

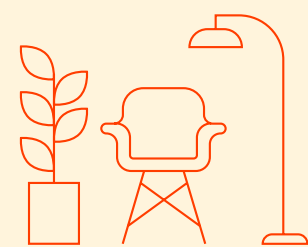
50 EASTCASTLE ST

FITZROVIA, W1

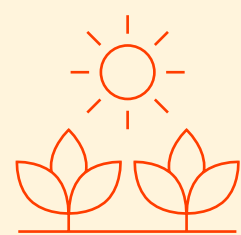
AVAILABLE FROM 8,288 - 45,627 SQ FT

NEWLY REFURBISHED WEST END WORKSPACE

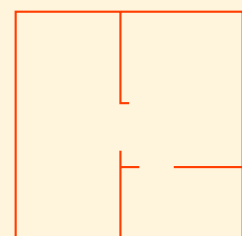
50 Eastcastle St offers 45,627 sq ft of office space with excellent volume and light. With CAT A floors, generous windows and standout ceiling heights, it's a space that feels bright, expansive and inspiring for businesses and people to do great work.



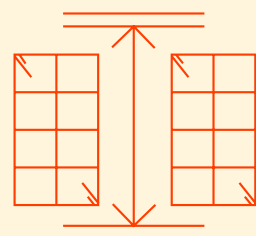
45,627 sq ft of inspiring workspace in the heart of Fitzrovia



1,335 sq ft landscaped courtyard terrace (2nd floor)



Cat A refurbishment



Up to 3.5m floor to ceiling height, creating exceptional volume and natural light



LOFT-STYLE WORKSPACE IN AN UNRIVALLED LOCATION

GOODGE
STREET

TOTTENHAM
COURT ROAD

50 EASTCASTLE ST

OXFORD
STREET

REGENT
STREET

OXFORD
CIRCUS

THE BUILDING

INSPIRING SPACES TO WORK IN THE HEART OF FITZROVIA

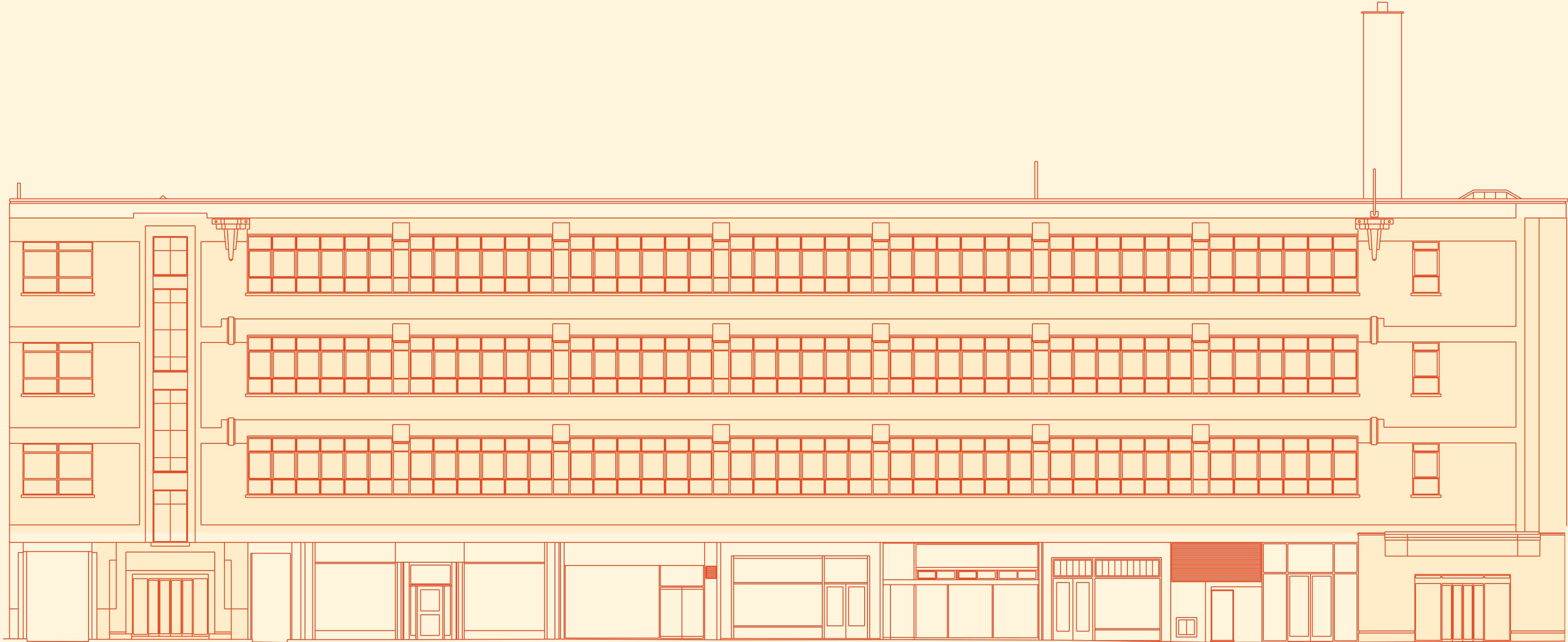


ROOTED IN CREATIVITY

This heritage building retains its bold warehouse aesthetic. The high-quality refit uncovers original textures and architectural details, celebrating the story of the space and the Fitzrovia Quarter, while adapting it for the future of work.



8,288 – 45,627 SQ FT OF MODERN, DESIGN-LED WORKSPACE



FLOOR	SQ FT*	SQ M*	CONDITION
3rd	8,288	770	CAT A
2nd	24,204	2,249	CAT A
1st	13,135	1,220	CAT A
Reception	449	42	
Total office	45,627	4,239	

* Subject to measurement post refurb.

