

50 EASTCASTLE ST

FITZROVIA, WI

AVAILABLE FROM 8,288 - 45,627 SQ FT

# NEWLY REFURBISHED WEST END WORKSPACE

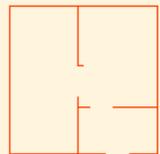
50 Eastcastle St offers 45,627 sq ft of office space with excellent volume and light. With CAT A floors, generous windows and standout ceiling heights, it's a space that feels bright, expansive and inspiring for businesses and people to do great work.



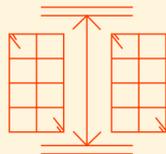
45,627 sq ft of inspiring workspace in the heart of Fitzrovia



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

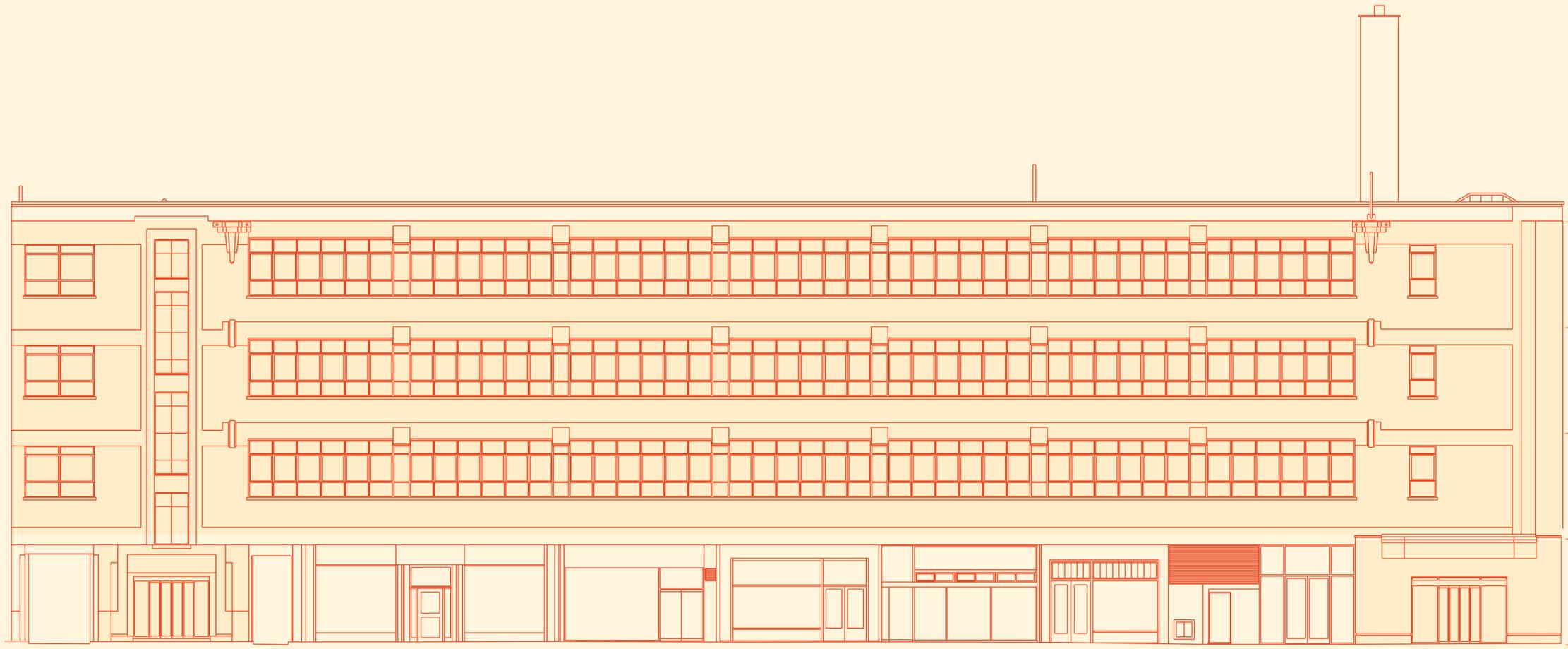
# INSPIRING SPACES TO WORK IN THE HEART OF FITZROVIA

# 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



East entrance

West entrance

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	
<b>Total office</b>	<b>45,627</b>	<b>4,239</b>	

\* Subject to measurement post refurb.

