

50 EASTCASTLE ST

FITZROVIA, W1

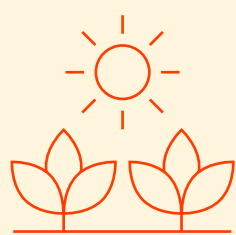
AVAILABLE FROM 8,000 - 44,800 SQ FT

STYLISH NEW WEST END WORKSPACE

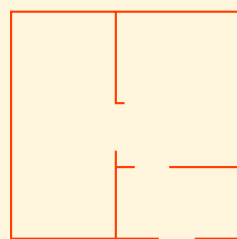
50 Eastcastle St offers 44,800 sq ft of office space with excellent volume and light. With CAT A floors, generous windows and standout ceiling heights, it's a space that feels bright, expansive and inspiring for businesses and people to do great work.



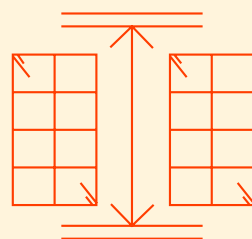
44,800 sq ft of inspiring workspace in the heart of Fitzrovia



124 sq m landscaped courtyard terrace (2nd floor)



Cat A refurbishment



Standout ceiling heights with large windows throughout



PREMIUM WORKSPACE IN AN UNRIVALLED LOCATION

 GOODGE STREET

 TOTTENHAM COURT ROAD

50 EASTCASTLE ST

OXFORD STREET

REGENTS STREET

 OXFORD CIRCUS

THE BUILDING

INSPIRING SPACES TO WORK IN THE HEART OF FITZROVIA

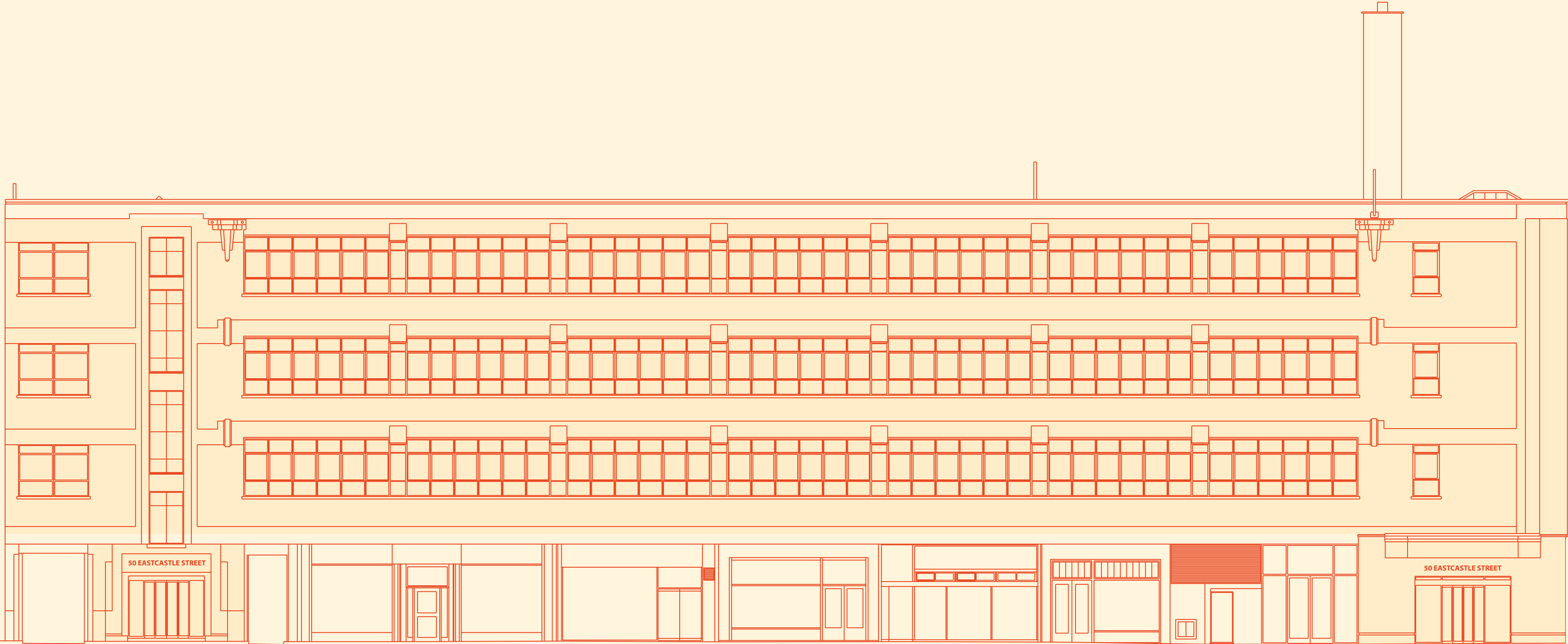


ROOTED IN CREATIVITY