The team behind 50 Eastcastle Street



Architects



Project Managers



Principle Contractor



MEP Consultant



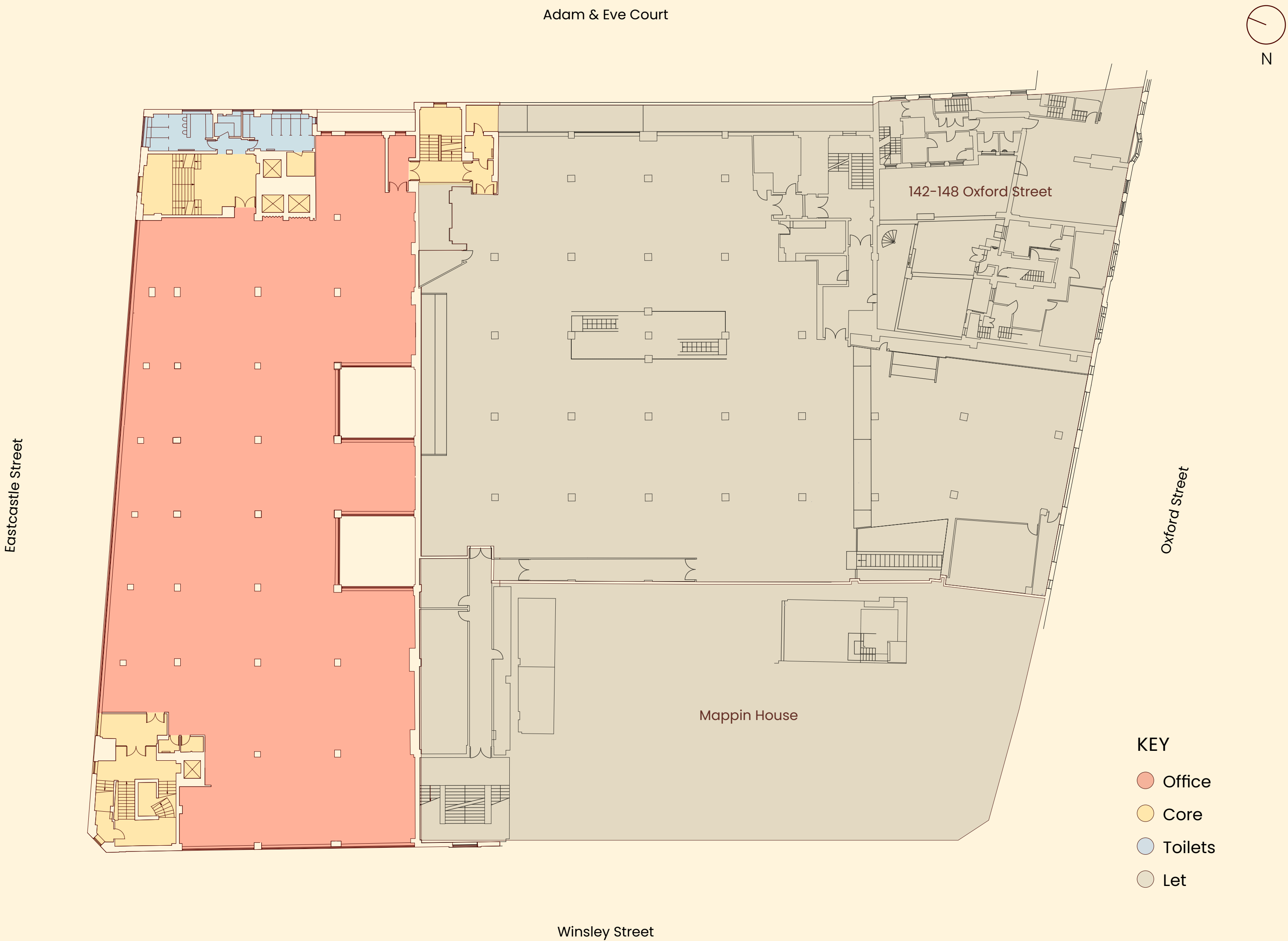
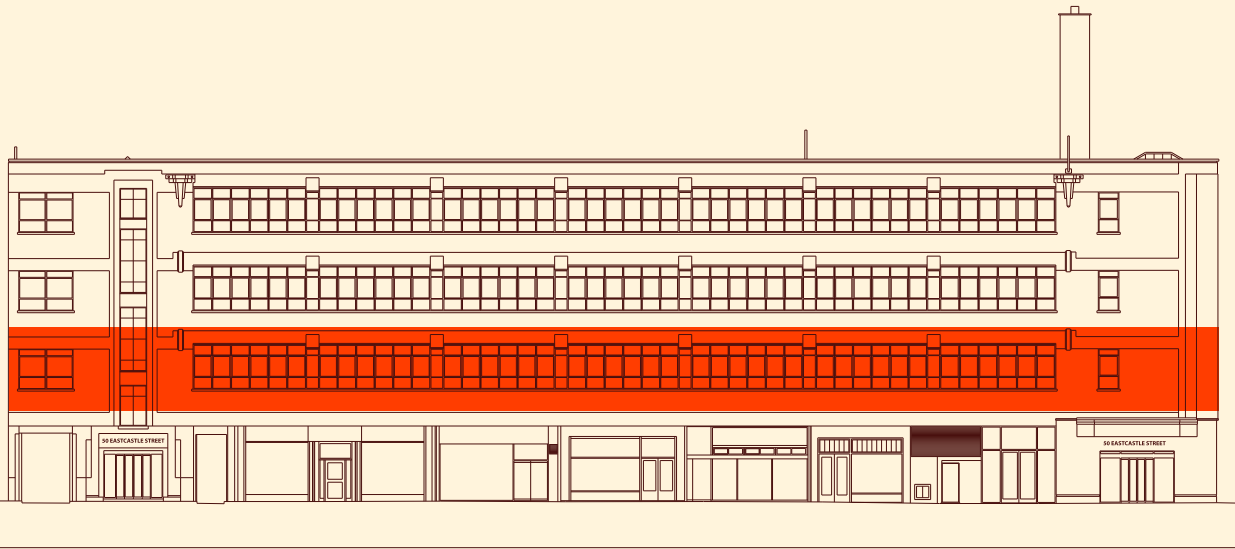
The Langham Estate

