



MAKE YOUR MARK IN

FITZROVIA QUARTER

56-57 Eastcastle Street, W1

POWERED BY



The Langham Estate

Discover your *perfect* location

56-57 Eastcastle St.



56-57 Eastcastle Street

56-57 Eastcastle St presents a contemporary ground floor opportunity on one of Fitzrovia Quarter's most desirable streets, just moments from Oxford Street. The unit offers a strong 10 metre wide frontage and a clean, gallery-style interior, well suited to boutique retail, gallery, or showroom concepts.

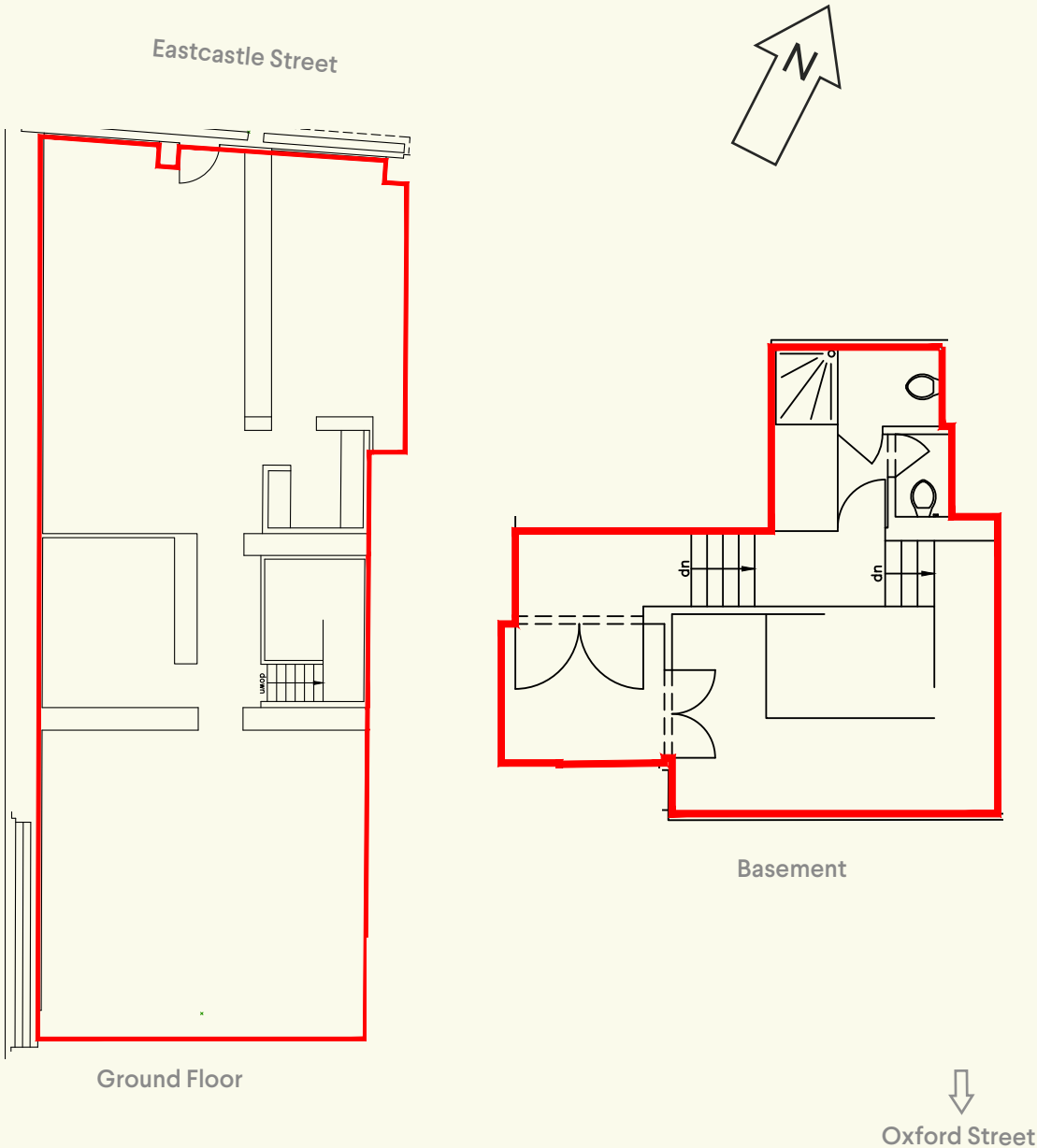
The neighbourhood attracts a curated mix of designed brands and creative businesses, with Nepenthes set to open next door, further enhancing Eastcastle St's reputation as a destination for distinctive retail and cultural operators, including Gibson Guitars, Hope 93 Gallery, and House of Sisters Grimm. Less than a three-minute walk from Oxford Street, the property benefits from strong footfall and proximity to one of London's most recognised shopping destinations.

