

# The Langham Estate



26 Eastcastle Street,  
London, W1W 8DQ

**GROUND FLOOR & BASEMENT**  
2,940 SQ FT | 273.13 SQ M  
FOOD & BEVERAGE/RETAIL TO LET



[Langhamestate.com](http://Langhamestate.com)

020 7580 5656

## 26 Eastcastle Street - Ground Floor & Basement



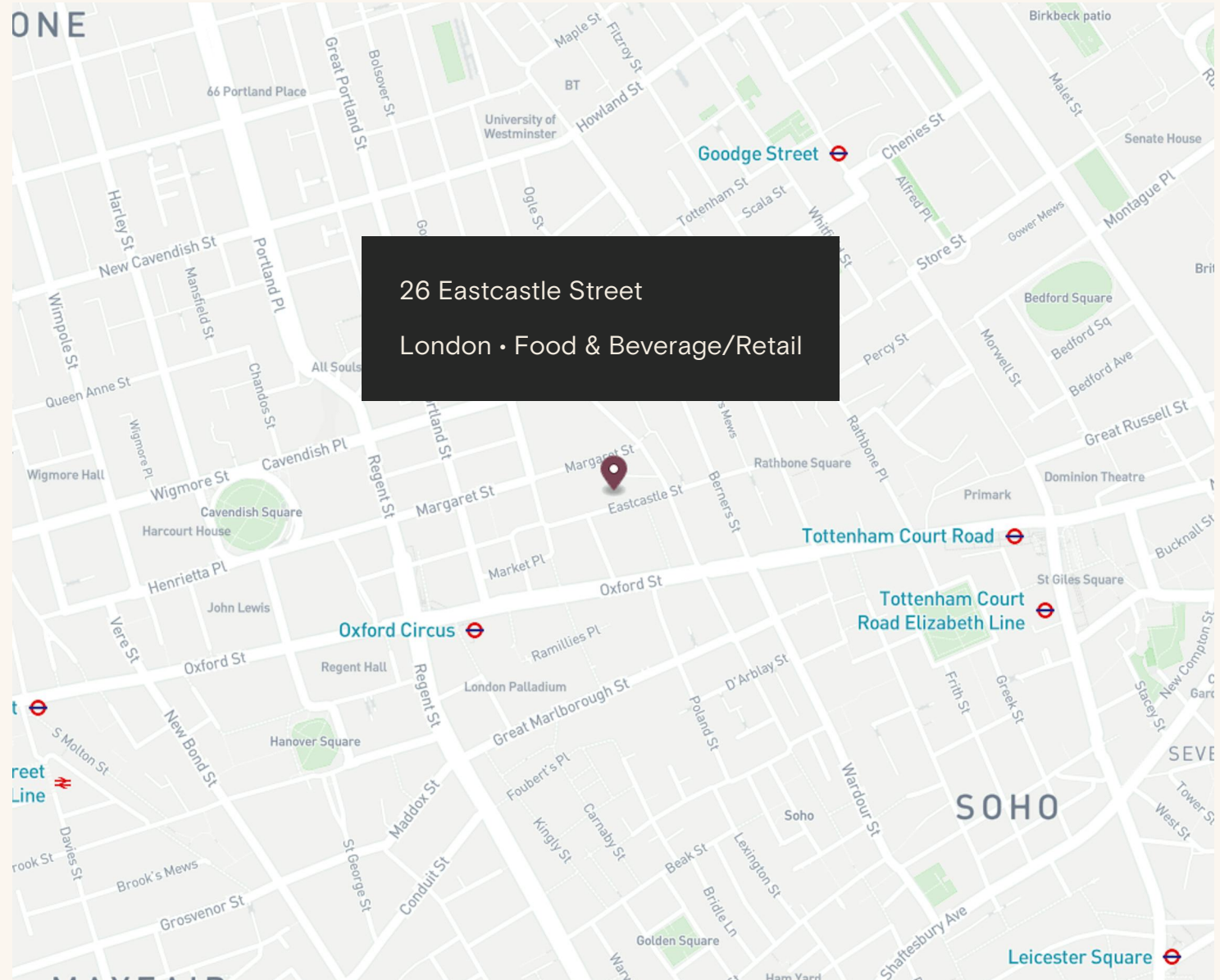
### Location

26 Eastcastle Street presents a contemporary ground floor and basement 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 design-led brands and creative businesses, with Nepenthes now open across the street, further reinforcing Eastcastle Street's reputation as a destination for distinctive retail and cultural operators, including Gibson Guitars, Hope 93 Gallery, and House of Sisters Grimm.