The team behind 50 Eastcastle Street



Architects



Project Managers



Principle Contractor



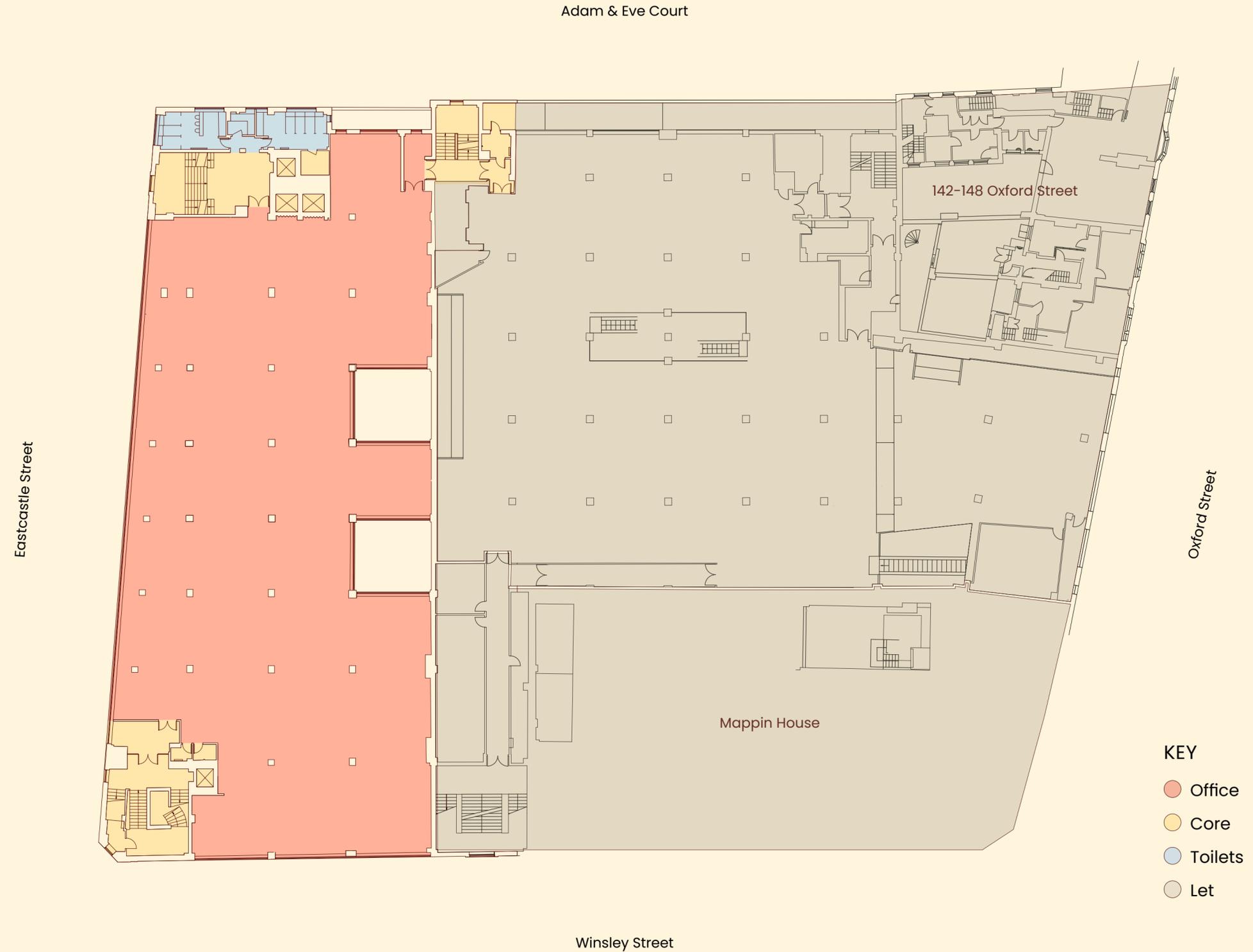
MEP Consultant



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

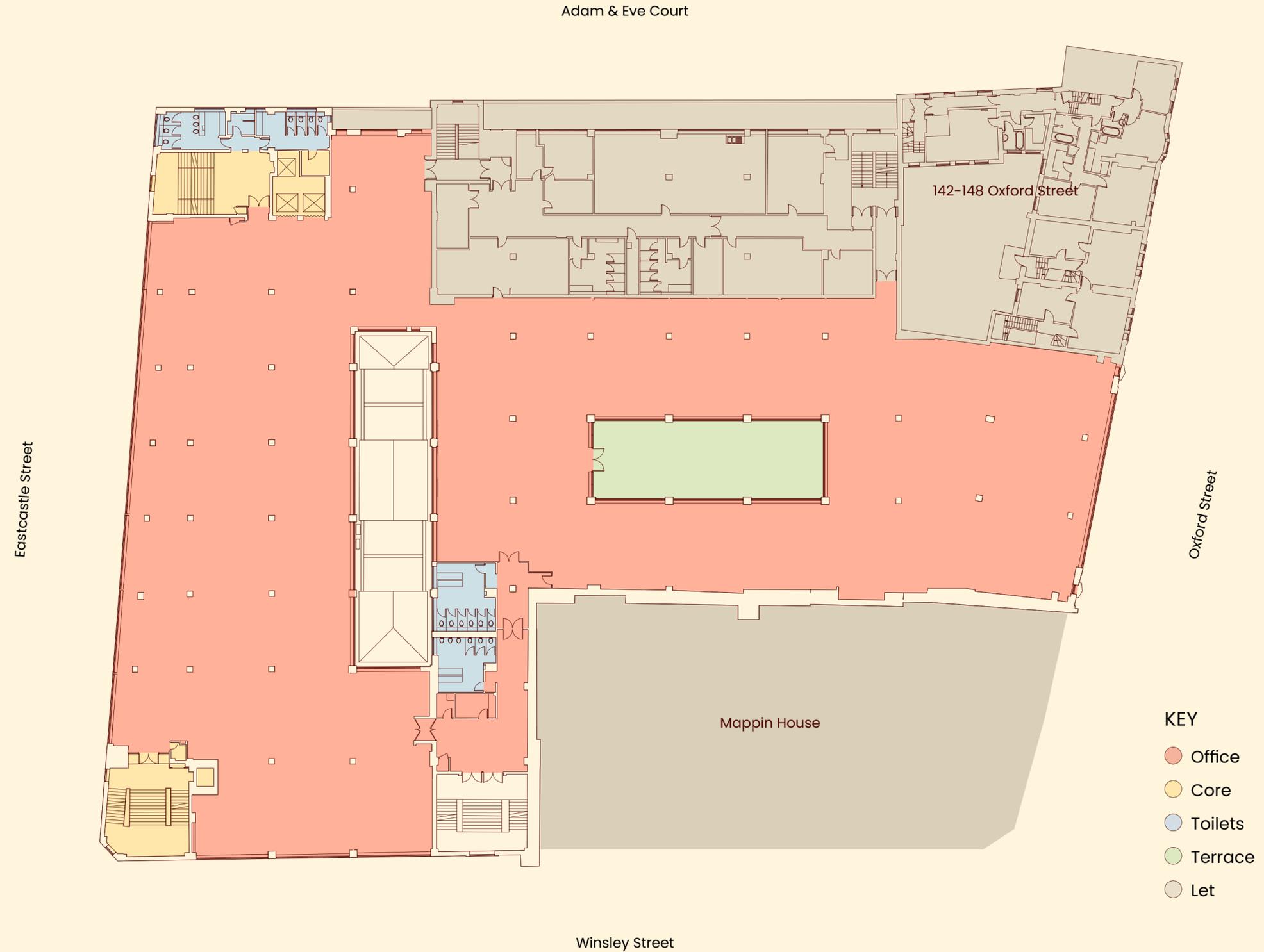
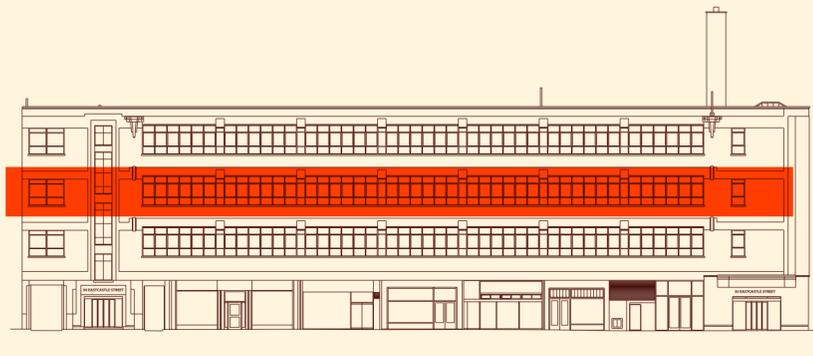
- Reception x1
- Lounge Area x2
- Open Space Workstations x76
- Small Meeting Room (4P) x2
- Medium Meeting Room (6P) x1
- Large Meeting Room (12-14P) x9
- Itol Room x2
- Phone Booth (1P) x3
- Break Out Area x4
- Collaborative area x1
- Lockers x32
- Cafeteria (48P) x1
- Copy Point x2