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



8,000 – 44,800 SQ FT OF MODERN, DESIGN-LED WORKSPACE



FLOOR	SQ FT*	SQ M*	CONDITION
3rd	8,000	743.2	CAT A
2nd	23,282	2,163	CAT A
1st	13,050	1,212.4	CAT A
Reception	449	41.7	
Total	44,781	4,160.3	

* Subject to measurement post refurb.

The team behind 50 Eastcastle Street



Architects



Project Managers



Principle Contractor



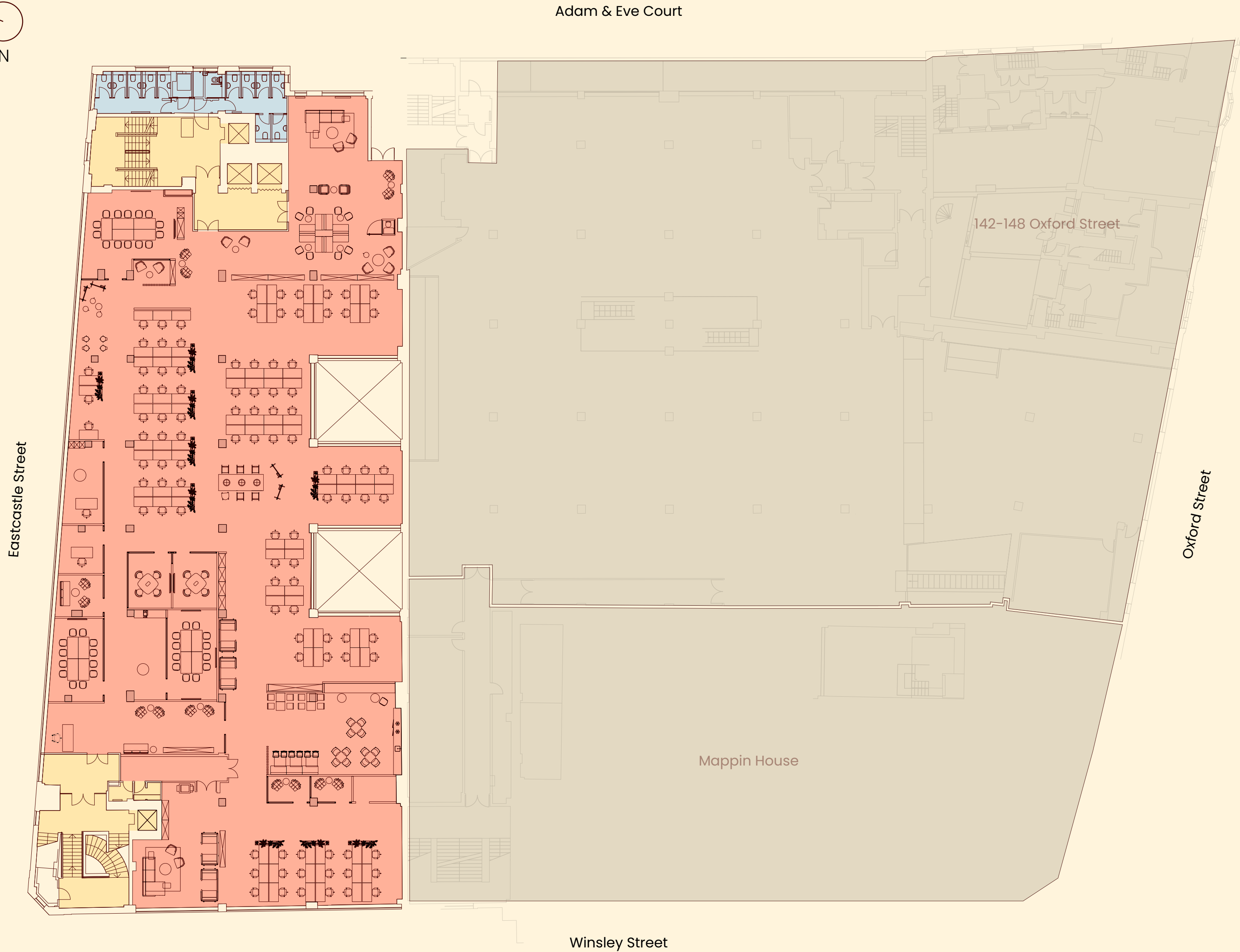
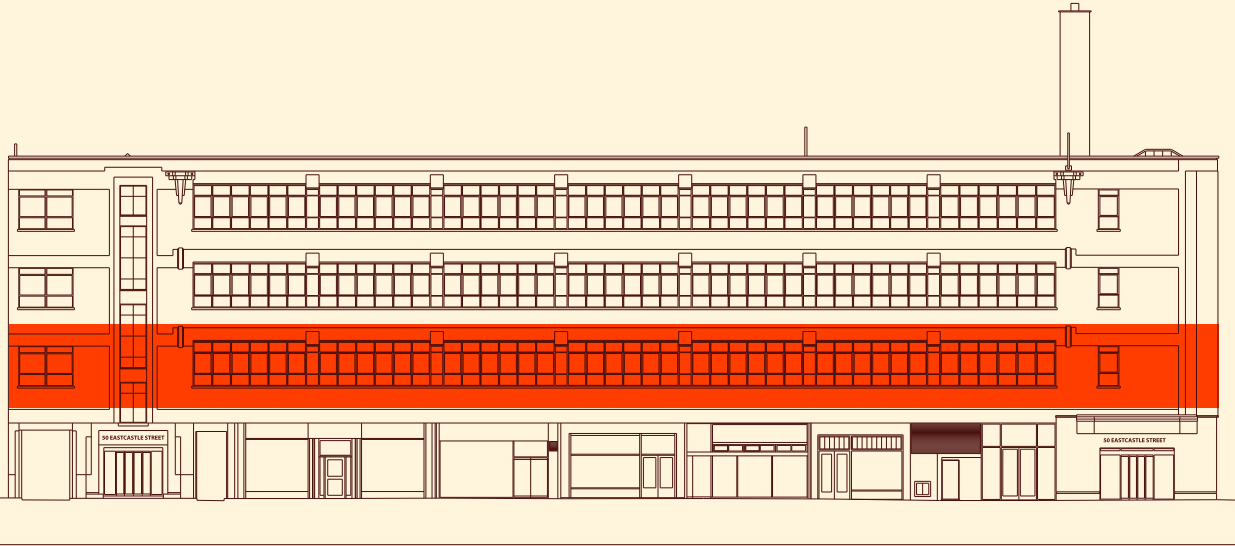
MEP Consultant

