



AVAILABLE TO LET

# 50 Eastcastle Street

50 Eastcastle Street, London, United Kingdom, W1W 8EA

## CREATIVE OFFICES TO LEASE IN THE HEART OF NOHO

50 Eastcastle Street is a multi-occupied office building providing 4 floors of offices, situated in the heart of London's NOHO village synonymous with London's Media, Design & Tech focussed occupiers. Situated on the south side of Eastcastle Street at its junction with Winsley Street, the building is only a short walk from Oxford Circus underground station (Victoria, Central & Bakerloo Lines).

Two suites are available. The larger 3rd floor suite (7,022 sq ft) fronts Eastcastle Street and there is an interconnecting staircase to the 2nd floor (5,350 sq ft) which overlooks the internal light well.

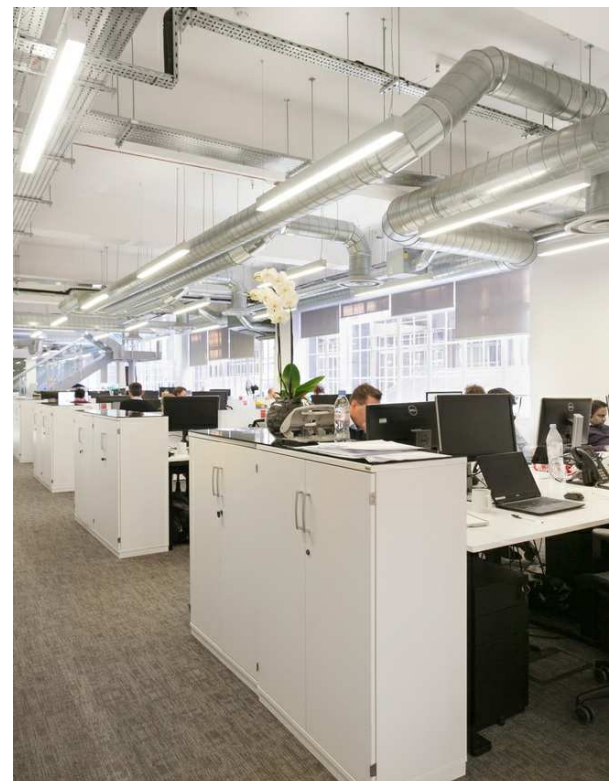
Please note, in accordance with the Estate Agents Act 1979, JLL declare they have an interest in this property/lease. Further details can be provided on request.

Lease Details: The suites are available to lease as a whole or on a floor by floor basis. Suite(s) available to lease by way of an assignment of the current lease(s) expiring on 23rd May 2021 or by way of a sub-lease at a quoting rent of £65.00 psf. The leases are contracted outside of the security of tenure L&T 1954 Act provisions. The 2nd floor lease has a rent review on 5th October 2020.

<b>Rent</b>	£65.00 psf (Quoting)
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Available from</b>	16/05/2017
<b>Sizes</b>	5,350 sq ft to 12,372 sq ft
<b>VAT charges</b>	VAT is payable on all rental outgoings at the prevailing rate.
<b>Lease type</b>	Sublease
<b>Lease details</b>	See Opposite.
<b>EPC Category</b>	D
<b>EPC</b>	Available on request

Marketed by: JLL (West End)

For more information please visit:  
<https://realla.co/m/10617-50-eastcastle-street-50-eastcastle-street>



Exposed 'media/tech' style ceilings incorporating modern lighting

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Comfort Cooling system

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Perimeter radiator heating

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Fully accessible raised floor inc cabling & small power

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24/7 Secure manned reception

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Showers and WCs to all floors

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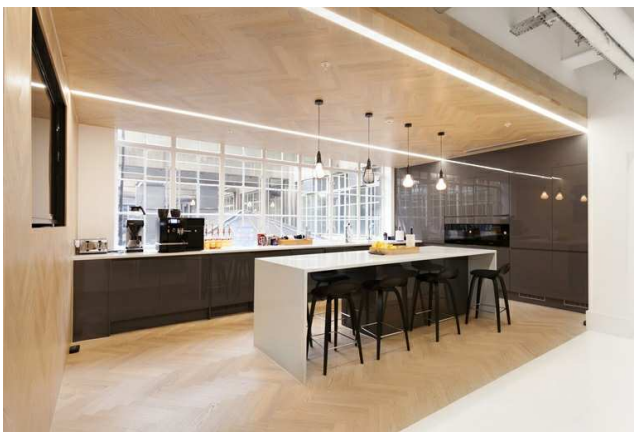
8 x Person passenger lift, 2 x goods lifts & loading bay

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Availability: 2nd floor now, 3rd floor in Q4 2017.