The Langham Estate

FIRST FLOOR

13,135 SQ FT

1,220 SQ M



Plans not to scale for identification only

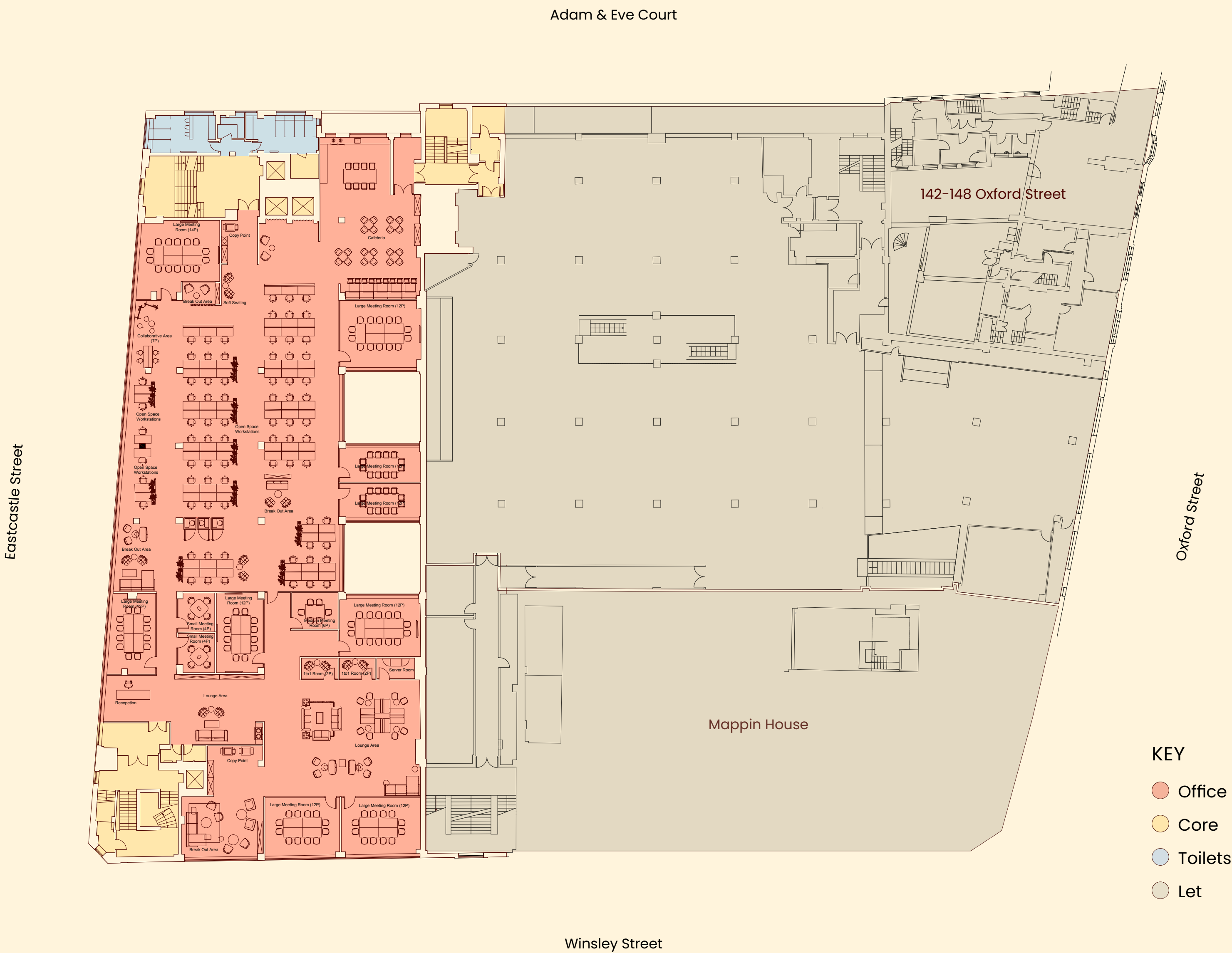
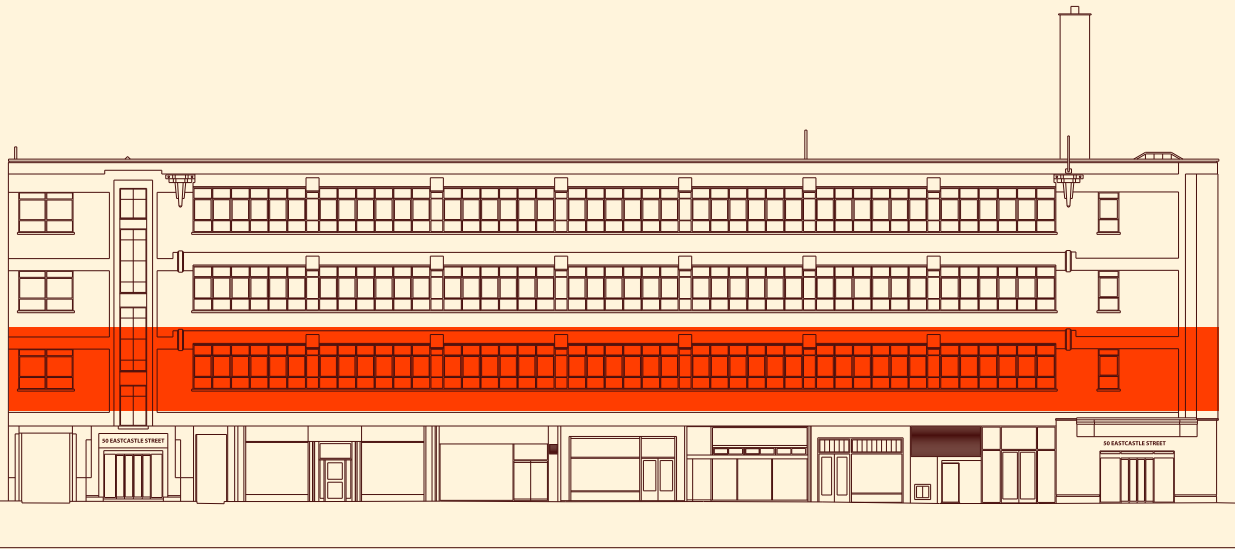
FIRST FLOOR

13,135 SQ FT

1,220 SQ M

INDICATIVE LAYOUT

- Reception x1
- Lounge Area x2
- Open Space Workstations x76
- Small Meeting Room (4P) x2
- Medium Meeting Room (6P) x1
- Large Meeting Room (12-14P) x9
- Itol Room x2
- Phone Booth (1P) x3
- Break Out Area x4
- Collaborative area x1
- Lockers x32
- Cafeteria (48P) x1
- Copy Point x2