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

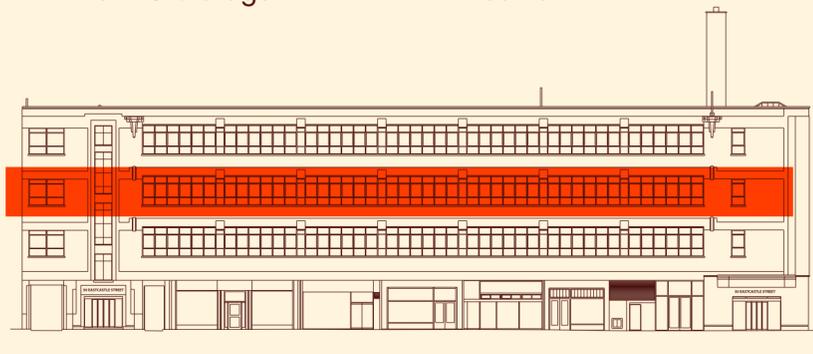
### INDICATIVE LAYOUT

#### BOH

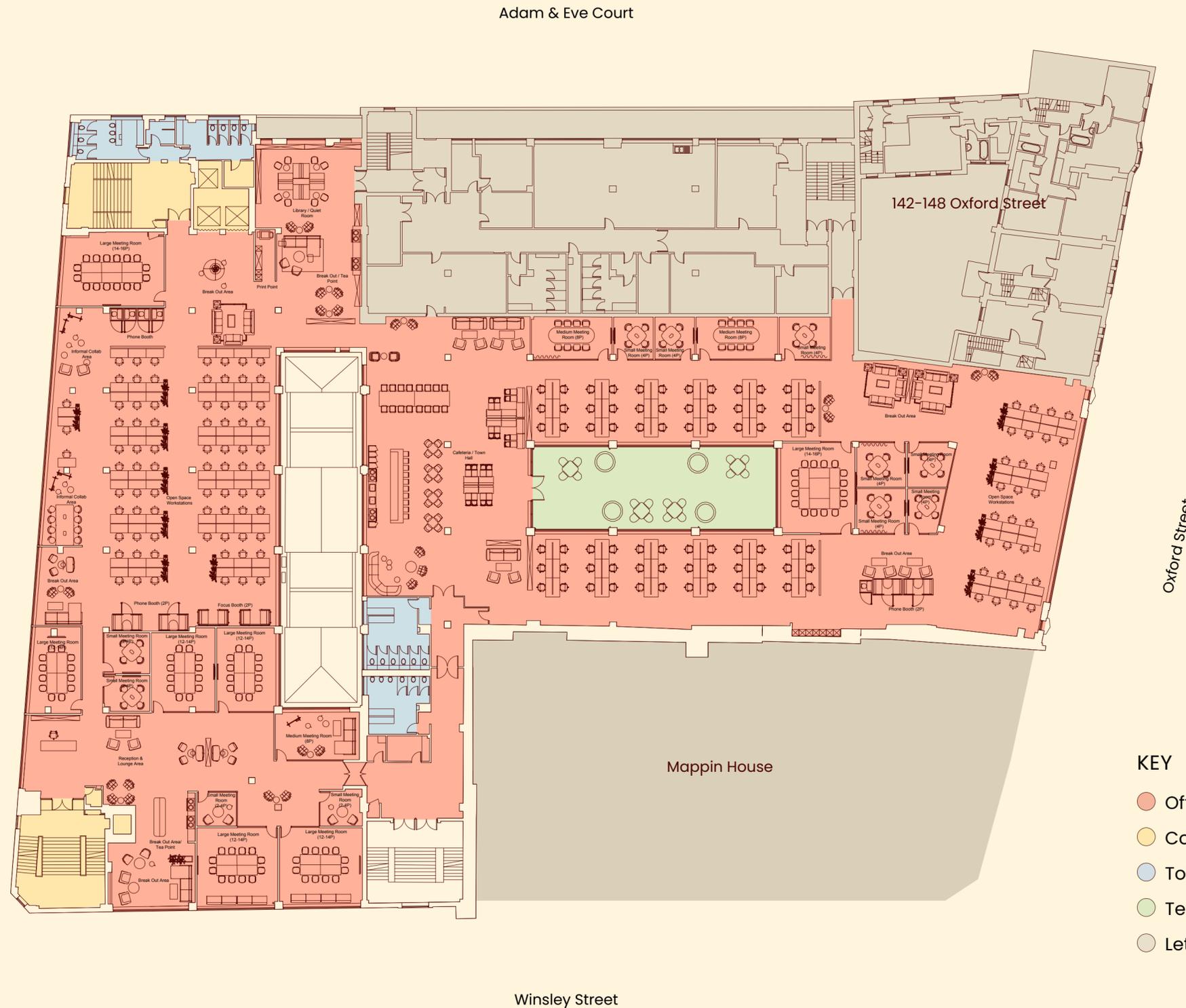
- Open Space Workstations x106
- Flexible Workstations x72
- Small Meeting Room (4P) x7
- Medium Meeting Room (6-8P) x2
- Large Meeting Room (14-16P) x2
- Collaborative Area x2
- Break Out Area x4
- Tea Point x1
- Cafeteria / Town Hall x1
- Library / Quiet Area x1
- Phone Booth (1P) x5
- Phone Booth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



