

153-157 CLEVELAND STREET

LONDON W1

To Let

HQ Building in The Heart of Fitzrovia

Suitable for Medical or Office HQ

Class E Uses Will Be Considered

8,502 SQ. FT.

RIB

ROBERT IRVING BURNS

153-157 CLEVELAND STREET



DESCRIPTION

This self contained Fitzrovia building is arranged over 6 floors and is corner fronted. The building is well suited for a private Medical Hospital or Office HQ.

There is a 6 person passenger lift running through the building and a parking space at the front.

There is outside space that is fenced off at the building external perimeter that could be utilised.

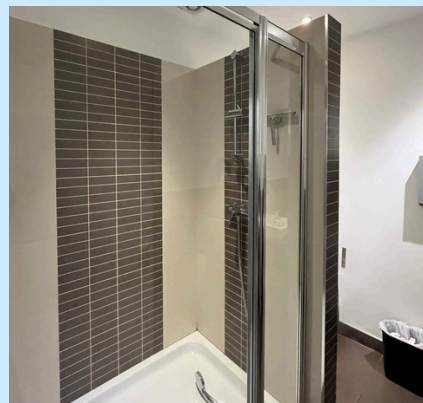


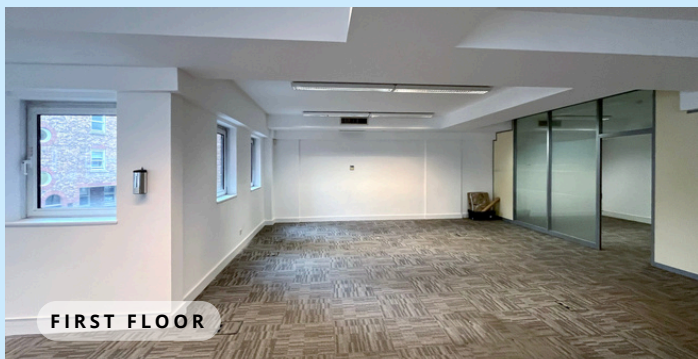
FINANCES

TOTAL SIZE (SQ.FT.)	8,505
QUOTING RENT (P.A.)	£467,775
ESTIMATED RATES PAYABLE (P.A.)	£201,173
SERVICE CHARGE	£68,040
ESTIMATED OCCUPANCY COST (P.A.)	£736,988

FLOOR	SIZE (SQ.FT.)
LOWER GROUND FLOOR	1,384
GROUND FLOOR	780
FIRST FLOOR	1,701
SECOND FLOOR	1,630
THIRD FLOOR	1,499
FOURTH FLOOR	1,511





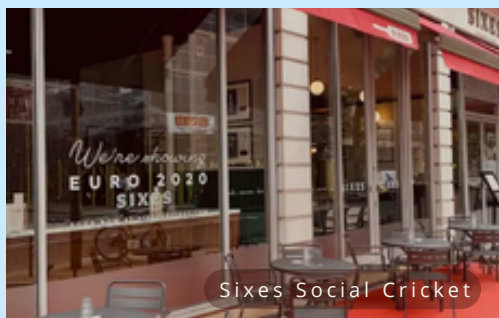




Lore of the Land



Caravan



Sixes Social Cricket



Ibérica

LOCATION

LOCATED IN FITZROVIA

The area boasts a diverse mix of occupiers including office, retail, residential, bar, and restaurant establishments, creating a captivating and dynamic environment synonymous with the trendy Fitzrovia district.

Fitzrovia is considered one of the main West End office sub-markets and has experienced significant growth and regeneration in recent years, with notable developments such as The BBC HQ, Fitzroy Place, and Great Portland Estate's renovation of the former Post Office site at Rathbone Place.

The neighbourhood is home to an abundance of restaurants, designer hotels, and luxury boutiques, and has recently gained traction as a hub for the TMT sector, attracting renowned office occupiers such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry.