FIRST FLOOR

13,050 SQ FT

1,212.4 SQ M

- KEY
- Office
 - Core
 - Toilets
 - Let

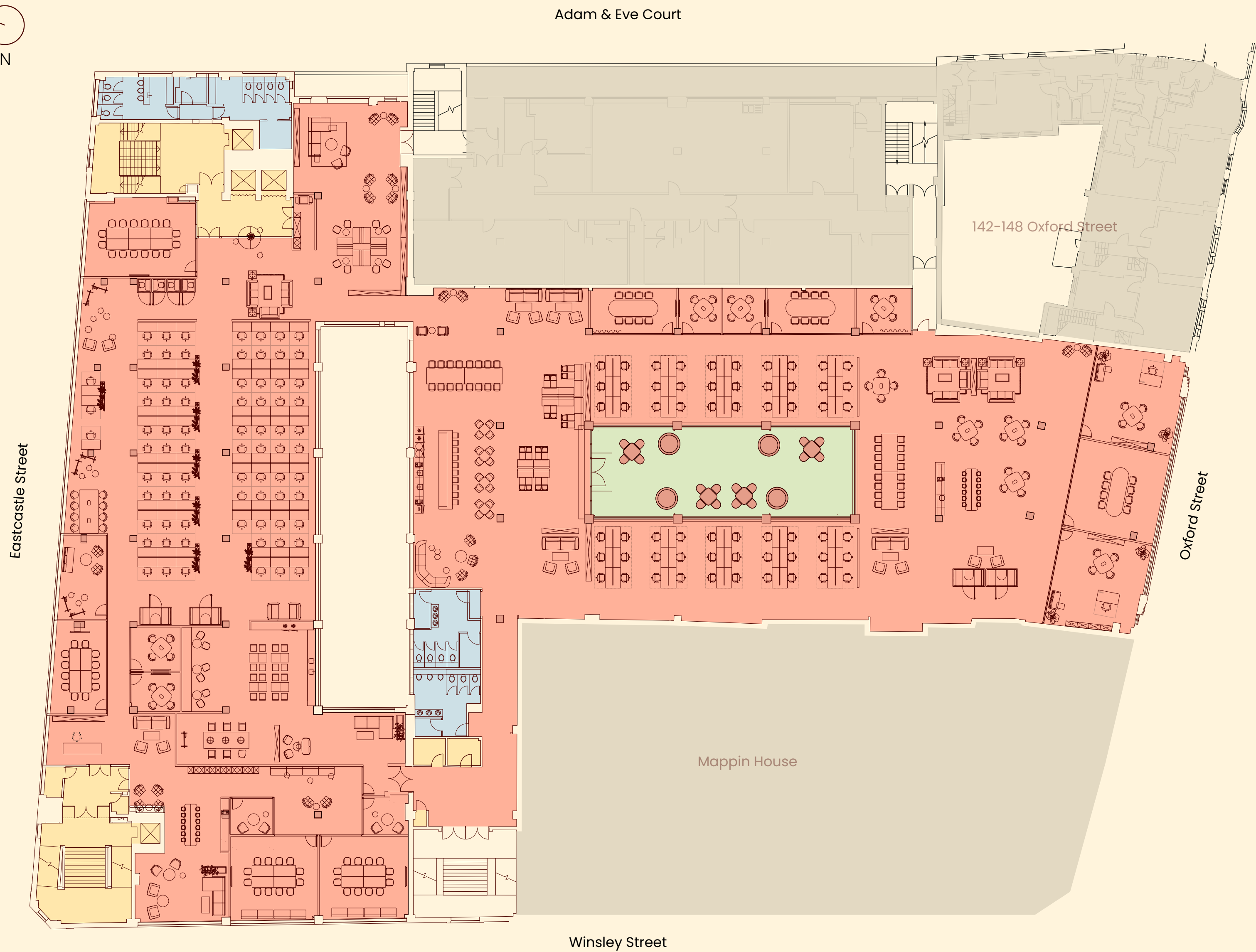
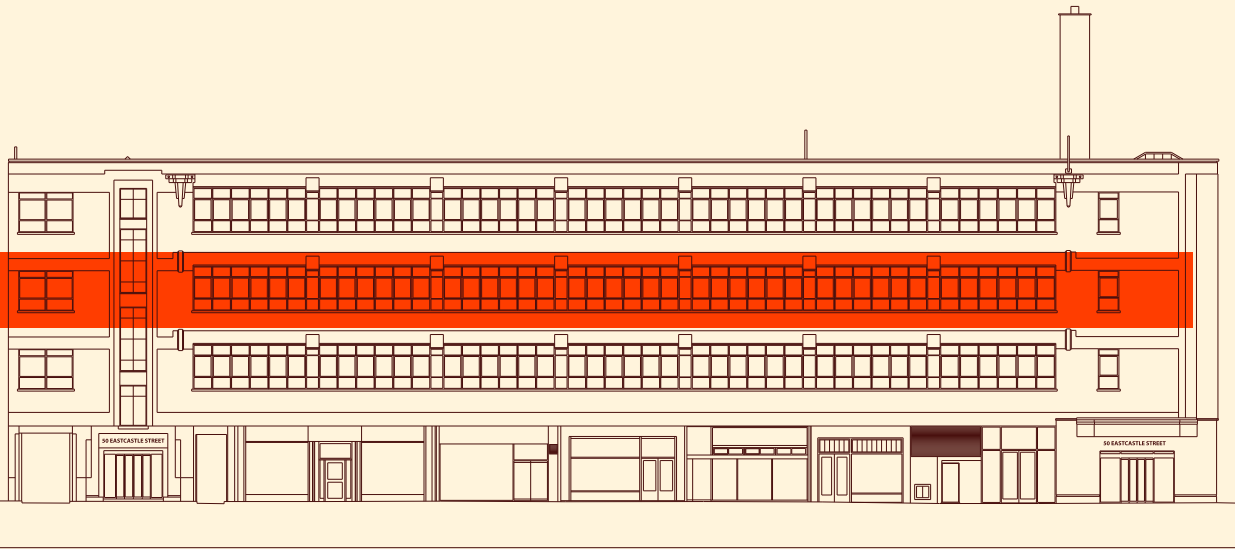