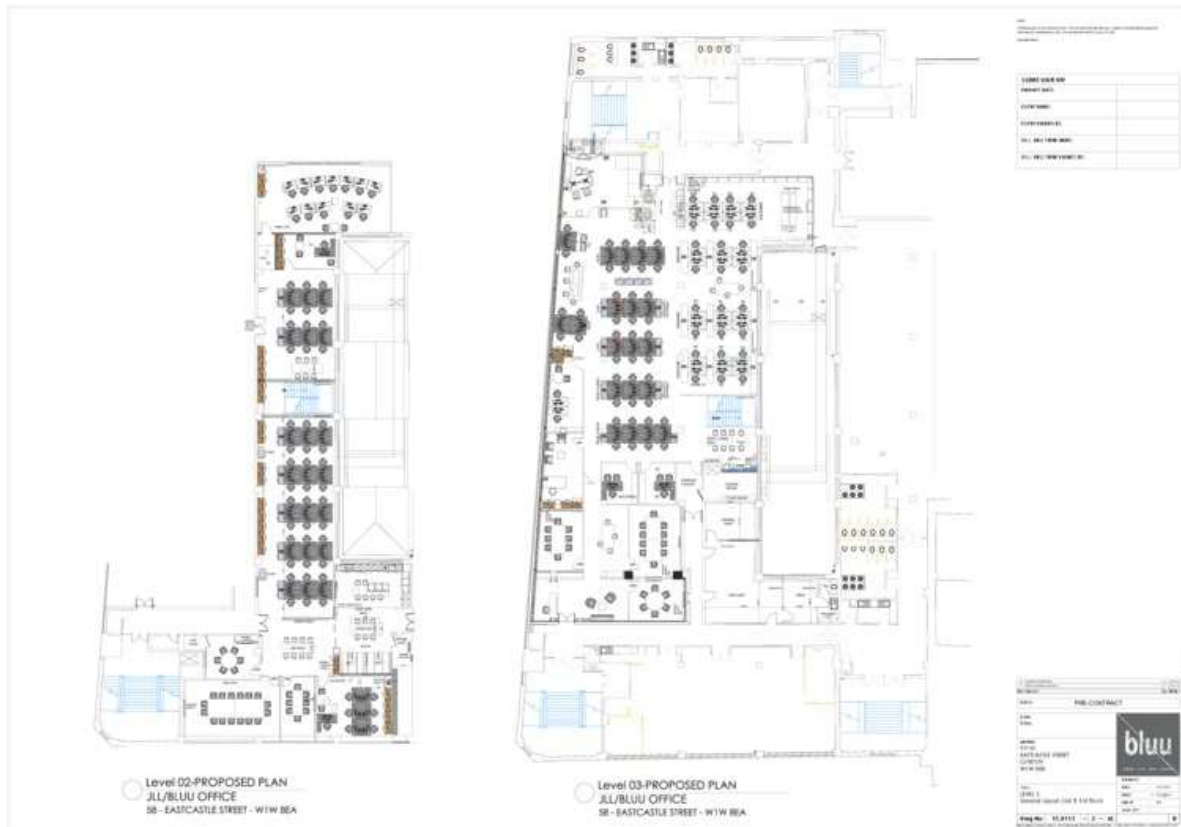


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Data provided by Google

Unit	Sq ft	Sq m	Rent	Service charge	Rates
3ND	7,022	652.37	£65 PSF	£12 psf	£25 psf
2RD	5,350	497.03	£65 PSF	£12 psf	£25 psf
<b>Total size</b>	<b>12,372</b>	<b>1,149.4</b>			



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<b>Location overview</b>	50 Eastcastle Street is situated in the heart of London's NOHO village synonymous with London's Media, Design & Tech focussed occupiers. Situated on the south side of Eastcastle Street at its junction with Winsley Street, the suite is only a short walk from Oxford Circus underground station (Victoria, Central & Bakerloo Lines).
<b>Airports</b>	London City 8.4m, London Heathrow 14.1m, London Gatwick 25.5m
<b>National rail</b>	London Euston 0.8m, London Charing Cross 0.8m, London St Pancras International LL 1.2m
<b>Tube</b>	Oxford Circus 0.1m, Goodge Street 0.3m, Tottenham Court Road 0.3m
<b>Viewings</b>	Upon appointment with the sole leasing agents JLL
<b>Legal costs</b>	Each party is responsible for their own legal costs.
<b>VAT</b>	VAT is payable on all rental outgoings at the prevailing rate.
<b>Planning class</b>	B1
<b>Lease summary</b>	See Opposite.
<b>EPC</b>	Available on request





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Quote reference: RENT-10617

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