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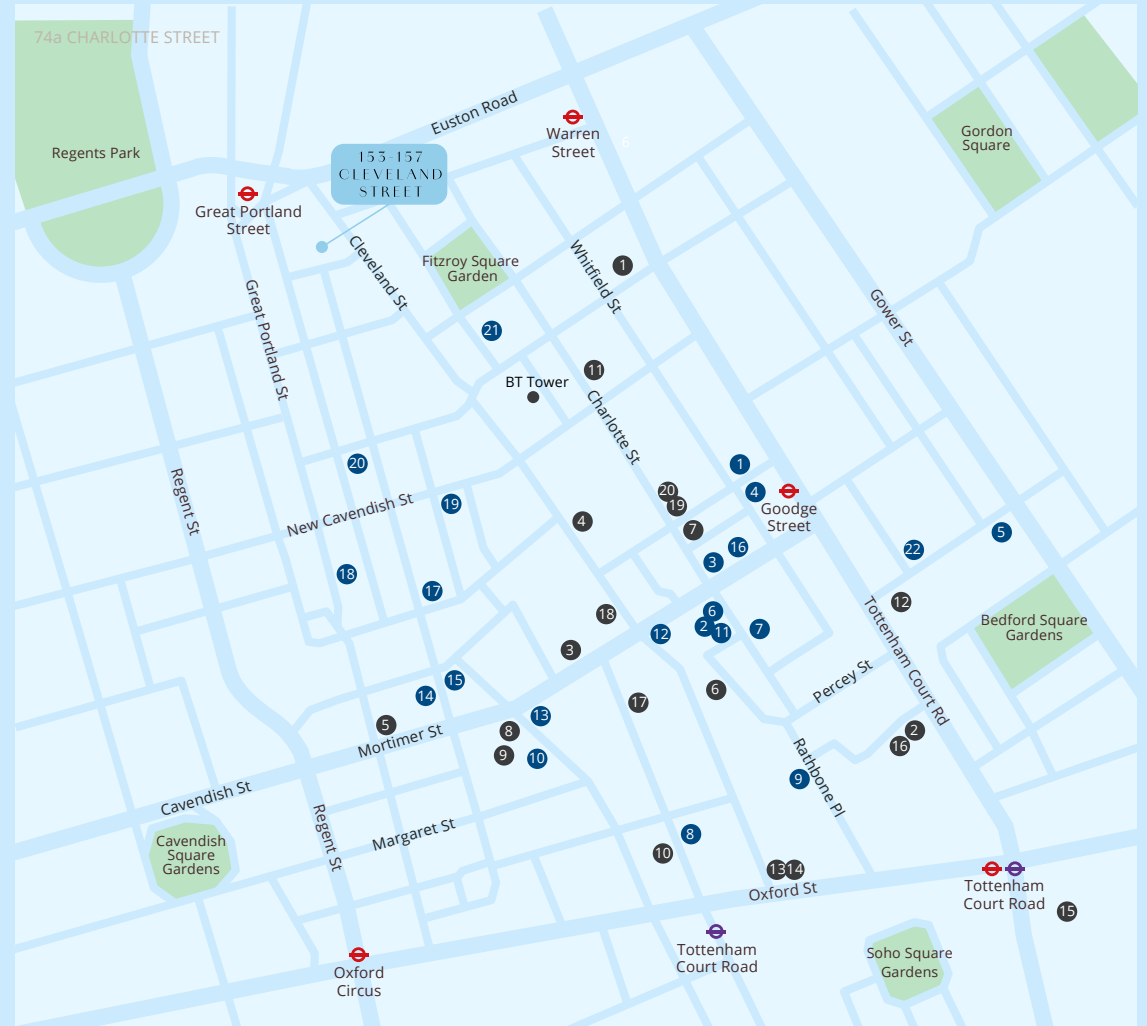
THE NEIGHBOURHOOD

BARS & RESTAURANTS

- 1.Hiba Street Food
- 2.Lantana Fitzrovia
- 3.Blank Street Coffee
- 4.The Penny Drop
- 5.Store Street Espresso
- 6.Six by Nico London
- 7.Lisboeta
- 8.Berners Tavern
- 9.Circolo Popolare
- 10.ROVI
- 11.ROKA Charlotte Street
- 12.Mr Fogg's Botanical Tavern & Treehouse
- 13.Mortimer House Kitchen
- 14.The Riding House Cafe
- 15.Kaffeine
- 16.Reverend J W Simpson
- 17.Attendant Coffee Roasters - Fitzrovia
- 18.Sushi Atelier
- 19.Harris + Hoole
- 20.The Lucky Pig Cocktail Bar
- 21.Lore of the Land
- 22.Honey & Co. Daily

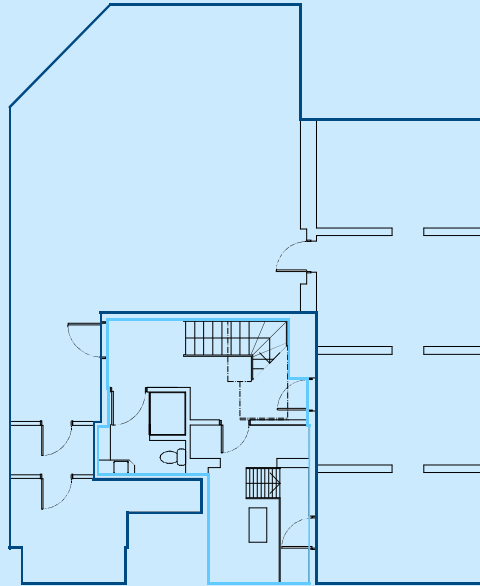
LOCAL OCCUPIERS

- 1.Facebook
- 2.Estee Lauder
- 3.Boston Consulting Group
- 4.Take-Two Interactive
- 5.Apollo
- 6.G-Research
- 7.Arup
- 8.Make Architects
- 9.Heineken
- 10.Motorway
- 11.Netflix
- 12.Bakkavor
- 13.Revcap
- 14.Freuds
- 15.Freemantle
- 16.Gamesys
- 17.Technicolour
- 18.Perella Wienberg