### Connectivity

Oxford Circus	3 mins walk
Goodge Street	6 mins walk
Tottenham Court Road	6 mins walk
Bond Street	10 mins walk



26 Eastcastle Street - Ground Floor & Basement

Premium 2,940 sq ft retail  
frontage in Fitzrovia  
Quarter



# 26 Eastcastle Street - Ground Floor & Basement



## Features

- Self-contained access
- Prime Location
- Good Window Frontage
- Excellent Footfall
- Good Floor-to-Ceiling Height
- Street Entrance
- Ground Floor and Basement Opportunity

## Details

### Floor Area

2,940 SQ FT / 273.13 SQ M

### Rent

£170,000 per annum

### Lease Terms

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

### Possession

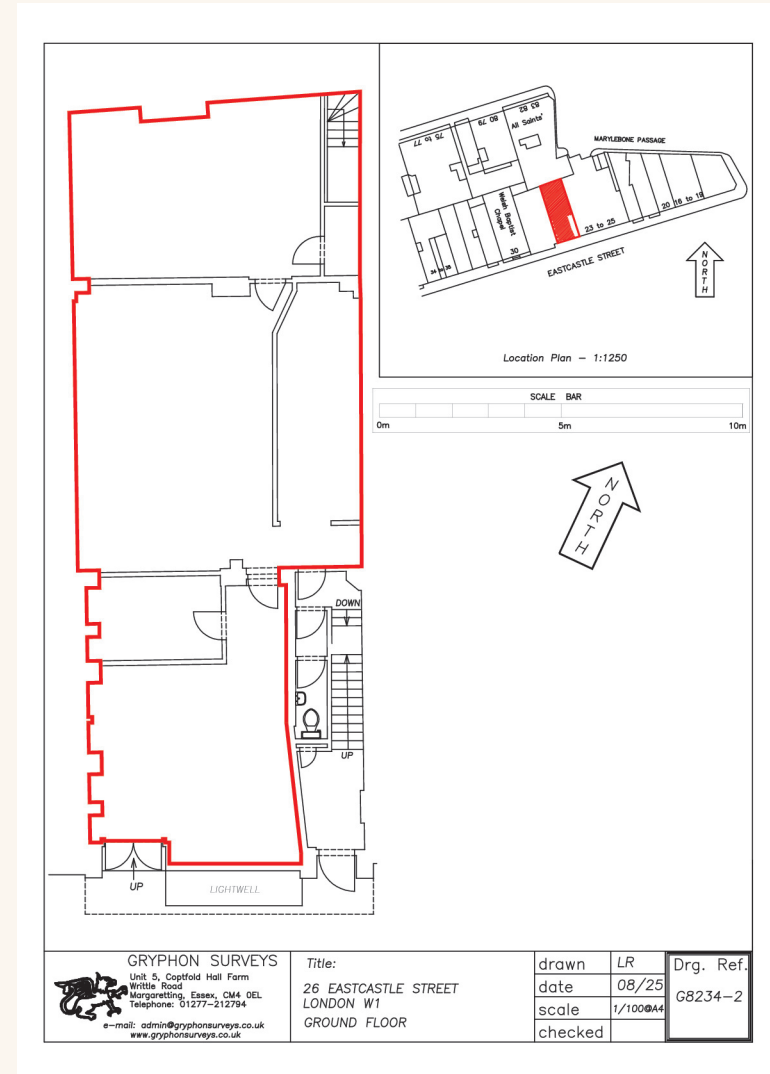
Available August 2026

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

Pricing exclusive of V.A.T



FQ

*Discover* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

# The Langham Estate

langhamestate.com

For further information call

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