Plans not to scale for identification only

SECOND FLOOR

23,282 SQ FT
2,163 SQ M

- KEY
- Office
 - Core
 - Toilets
 - Let

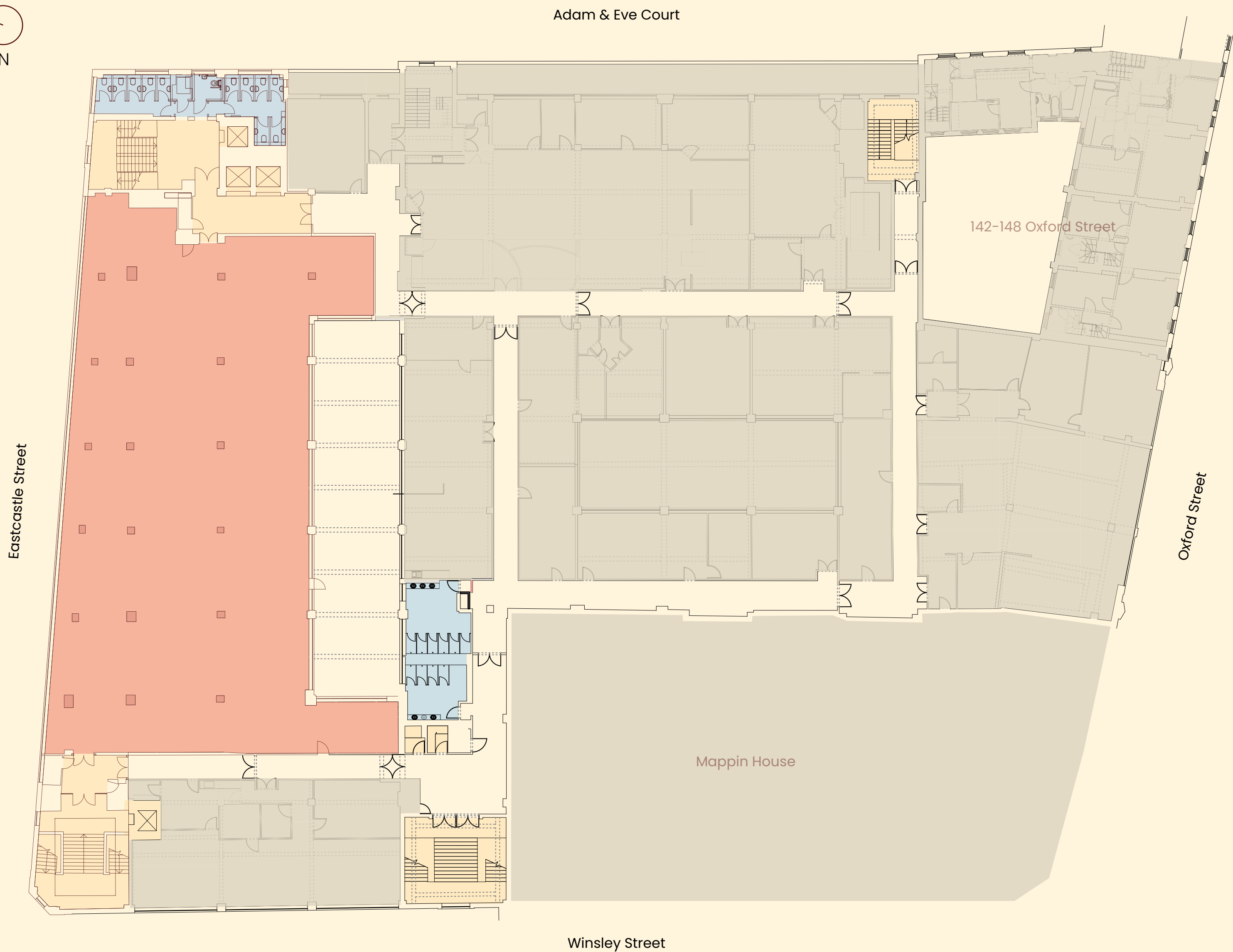
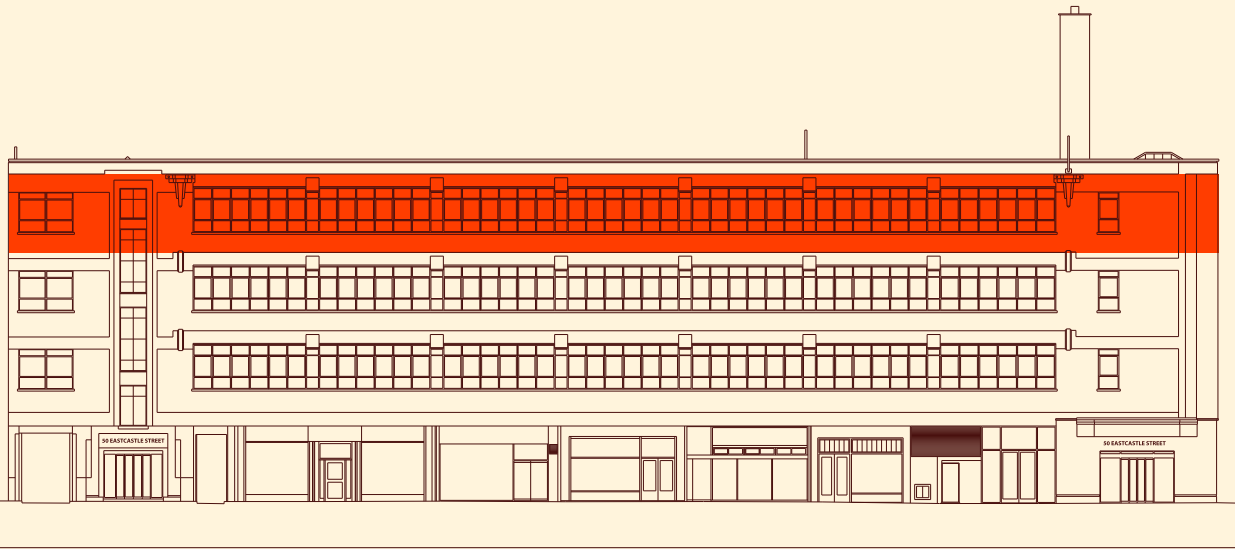