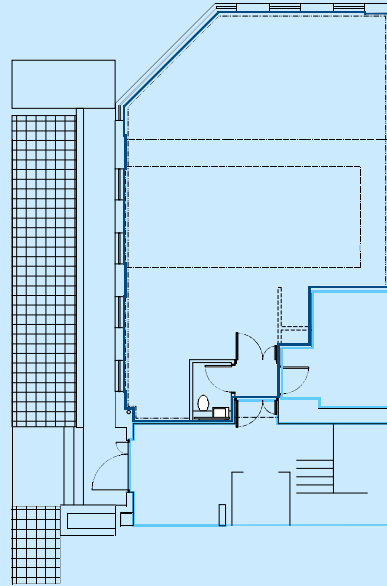


FLOOR PLANS

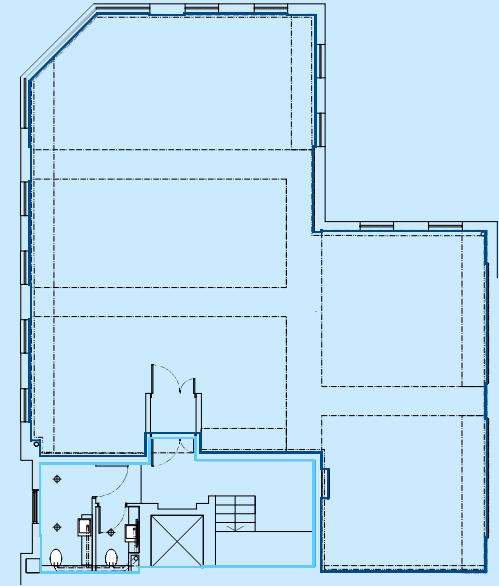
Scaled floor plans available upon request.



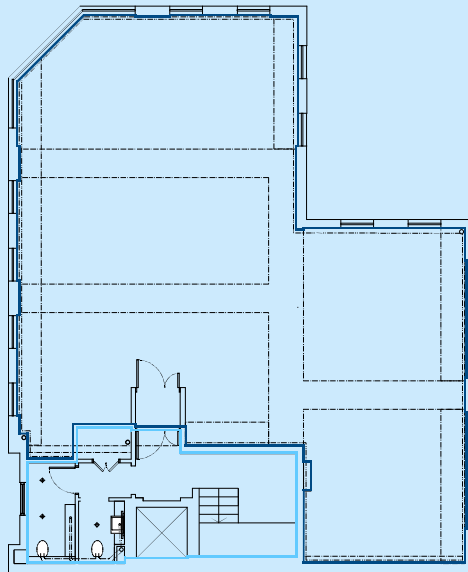
LOWER GROUND FLOOR



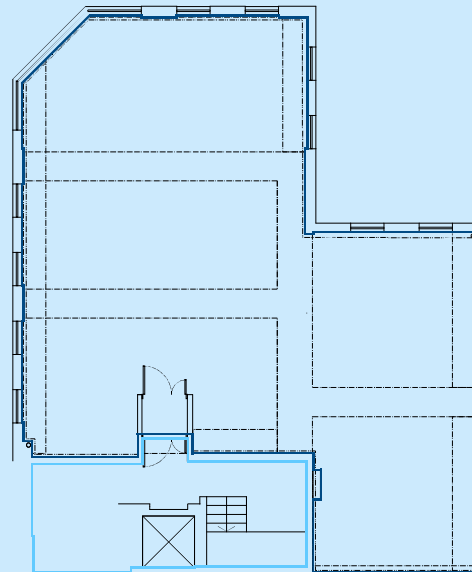
GROUND FLOOR



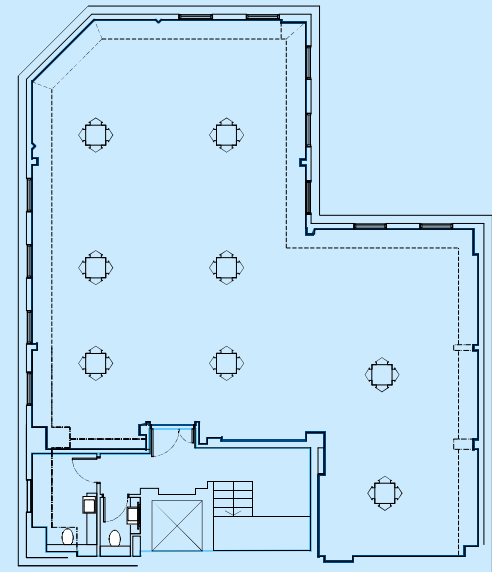
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

FURTHER INFORMATION

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 building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.



CONTACT US

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RIB

ROBERT IRVING BURNS

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. July 2025.

