

# 94 CLEVELAND STREET



# TO LET

Versatile space with modern features  
in the vibrant heart of Fitzrovia

Ground & Lower Ground Floor:  
990 sq.ft / 92 m<sup>2</sup>



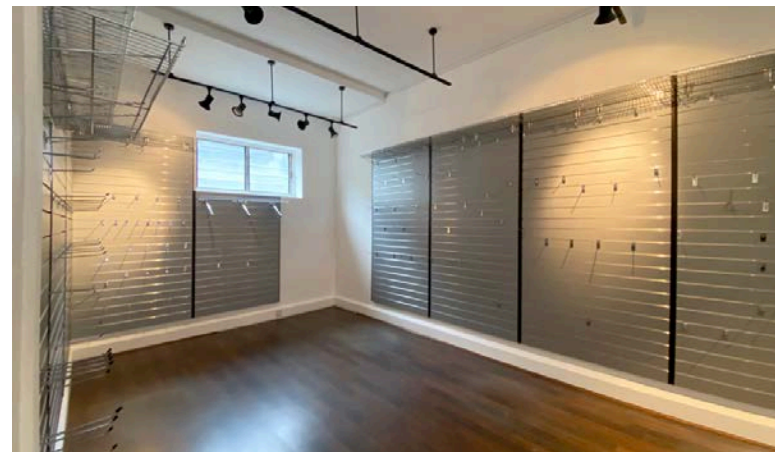
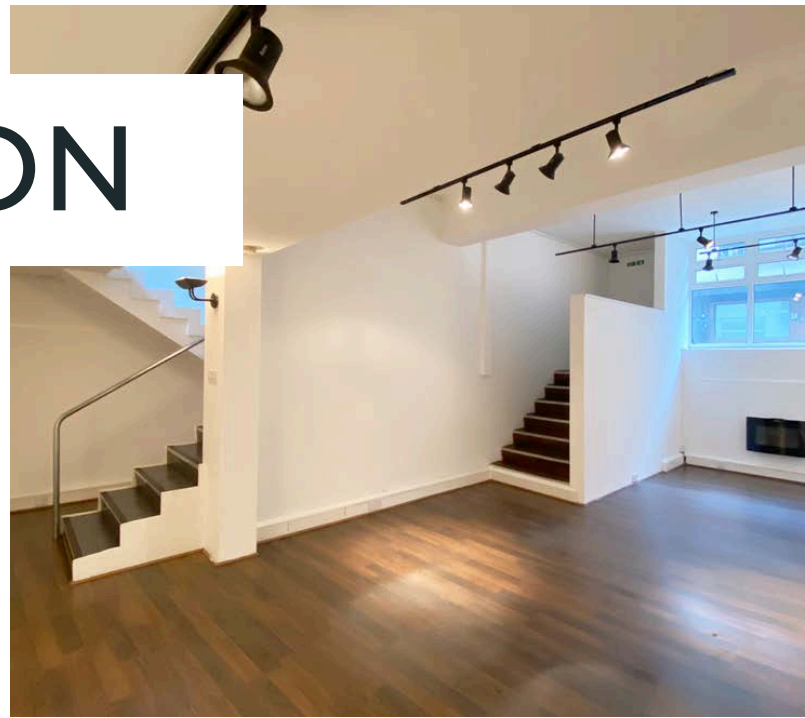
# DESCRIPTION