Plans not to scale for identification only

THIRD FLOOR

8,000 SQ FT
743.2 SQ M

- KEY
- Office
 - Core
 - Toilets
 - Let



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.



 <p>New air conditioning and mechanical ventilation</p>	 <p>19 cycle spaces</p>	 <p>Dedicated cycle entrance</p>	 <p>90 lockers and drying room</p>	 <p>Upgraded CCTV features</p>	
 <p>Commissionaire</p>	 <p>Two entrances and a newly refurbished reception</p>	 <p>Refurbished private 124 sq m courtyard terrace (2nd floor)</p>	 <p>3,550mm floor to soffit</p>	 <p>Dual fiber resilience</p>	
 <p>New End of Trip 3 x male and 3 x female showers</p>	 <p>Occupational densities: 1:10 sq m (HVAC) 1:8 sq m (WC's)</p>	 <p>Pre-accredited for WiredScore Gold</p>	 <p>2 x 12 person lift 2 x 26 person lift</p>	 <p>Fitted with Backbone Connect</p>	
 <p>EPC B</p>	 <p>Journey to Net Carbon Zero</p>	 <p>LED lighting</p>	 <p>All electric building (Available space only)</p>	 <p>Plant Mark approved company</p>	 <p>Westminster Sustainable City Charter</p>