Approximately 45,000 sq ft of office space above the unit is also nearing completion in Q2, providing an immediate on-site customer base and adding to the area's appeal.



56-57 Eastcastle Street

Size 2,434 Sq Ft 226.12 Sq M



Schedule of Areas

Ground Floor			
2,136	Sq Ft	198.44	Sq M
Basement			
298	Sq Ft	27.68	Sq M



FITZROVIA QUARTER

Further information

RENT

£ 175,000 PA / £ 90 PSF

SERVICE CHARGE

£ 19,950 PA

BUSINESS RATES

Rateable Value (April 26) - £114,500

Rates Payable Est - £51,500

LEASE TERMS

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

POSSESSION

Immediate upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Available on request.

V.A.T.

Pricing exclusive of V.A.T.

Any property is offered subject to contract, availability, and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to the accuracy. The Lessors or Langham Estate Management Limited, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Floorplans are for illustrative purposes only and may not accurately reflect the property's current internal layout.

FITZROVIA QUARTER

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Enquiries



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Be at the *centre*
of London's
prime

FITZROVIA
QUARTER

*Regent's
Park*

Bloomsbury

Marylebone

Soho

*Covent
Garden*

Mayfair

St James's

Green Park

Hyde Park

FITZROVIA QUARTER

Join our *thriving* community



Culture, creativity & style

Home to galleries, designer boutiques, and cultural experiences, the Quarter is a destination that sparks creativity and attracts curious shoppers.

A taste of Fitzrovia

From boutique cafés and artisanal bakeries to acclaimed restaurants and lively bars, Fitzrovia Quarter offers a culinary scene that draws locals and visitors alike.



Recharge and revive

Wellbeing is at the heart of the Quarter. Fitness studios, wellness centres, and healthy dining create a lifestyle that energises and inspires.





Independent

We champion businesses with originality and personality. Fitzrovia Quarter thrives on independent brands that bring their own identity, energy, and vision to the neighbourhood.

A home for ambitious brands

Creative

Creativity is at the heart of Fitzrovia. We seek brands that inspire, innovate, and offer experiences that excite both locals and visitors alike.



Contemporary

From modern design to fresh retail concepts, we welcome businesses that reflect the tastes and lifestyles of today. Contemporary brands help keep the area dynamic and relevant.

Progressive

Our community appreciates quality, detail, and authenticity. Businesses that care about craftsmanship, service, and thoughtful offerings are the ones that resonate and flourish here.



In good *company*

NATALINO

CLUTCH
CAFE

meraki

Sergio's
Of Great Titchfield Street

WatchHouse.

SPORTS
DIRECT

TwoJeys™ ★★

UNI
QLO

URBAN OUTFITTERS

THE
NORTH
FACE

VANS®

WAHACA

Sp

RIDING HOUSE CAFÉS

PSYCLE

Dr. AirWair
Martens

SANDERSON
A MORGANS ORIGINALS HOTEL

Minotti
LONDON

NEXT

romi

ARLETTIE
Paris

REISS



Buena & lobster.

AB ANBAR

KITH

HOPE 93

MARGARET
HOWELL

IKEA



FS8
PILATES · TONE · YOGA

Gibson

KEF

FAROS

F45

H&M

EDEL ASSANTI

Holland
& Barrett

O₂

Fred

THE
GEORGE
PUBLIC HOUSE

Where *tomorrow's* brands belong



“Since 2009, we’ve proudly been an independent business and a genuine part of this evolving, inspiring neighbourhood. Its energy, creativity, and love of quality are why we thrive here, opening a second location in 2015.”

– Peter, Kaffeine



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neighbourhood channels*



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Newsletter

For further information

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