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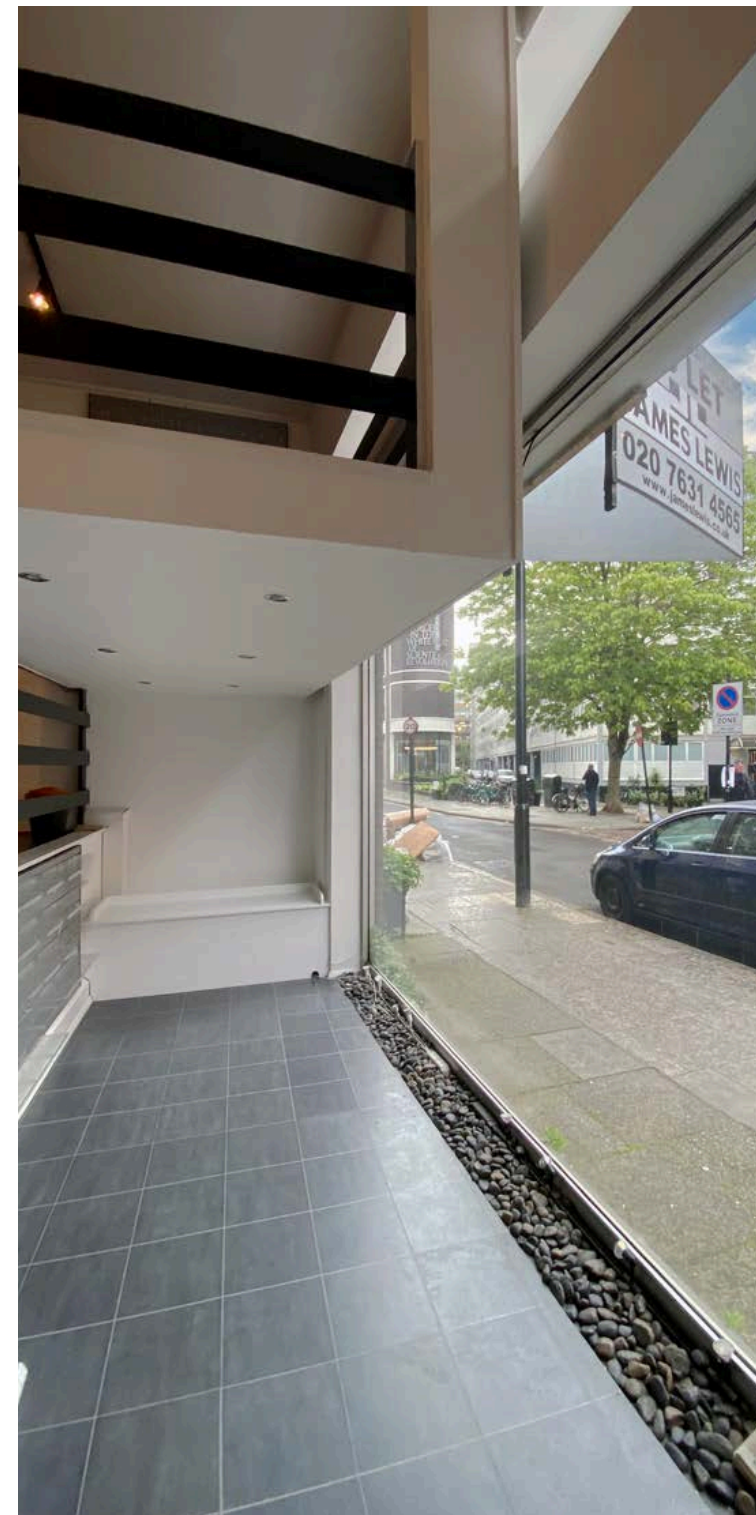
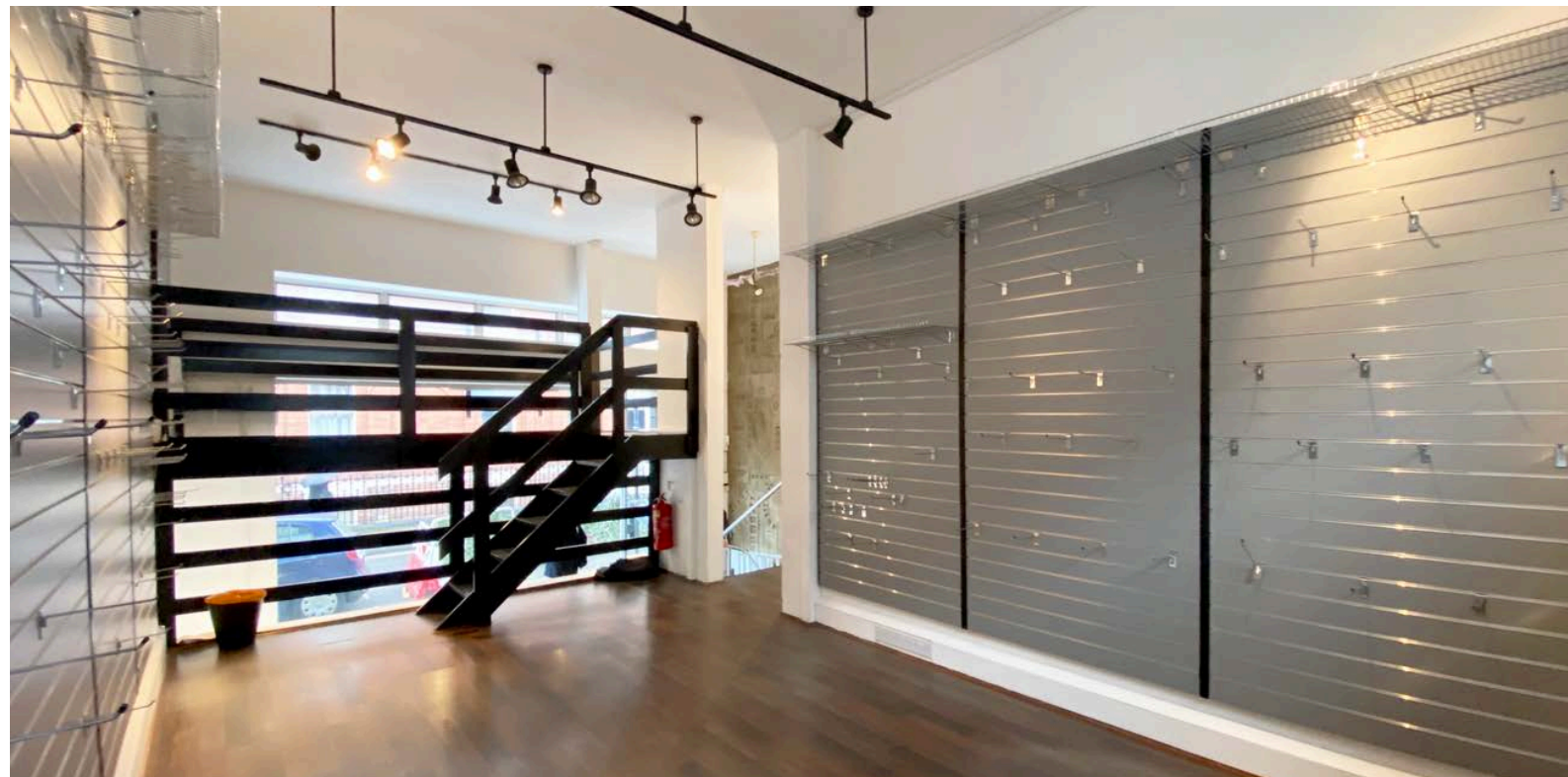
This versatile and contemporary property offers an exceptional opportunity for your retail, office, or gallery space. With its high ceilings and modern full glass frontage, this property is perfectly designed to showcase your business in a prominent and visually striking manner.

