

94 CLEVELAND STREET



TO LET

Versatile space with modern features
in the vibrant heart of Fitzrovia

Ground & Lower Ground Floor:
990 sq.ft / 92 m²



DESCRIPTION

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.

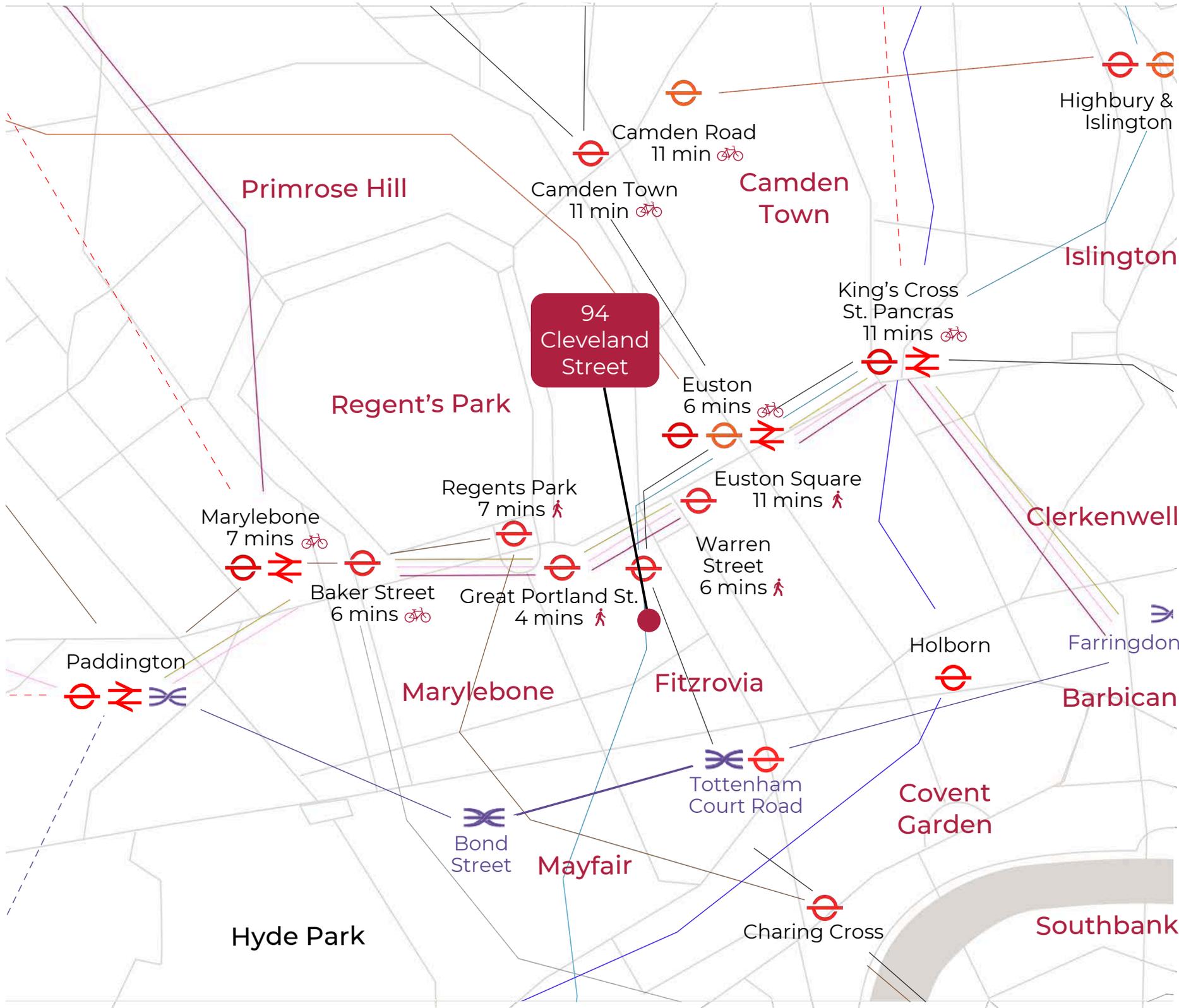
The property is intelligently divided across two levels, allowing for optimal functionality and flow. The ground floor provides ample room for your primary operations, while a mezzanine level adds an additional touch of elegance and versatility. The lower ground floor offers a spacious area for various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

FINANCIALS

FLOOR AREA

Ground &
Lower Ground Floor

TOTAL SIZE

990 SQ.FT

RENT

£60,000

ESTIMATED RATES PAYABLE

£8,748 (p.a.)

SERVICE CHARGE

TBC.

ESTIMATED OCCUPANCY COST (P. A.)

£68,748



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.

CONTACTS

Jim Clarke  

Matthew Mullan  

Thomas D'arcy  

Joint Agents

Brian Saidman  

RIB

ROBERT IRVING BURNS



JAMES LEWIS & COMPANY