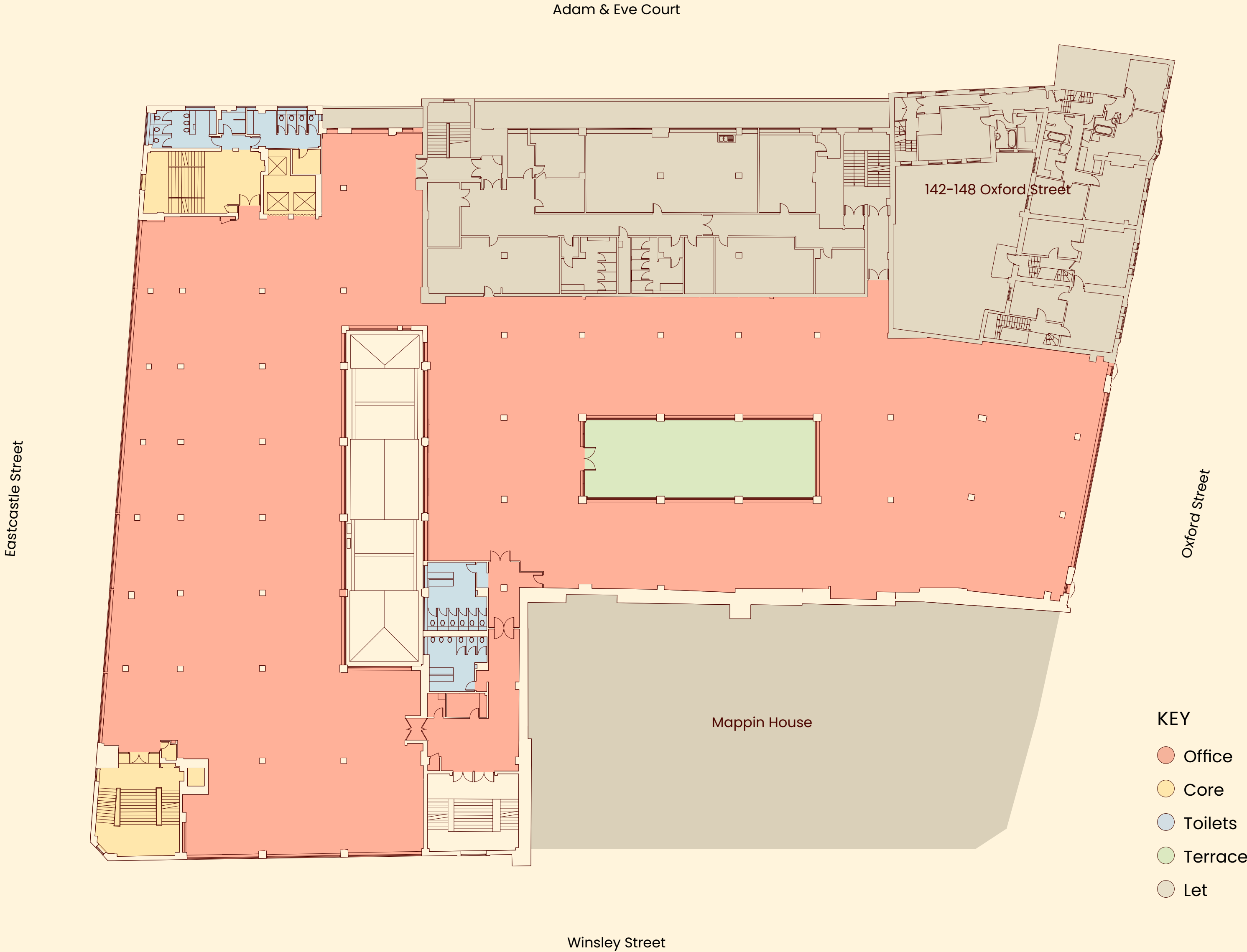
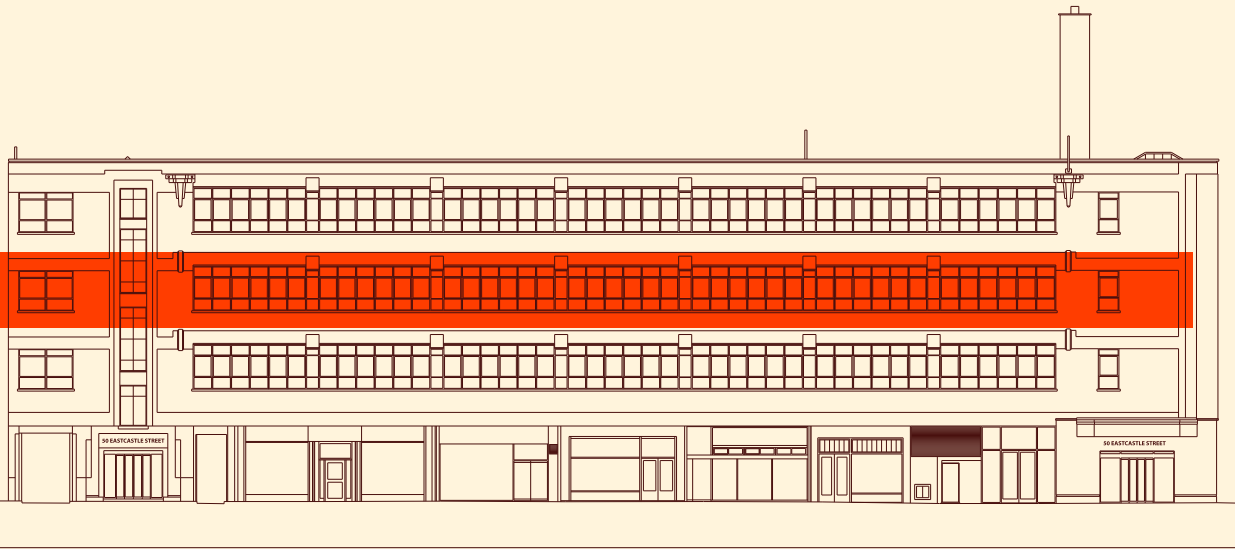