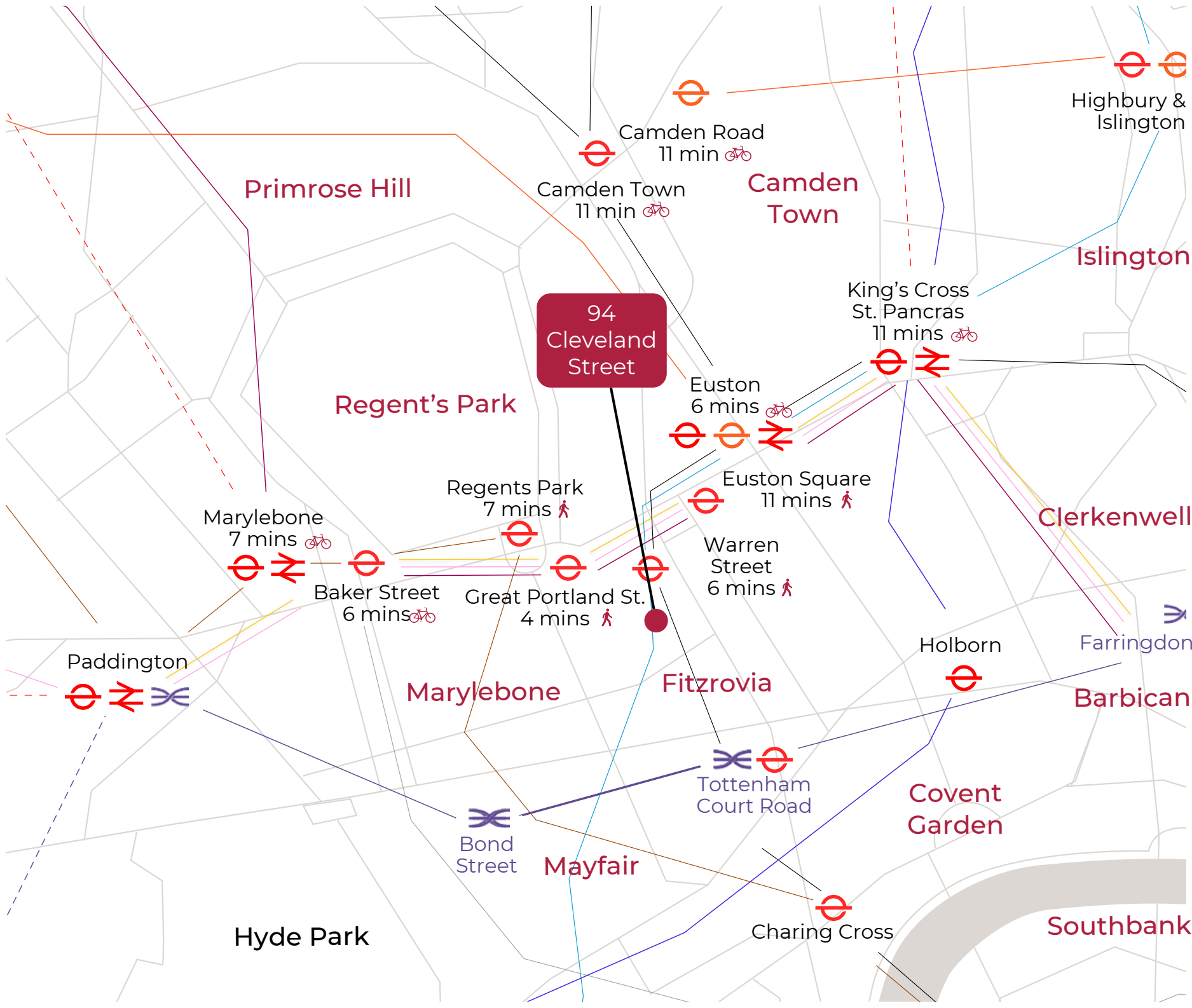
The property is intelligently divided across two levels, allowing for optimal functionality and flow. The ground floor provides ample room for your primary operations, while a mezzanine level adds an additional touch of elegance and versatility. The lower ground floor offers a spacious area for various uses.