Eastcastle Street



#### KEY

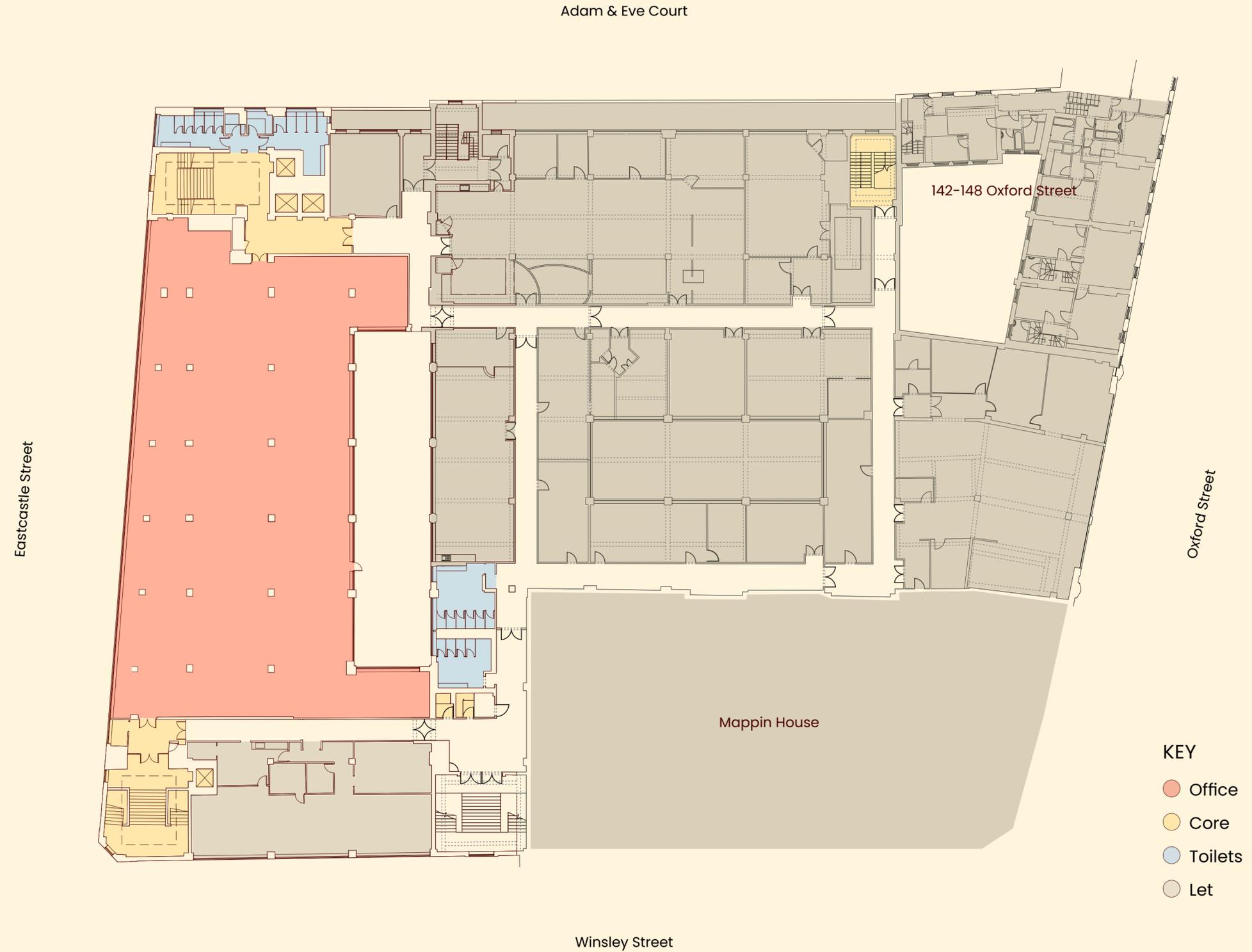
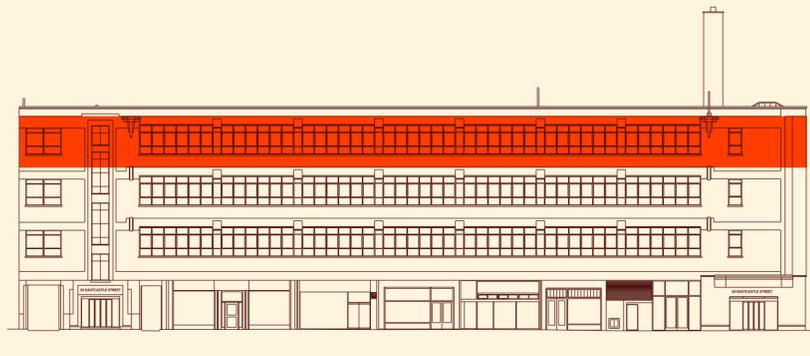
- Office
- Core
- Toilets
- Terrace
- Let