- KEY
- Office
 - Core
 - Toilets
 - Let

Plans not to scale for identification only

SECOND FLOOR

24,204 SQ FT
2,249 SQ M



- KEY
- Office
 - Core
 - Toilets
 - Terrace
 - Let

Plans not to scale for identification only

SECOND FLOOR

24,204 SQ FT

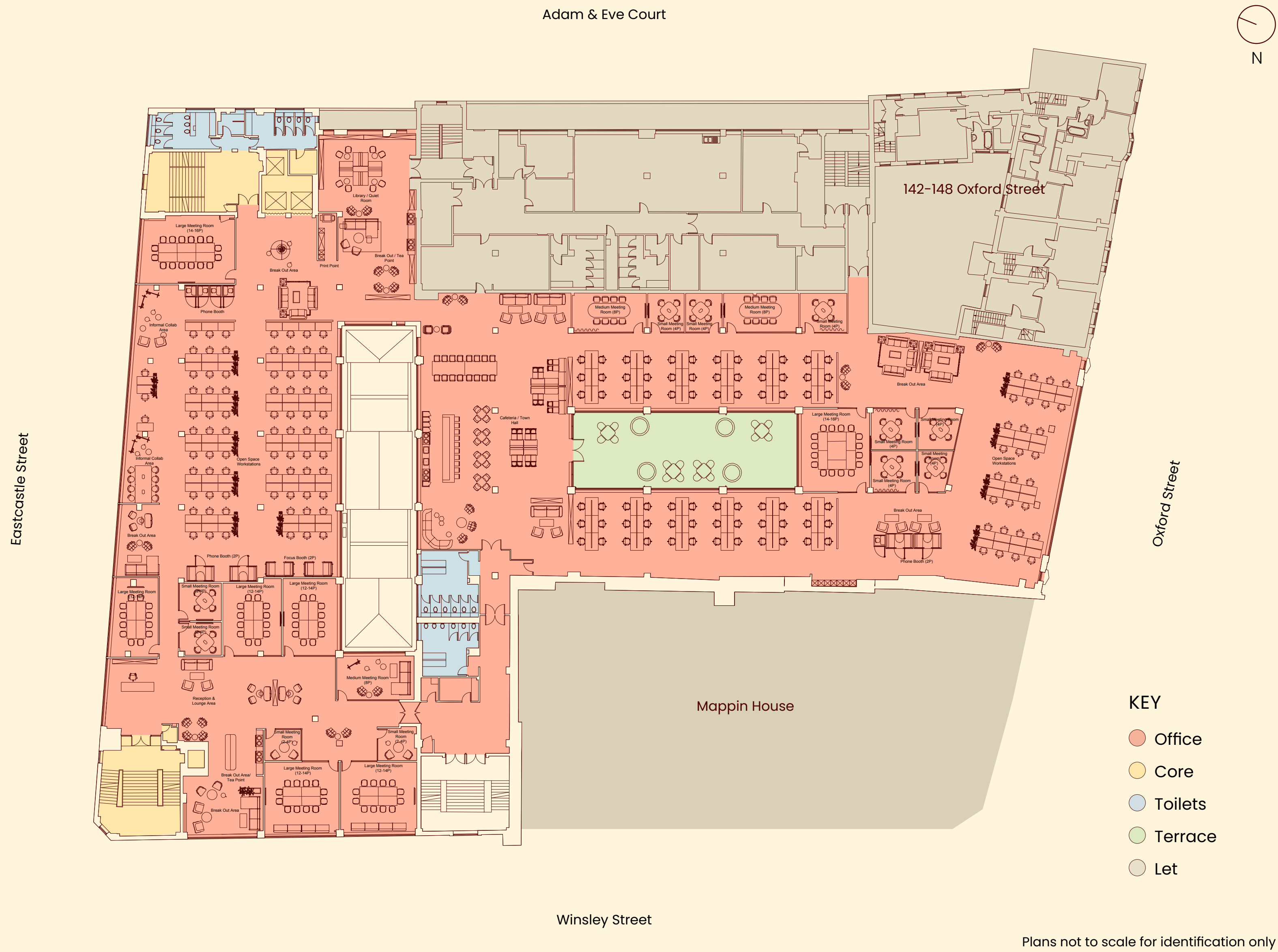
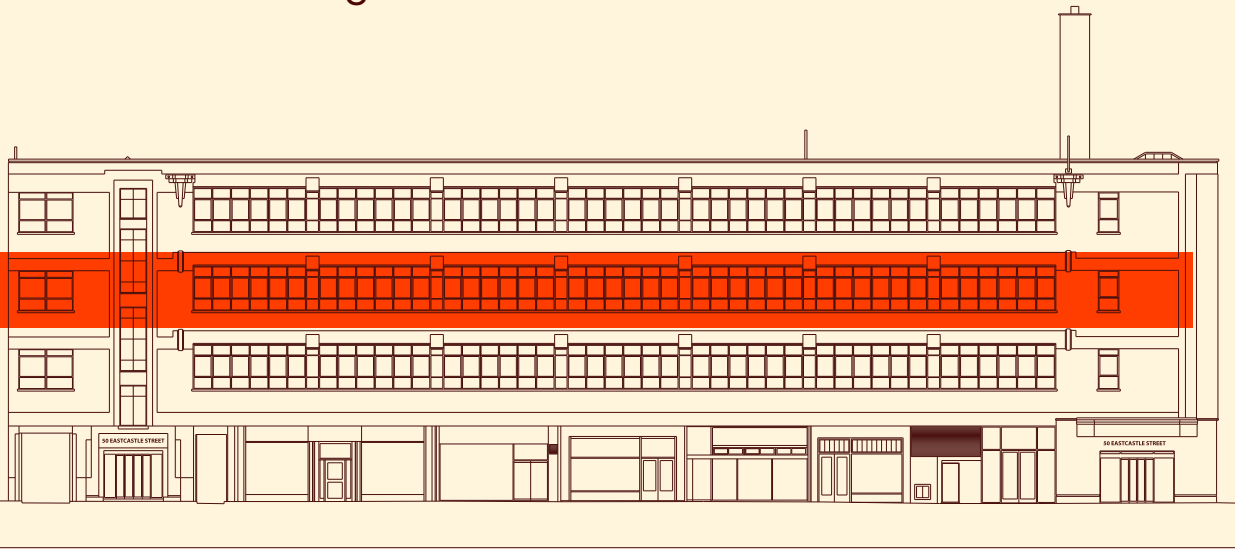
2,249 SQ M

INDICATIVE LAYOUT

- BOH**

 - Open Space Workstations x106
 - Flexible Workstations x72
 - Small Meeting Room (4P) x7
 - Medium Meeting Room (6-8P) x2
 - Large Meeting Room (14-16P) x2
 - Collaborative Area x2
 - Break Out Area x4
 - Tea Point x1
 - Cafeteria / Town Hall x1
 - Library / Quiet Area x1
 - Phone Booth (1P) x5
 - Phone Booth (2P) x4
 - Print Point & Storage x1
- FOH**

 - Reception & Lounge x1
 - Small Meeting Room (2-4P) x5
 - Large Meeting Room (12-14P) x5
 - Break Out Area x1
 - Tea Point x1