The property's layout and design create an inviting and flexible space that can be tailored to meet your specific needs. Whether you're looking to set up a retail store, office space, or an art gallery, this property provides the perfect canvas for your vision.



**990 SQ.FT**  
**92 SQ.M**





# LOCATION CONNECTIONS

	Great Portland Street	4 minutes	
	Warren Street	6 minutes	
	Euston Square	11 minutes	
	Regent's Park	6 minutes	
	Tottenham Court Road	15 minutes	

**Trains**

Euston	8 minutes	
King's Cross & St. Pancras	20 minutes	

**Eurostar**

Paris	1 hour and 51 minutes	
Brussels	2 Hours and 15 minutes	

# LOCAL OCCUPIERS

Located in the heart of Fitzrovia, Cleveland Street runs between Euston Road in the north, past Fitzroy Square, and through to Warren Street in the south. No.94 is ideally positioned just a few meters from the corner of Grafton Way, close to the iconic BT Tower.

This prime location offers excellent transport links, ensuring easy accessibility for both you and your customers. The bustling thoroughfares of Goodge Street and Tottenham Court Road are within a few moments' walk, providing immediate access to an array of amenities, shops, restaurants, and cultural attractions.

For those utilizing public transportation, you'll benefit from superb underground and bus services in close proximity. The nearby Goodge Street Underground Station and Tottenham Court Road Underground Station provide convenient access to various London Underground lines, making it effortless to navigate the city. Additionally, an extensive bus network serves the area, offering further flexibility and connectivity.



Estée Lauder Companies



Netflix



Oxford Circus



Riding House Cafe



London Edition Hôtel

# FINANCIALS

## FLOOR AREA

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Ground &  
Lower Ground Floor

### TOTAL SIZE

990 SQ.FT

### RENT

POA.

### ESTIMATED RATES PAYABLE

£10,105  
(p.a.)

### SERVICE CHARGE

TBC.



# LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

# POSSESSION

Upon completion of legal formalities.

# LEGAL COSTS

Each party is to be responsible for their own legal costs.

# EPC

Available on request.

# VAT

The property is not elected for VAT.

# FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. April 2024.

# CONTACTS

**Ben Kushner**



**Tom D'Arcy**



**Michael Georgiou**



**Joint Agents**

**Brian Saidman**



**RIB**



ROBERT IRVING BURNS

JAMES LEWIS & COMPANY