Plans not to scale for identification only



# THIRD FLOOR

8,288 SQ FT  
770 SQ M



Plans not to scale for identification only

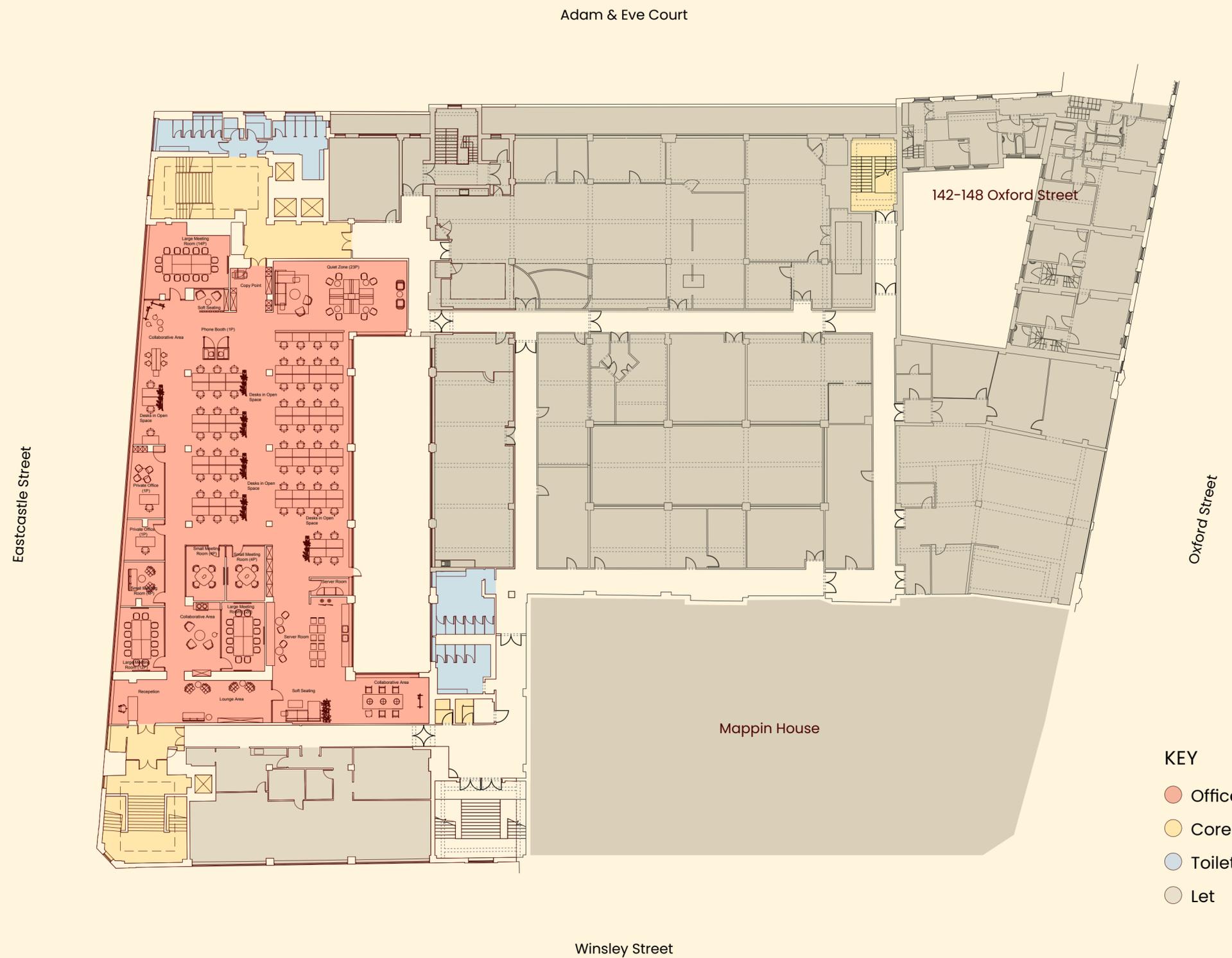
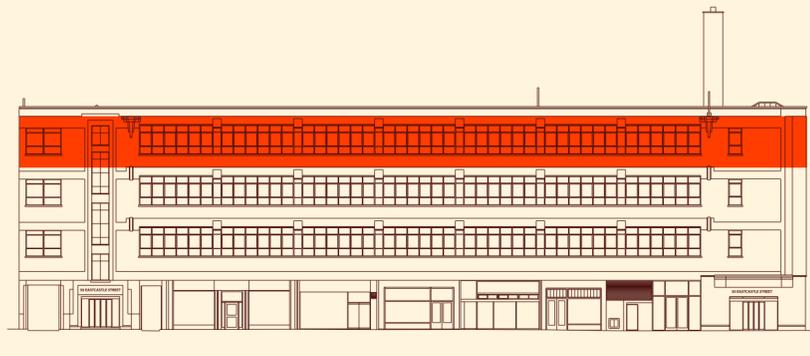
# THIRD FLOOR

## 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



- 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.



New air conditioning and mechanical ventilation



Secure storage for up to 28 bicycles



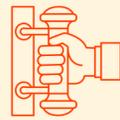
Dedicated cycle entrance



Dedicated changing rooms with 90 lockers and drying room



Upgraded CCTV features



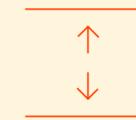
Commissionaire



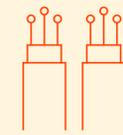
Two entrances with newly refurbished, fully manned receptions



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



Floor to ceiling heights of 3.5 metres



Dual fiber resilience



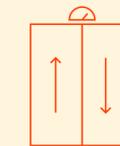
New End of Trip  
3 x male and  
3 x female showers



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



Pre-accredited for  
WiredScore Gold



2 x 12 person lift  
2 x 26 person lift



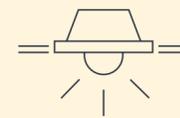
Fitted with  
Backbone Connect



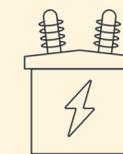
EPC B



Journey to Net  
Carbon Zero



LED lighting



All electric building  
(Available space only)