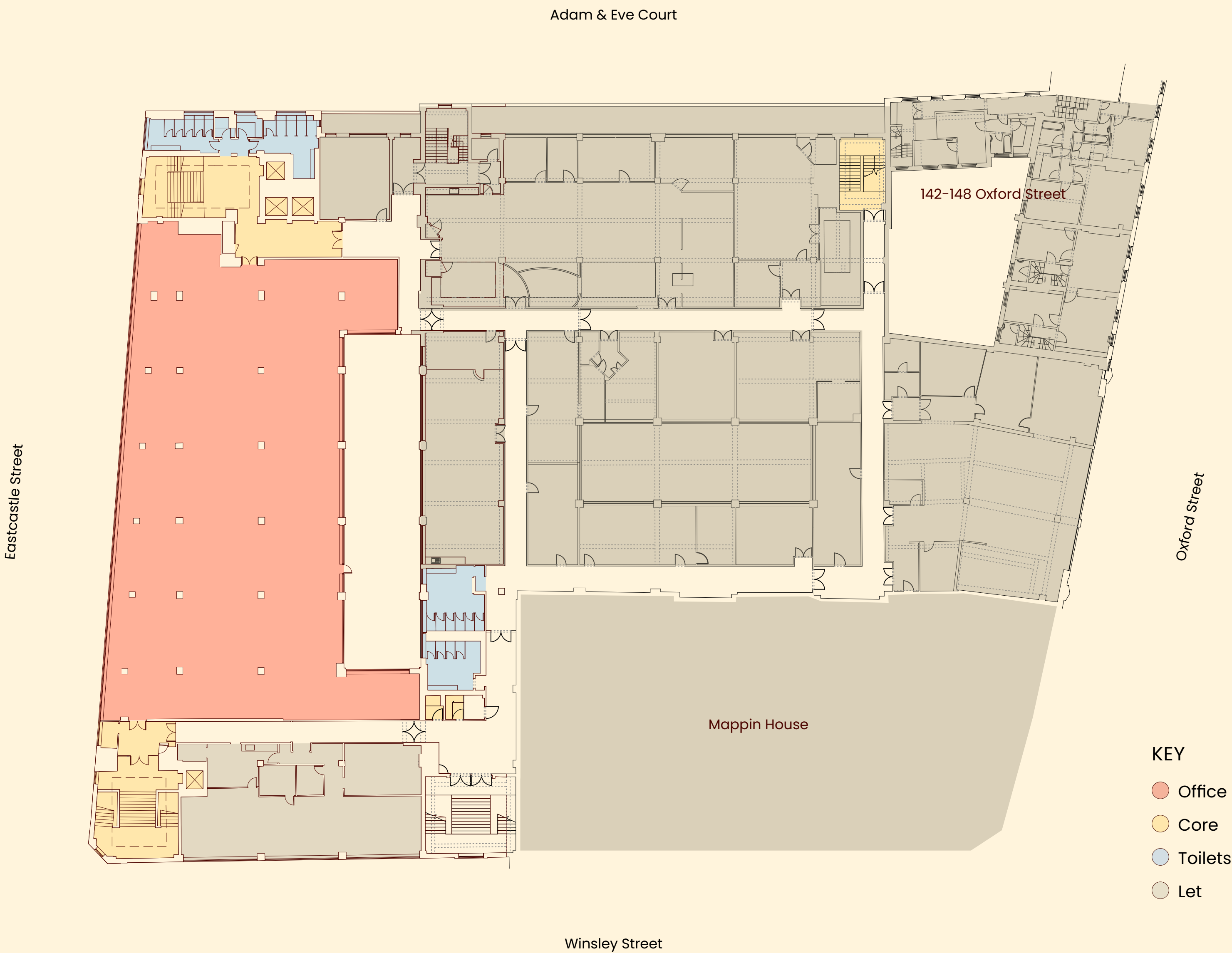
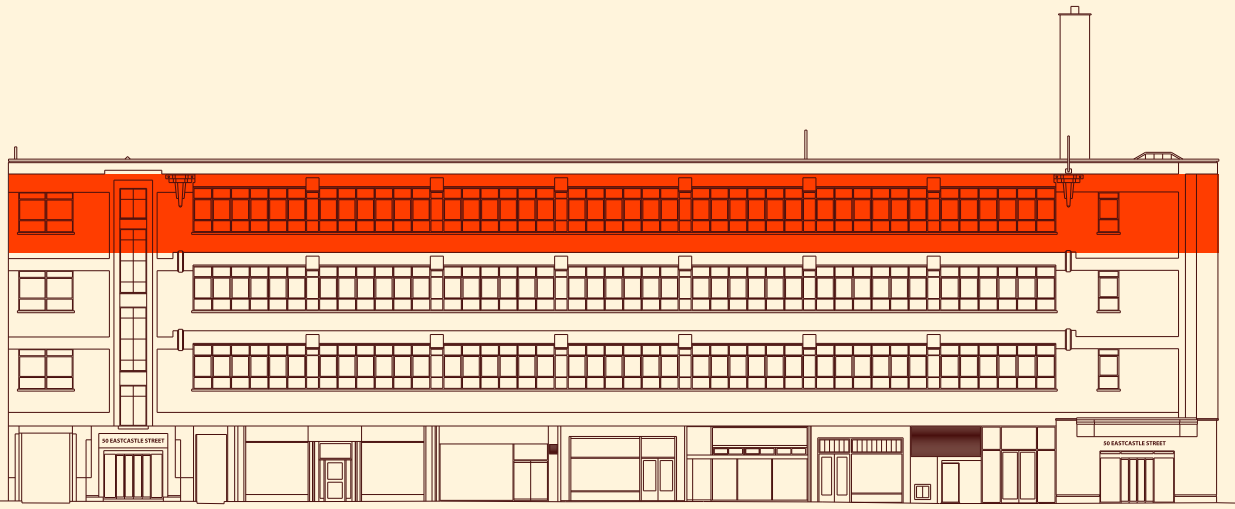


Plans not to scale for identification only

THIRD FLOOR

8,288 SQ FT

770 SQ M



Plans not to scale for identification only

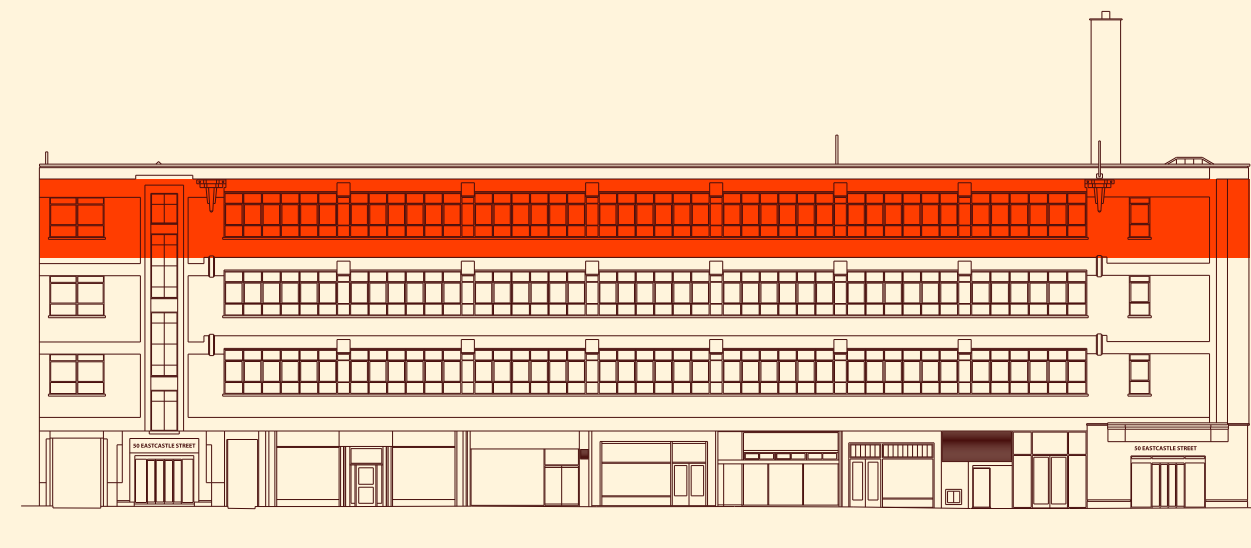
THIRD FLOOR

8,288 SQ FT

770 SQ M

INDICATIVE LAYOUT

Private Office (1P) x2
 Large Meeting Room (14P) x1
 Large Meeting Room (12P) x2
 Medium Meeting Room (4P) x3
 Reception x1
 Lounge Area x1
 Desks in Open Space x67
 Quiet Area (21P) x1
 Phone Booth (1P) x2
 Collaborative area x3
 Small Meeting Room (4P) x3
 Copy Point x1
 Soft Seating x2
 Lockers x32
 Cafeteria x1



Plans not to scale for identification only



1st floor



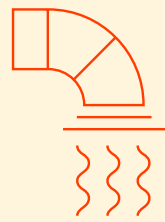
2nd floor courtyard indicative layout



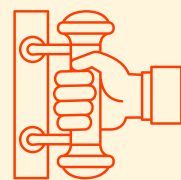
2nd floor courtyard indicative layout

DESIGNING SUSTAINABLY, WORKING EFFICIENTLY

Comprehensively refurbished to meet the demands of modern business. With impressive floor-to-ceiling heights, state-of-the-art end-of-trip facilities, and a private courtyard terrace on the second floor, 50 Eastcastle St is designed for today's workforce. An EPC B rating reflects its commitment to sustainability and operational efficiency.