SPECIFICATION

Please supply
specs info

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

EL&N

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

Bars

16

Barrio Soho

17

Scarlett Green

18

Piano Bar Soho

19

The Blue Posts

20

Jurema Terrace at The Mandrake

21

Murder Inc. Cocktails

22

The Social

23

The Long Bar

24

Adam & Eve

25

The Champion

26

Bewdog

27

London Cocktail Club

28

Mr Foggs Botanical Tavern

Cafés

29

Omotesando Koffee

30

Söderberg Soho

31

Ahi Poké

32

Greyhound Café

33

Kaffeine

Mind & Body

34

SoulCycle Soho

35

Psycle

36

Rowbots

37

StretchLab

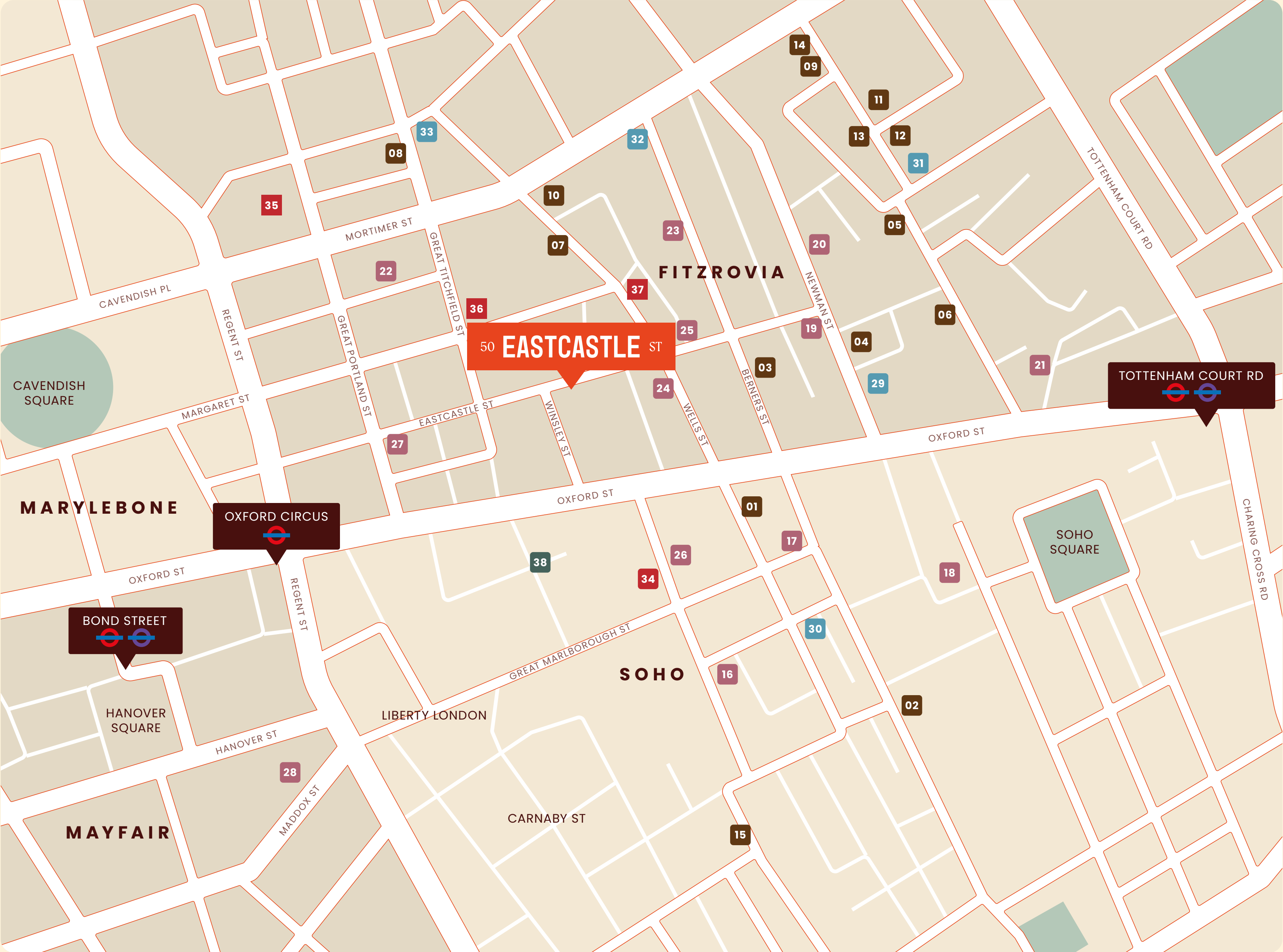
Culture

38

Photographers' Gallery

39

Hauser & Wirth





AT THE CENTRE OF IT ALL

Perfectly placed between Fitzrovia and Soho, 50 Eastcastle St offers the perfect central London address. From Oxford Street's global brands, to Soho's buzzing cafés and Fitzrovia's fine dining and green spaces, every facet 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