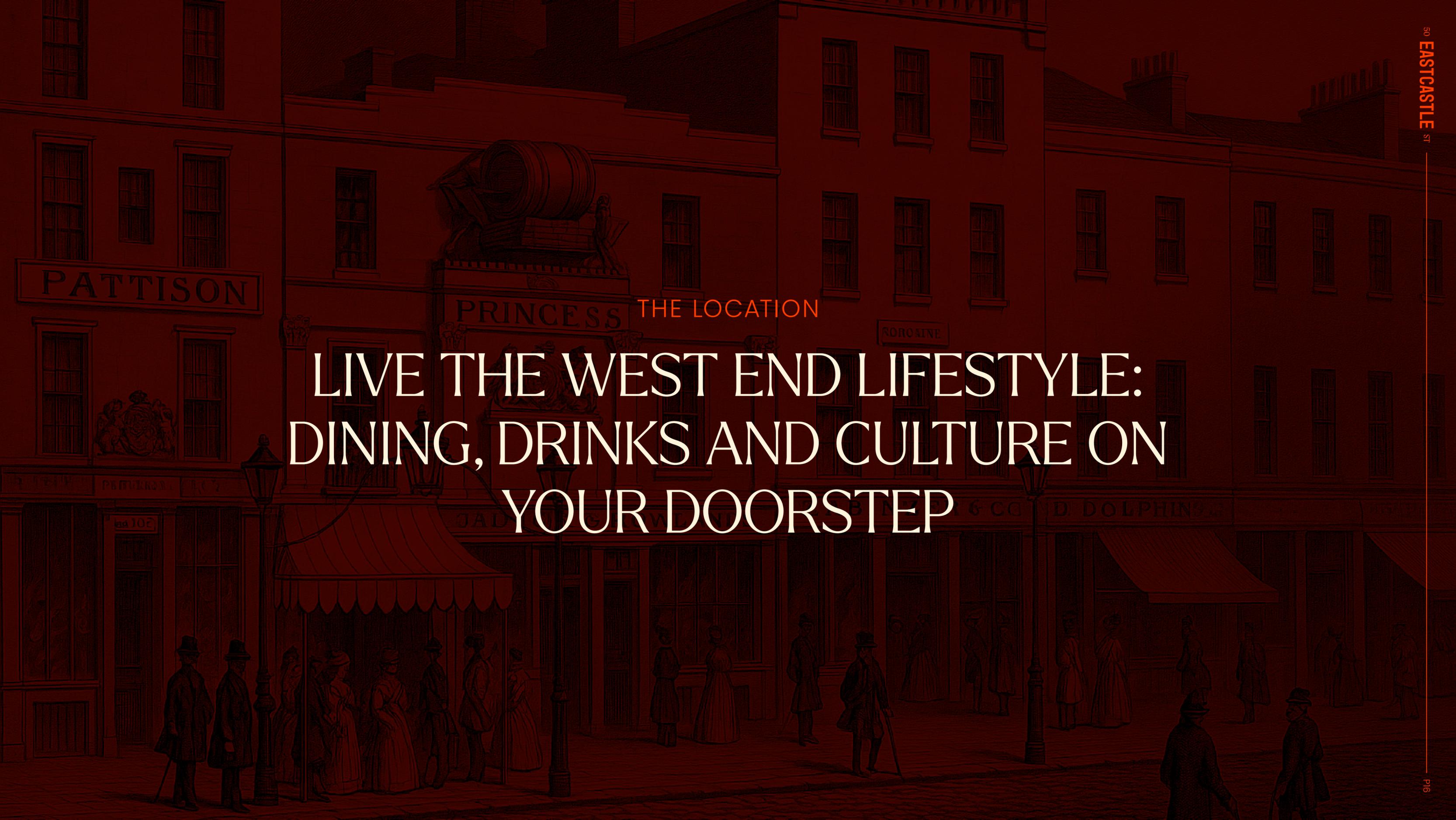


PlanetMark

Planet Mark approved  
company



Westminster  
Sustainable City  
Charter

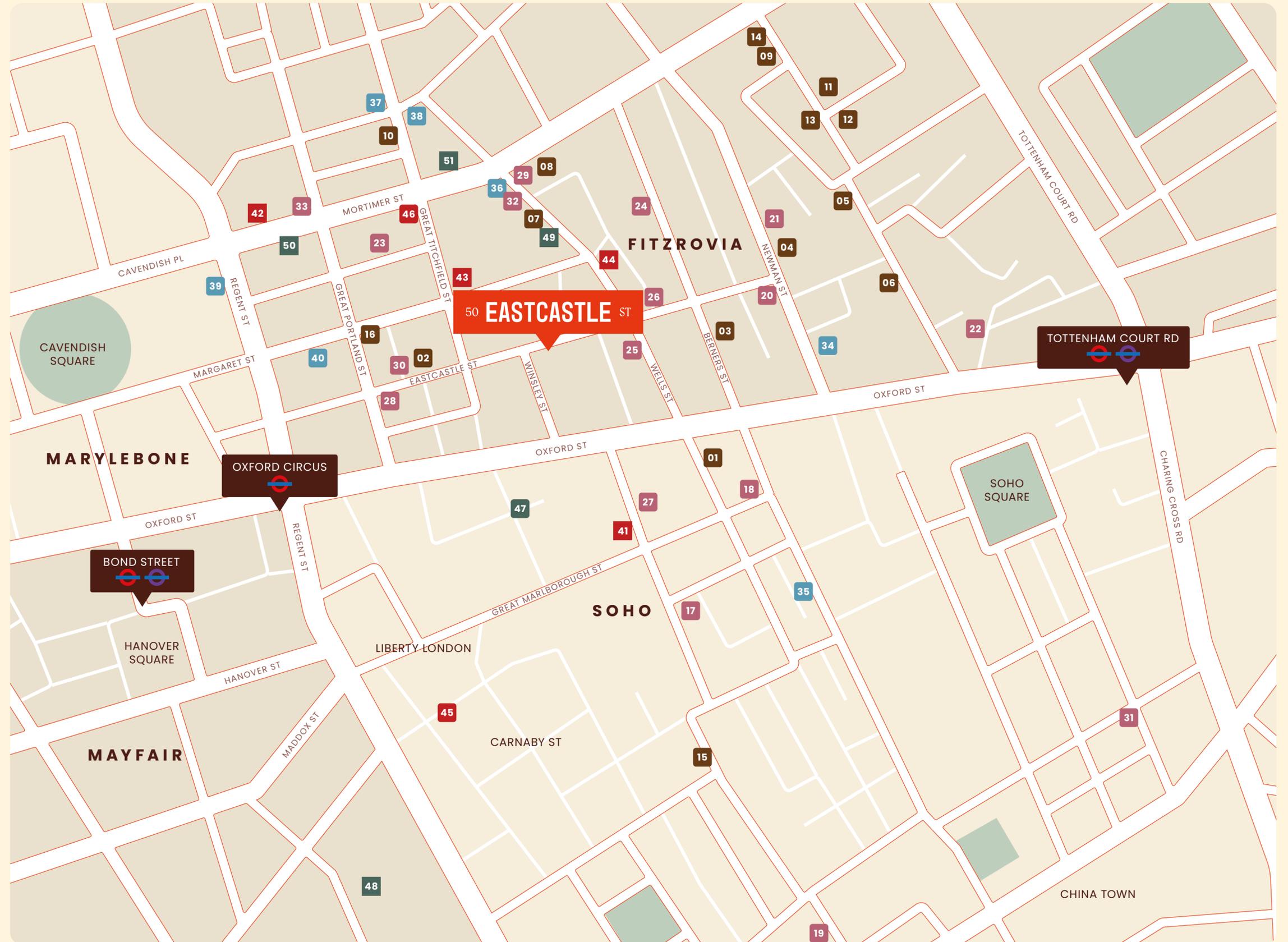


THE LOCATION

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

# A FRONT ROW SEAT TO THE WEST END

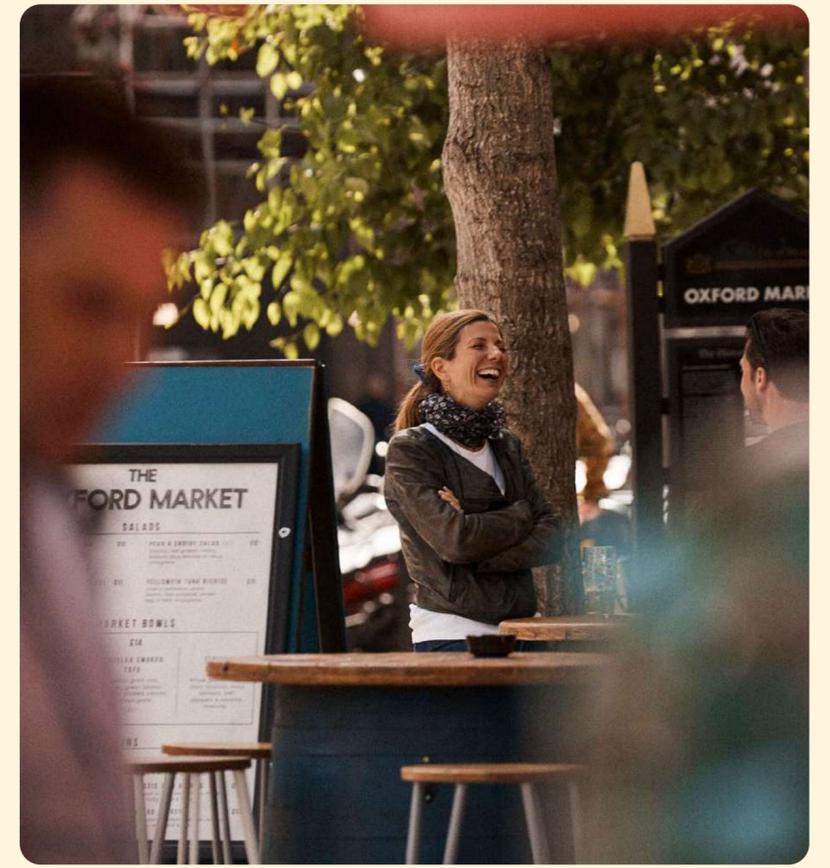
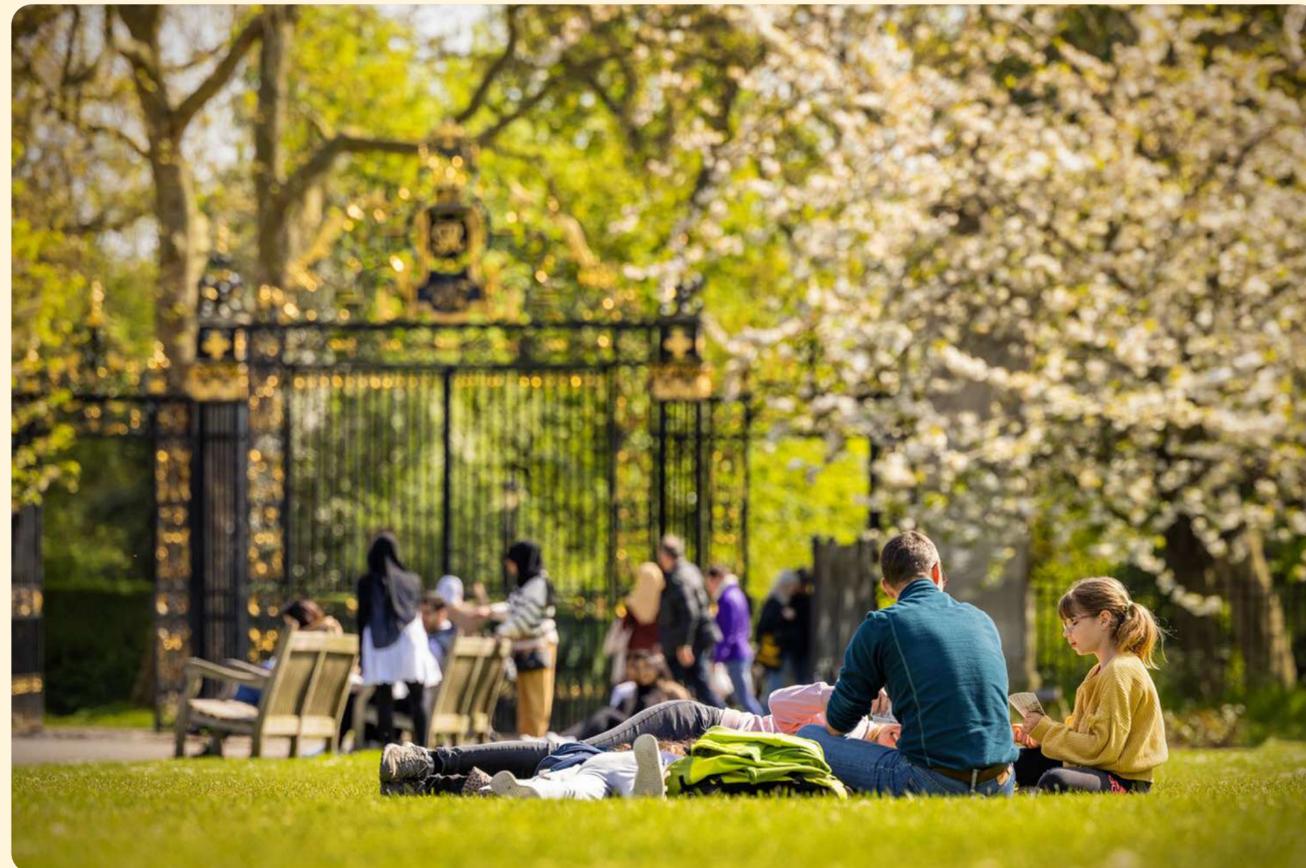
- Restaurants**
- 01 Ember Yard
- 02 Khao So-i
- 03 Berners Tavern
- 04 Yopo
- 05 Lima
- 06 Circolo Popolare
- 07 ROVI
- 08 Mortimer House Kitchen
- 09 ROKA
- 10 Riding House Café
- 11 The Ninth
- 12 Norma
- 13 Charlotte Street Hotel
- 14 Six by Nico
- 15 Mildreds
- 16 Faros
- Bars**
- 17 La Familia
- 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 Psyche
- 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**