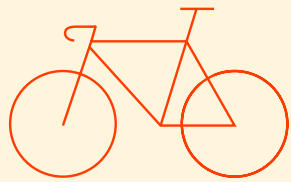
New air conditioning and mechanical ventilation



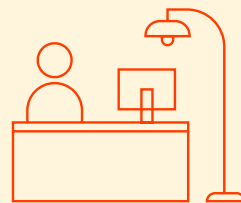
Commissionaire



New End of Trip
3 x male and
3 x female showers



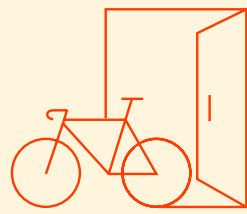
Secure storage for up to 28 bicycles



Two entrances with newly refurbished, fully manned receptions



Occupational densities:
1:10 sq m (HVAC)
1:10 sq m (WC's)



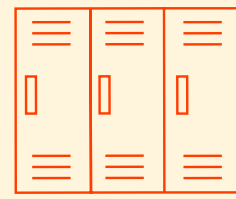
Dedicated cycle entrance



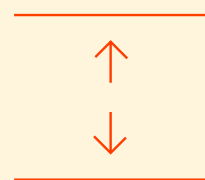
1,335 sq ft landscaped courtyard terrace (2nd floor)



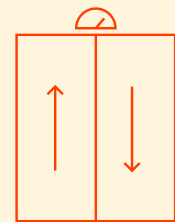
Pre-accredited for WiredScore Gold



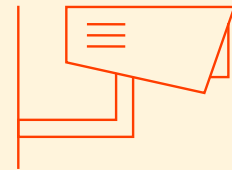
Dedicated changing rooms with 90 lockers and drying room



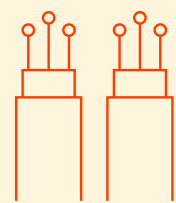
Floor to ceiling heights of 3.5 metres



2 x 12 person lift
2 x 26 person lift



Upgraded CCTV features



Dual fiber resilience



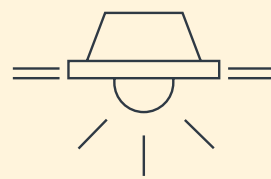
Fitted with Backbone Connect



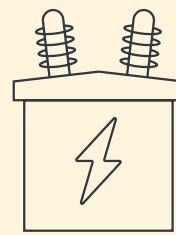
EPC B



Journey to Net Carbon Zero



LED lighting



All electric building (Available space only)



