

**46 Eastcastle Street, Noho,
London, W1W 8BB**



**GALLERY/SHOP TO LET | 1,901 sq ft / Frontage: 34'9" / Return
Frontage: 10'0"**



Location

Noho is a very fashionable and desirable London "village" thriving from being the location of choice for the world's leading internet, fashion, media and architectural practices (from Facebook to the BBC). The premises is located on the south side of Eastcastle Street at its juncture with Great Titchfield Street and in close proximity and visibility to Oxford Street and Market Place. Nearby occupiers include H&M, Itsu, Ethos, Leon, Reiss and Minotticucine.

UK House is a landmark building occupying a prominent island site on the north side of Oxford Street. The premises is a 3 minute walk from Oxford Circus Underground Station, within close proximity to the excellent shops, bars and restaurants of Market Place & Great Titchfield St in Noho, Charlotte Street in Fitzrovia.

Description

Ground Floor retail space to let. A1 User.
Previous user: Getty Images – as a gallery.
Frontage: 34'9"
Return Frontage: 10'0"
Exceptionally high ceiling height.
4 pipe Fan coil A/C.
Flowcrete flooring.

Floor Areas

Floor	sq ft	sq m
Ground Floor ITZA	1,901	176.6
TOTAL (approx.)	1,901	176.6

*Measurement in terms of *NIA

Noho

Noho is the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street. Also often referred to as Fitzrovia. Centred around Market Place, Great Titchfield Street & the trendy bars and restaurants along Charlotte Street the last two decades has seen the area firmly establish itself as the centre of the British television production industry as well as attracting other creative and design conscious occupiers, not least Facebook and the BBC.

Jason Hanley, Partner

📞 020 7025 1391

Joint Agents: Savills: 020 7758 3889

Georgia Mason, Agency Surveyor

📞 020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

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Terms

Tenure:	Leasehold
Lease:	A new short or long lease outside of the security of tenure provision of the Landlord & Tenant Act 1954 for a term to be agreed
Rent:	£170,000 per annum exclusive.
Rates (Estimated at):	Rateable Value (2017) £132,675.00 Rates Payable (2019/2020) £ 67,796.93
Service Charge:	The Tenant will be required to pay a fair and reasonable proportion of the service charge for the building circa £25,665 pax

EPC Rating: TBC

Jason Hanley, Partner

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✉️ jhanley@monmouthdean.com
Joint Agents: Savills: 020 7758 3889

Amenities

- Prominent position
- High footfall
- Excellent natural light
- Excellent floor to ceiling height
- Flow Crete flooring
- Gallery lighting system installed
- Prominent W1 location

Georgia Mason, Agency Surveyor

📞 020 7025 8945
✉️ gmason@monmouthdean.com

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