gleeds

next



ESTÉE LAUDER

  
databricks

dream<sup>★</sup>

ENVY

NETFLIX



 **monday.com**

octopus  
energy

★ **Heineken**<sup>®</sup>

**T2**  
TAKE-TWO INTERACTIVE

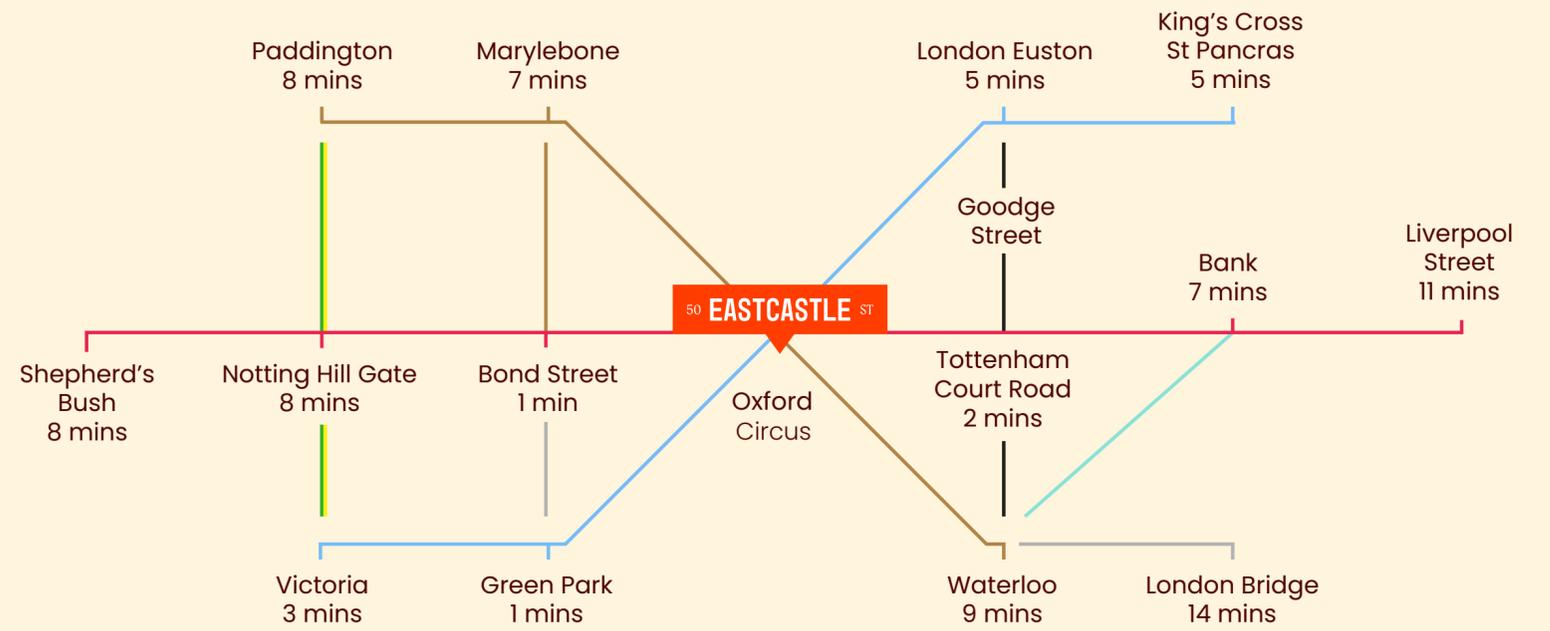
 **Fundment**

# 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

Journey time from Tottenham Court Road (Elizabeth line)



# CONTACT

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