Plant Mark approved company



Westminster Sustainable City Charter

THE LOCATION

LIVE THE WEST END LIFESTYLE:
DINING, DRINKS AND CULTURE ON
YOUR DOORSTEP

A FRONT ROW SEAT TO THE WEST END

- Restaurants

01

Ember Yard

02

Khao So-i

03

Berners Tavern

04

Yopo

05

Lima

06

Circolo Popolare

07

ROVI

08

Mortimer House Kitchen

09

ROKA

10

Riding House Café

11

The Ninth

12

Norma

13

Charlotte Street Hotel

14

Six by Nico

15

Mildreds

16

Faros

Bars

17

La Familia

18

Scarlett Green

19

Piano Bar Soho

20

The Blue Posts

21

Jurema Terrace at The Mandrake

22

Murder Inc. Cocktails

23

The Social

24

The Long Bar

25

Adam & Eve

26

The Champion

27

Brewdog

28

London Cocktail Club

29

Mr Foggs Botanical Tavern

30

The Oxford Market

31

Soho House

32

Gambit Bar

33

The George

Cafés

34

Omotesando Koffee

35

L'ETO Soho

36

WatchHouse

37

Archetype Coffee

38

Kaffeine

39

Blank Street Coffee

40

Fred Bakery

Mind & Body

41

SoulCycle Soho

42

Psyce

43

Rowbots

44

StretchLab

45

Barry's Soho

46

FS8

Culture

47

Photographers' Gallery

48

Hauser & Wirth

49

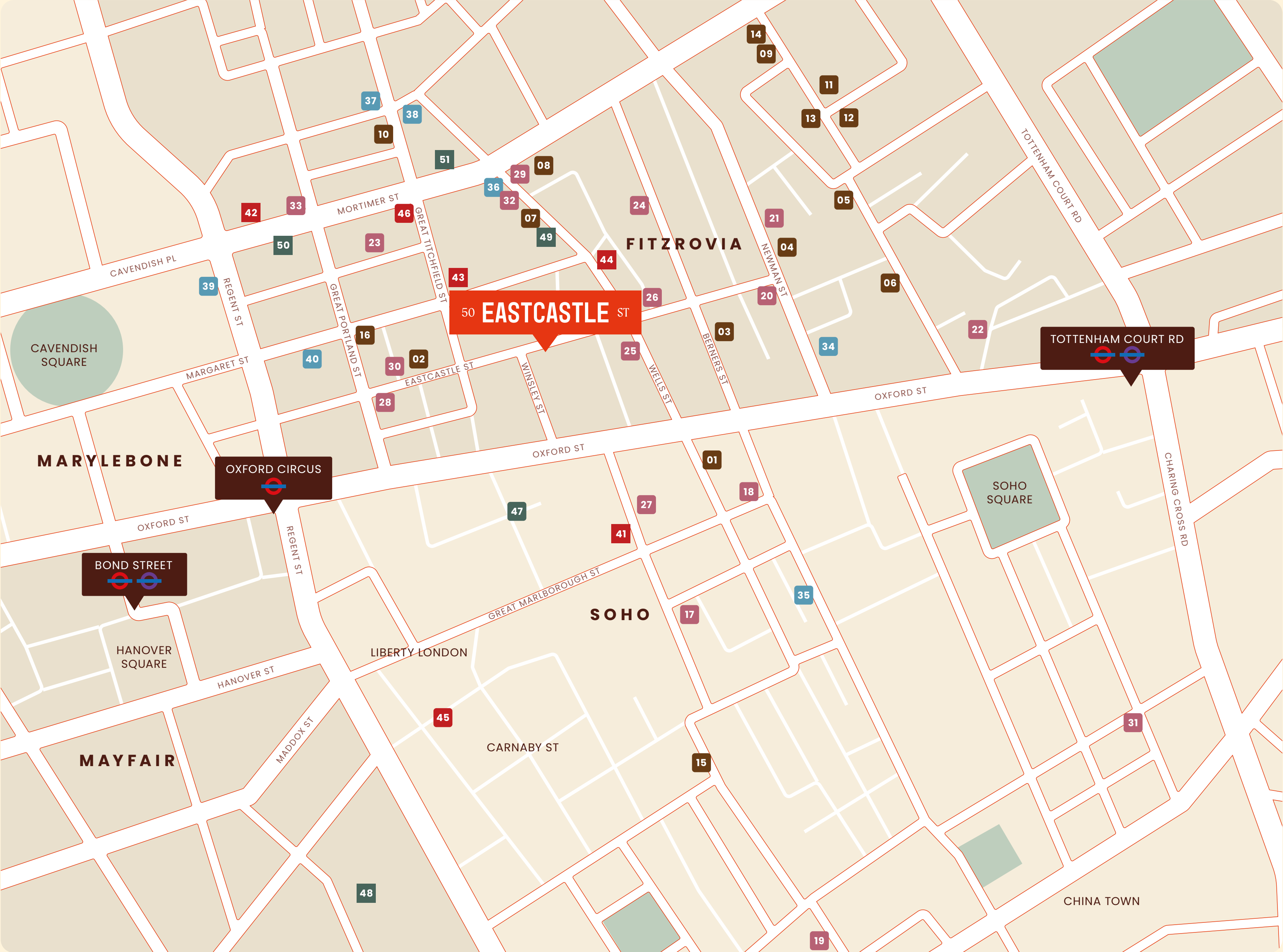
The Cartoon Museum

50

IBRAAZ London

51

Ab-Anbar





AT THE CENTRE OF IT ALL

Perfectly placed in Fitzrovia Quarter and just moments from Soho, 50 Eastcastle St offers a prime central London address. From Oxford Street's global brands, to Soho's vibrant bars and independent shops, and Fitzrovia's fine dining and green spaces, all of London life is on your doorstep.



MEET THE COMMUNITY

A lively hub for business, Fitzrovia Quarter brings together a diverse mix of food, fashion, wellness and culture. With everything from fast lunches to destination dining, independent boutiques to well-known brands, galleries, gyms and beauty spaces.



Local occupiers

 **Pinterest**



dream 



 **Heineken** [®]

gleeds

ESTÉE LAUDER

ENVY

 **monday.com**

T2
TAKE-TWO INTERACTIVE

next


databricks

NETFLIX

octopus
energy

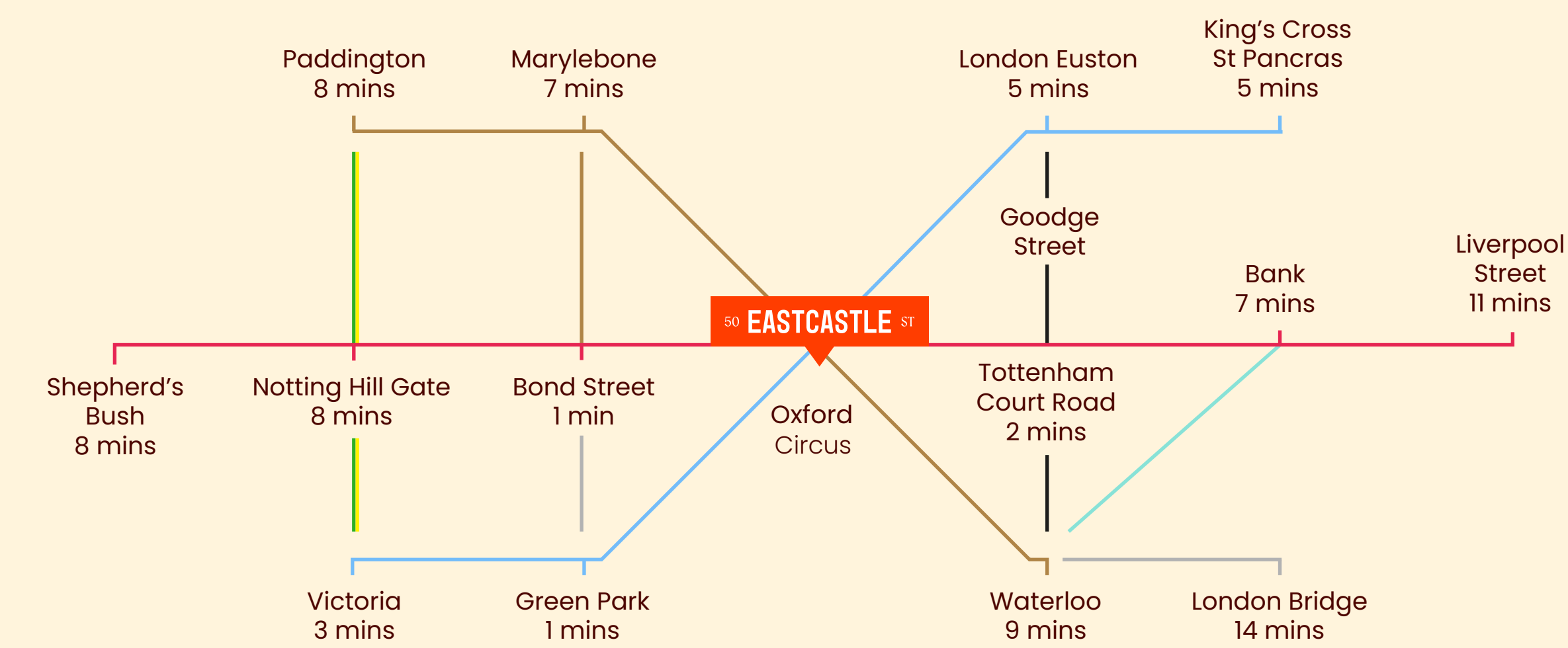
 **Fundment**

A PERFECTLY CONNECTED WEST END ADDRESS

With Oxford Circus and Tottenham Court Road stations just minutes away – providing access to the Elizabeth line and numerous Underground lines – connectivity is best-in-class.



From Oxford Circus



5

Mins walk to
Oxford Circus

10

Mins walk to
Bond Street

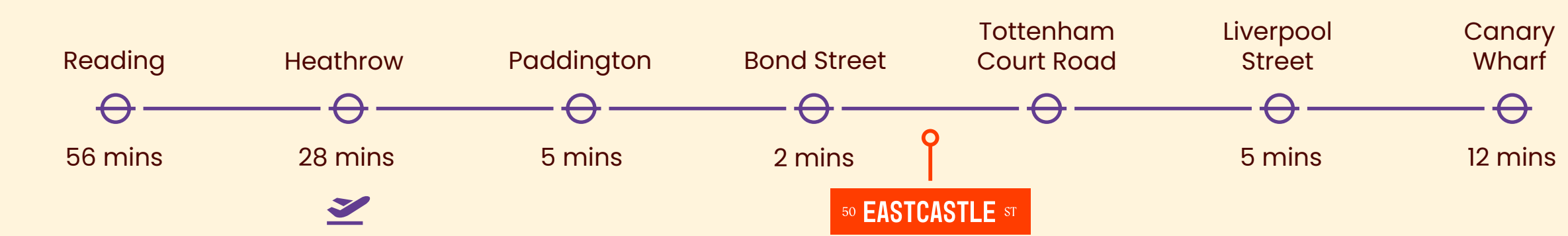
10

Mins walk to
Tottenham Court Road

10

Mins walk to
Goodge Street

Journey time from Tottenham Court Road (Elizabeth line)



CONTACT

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**The
Langham
Estate**

Malcolm Cohen

07526 189 462
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