Please supply
lifestyle pics

 **Pinterest**

gleeds

next

 **UTA**

ESTÉE LAUDER


databricks

dream

ENVY

NETFLIX


VCCP

 **monday.com**

octopus
energy

 **Heineken®**

T2
TAKE-TWO INTERACTIVE

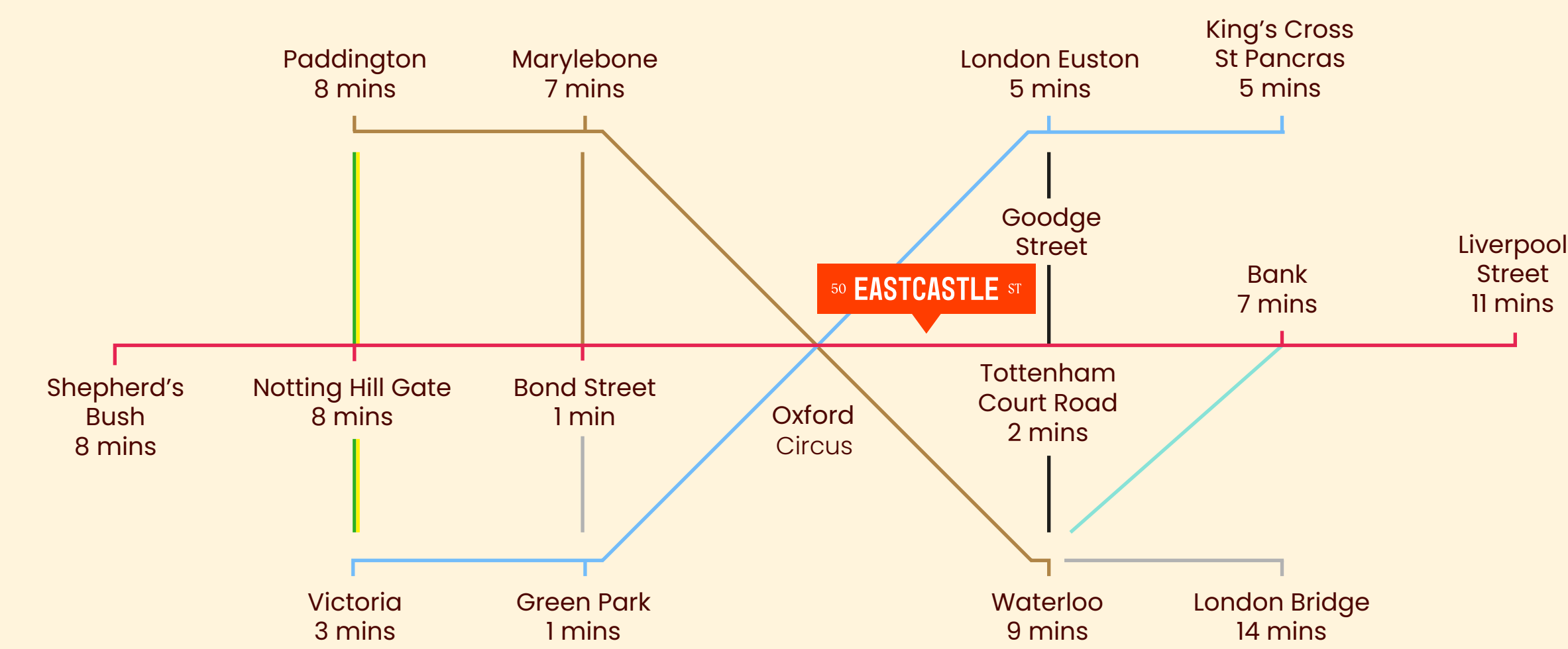
 **Fundment**

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

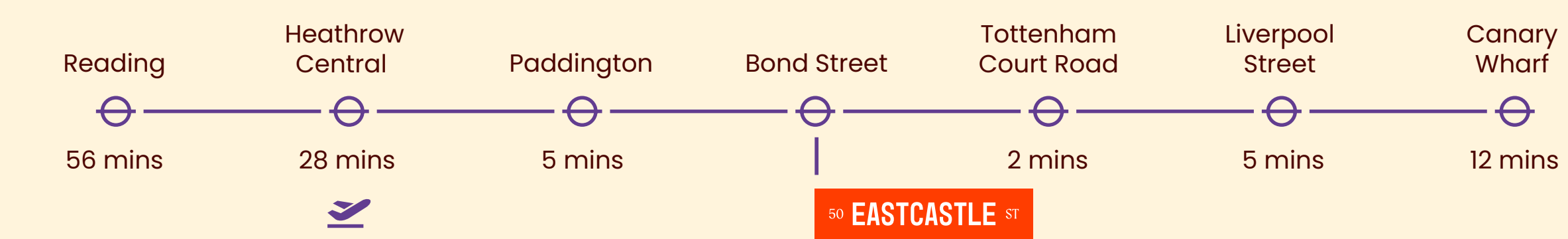
10

Mins walk to Tottenham Court Road

10

Mins walk to Goodge Street

From Tottenham Court Road (Elizabeth line)



CONTACT

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