITCHENETTE

22-25 EASTCASTLE STREET, LONDON, W1W 8DG

APPROXIMATE COSTS

RENT	BUSINESS RATES PAYABLE	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
£64,379 (£59.50 SQ FT)	£20,160 (£18.63 SQ FT)	£13,096 (£12.20 SQ FT)	£97,635 £8,136

LEASE: A new full repairing and insuring lease directly from the freeholder for a term by arrangement.

The lease will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.