

# *Cleveland Street*

51-51A CLEVELAND STREET, LONDON, W1

## **To Let**

Self-contained Ground & Lower Ground Premises

Suitable For Class E (Offices, Medical, Leisure etc.)

RIB

ROBERT IRVING BURNS







Description

This self-contained ground and lower ground showroom has been recently fitted to an excellent standard. The premises benefit from new LVT flooring throughout, two WCs, kitchenette, comfort cooling (not tested), and a striking ground floor skylight that delivers fantastic natural light.

The fitout also includes bespoke integrated bench seating, fitted storage units, roller shutters and two access doors. At lower ground level, the unit provides two vault areas offering additional storage.



Amenities

- New LVT flooring throughout
  - Two WCs
  - Kitchenette
  - Comfort cooling (not tested)
  - Striking ground floor skylight (natural light)
  - Bespoke integrated bench seating
  - Fitted storage units
- Roller shutters
  - Two access doors
  - Two vault areas
  - (additional storage)

Financials

Floor	Ground	Lower Ground	G&LG
Size (sq.ft.)	718	466	1,184
Quoting Rent (p.a.) excl.	£52,500		
Service Charge	TBC		
Estimated Rates Payable (p.a.)	£20,459		
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	£72,959		





THE ASTRONOMER



F1 ARCADE



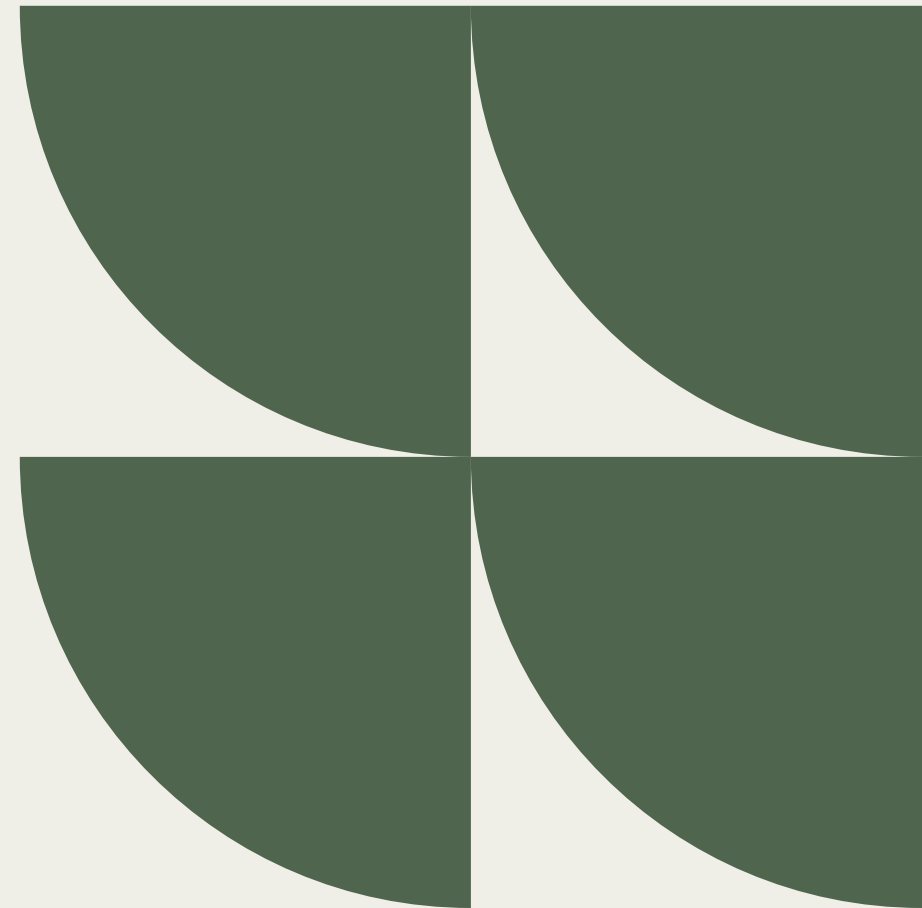
SANTA MARIA FITZROVIA



THE BUTCHERS HOOK & CLEAVER

## *Location*

Located in Fitzrovia, one of the West End's most exciting and dynamic villages. There is a host of first class local amenities with some of London's best restaurants cafes, hotels and bars. Fitzrovia is home to some of the boldest, brightest and most interesting names in global business, film, television and music. Oxford Circus station is closest to Market Place, with Tottenham Court Road and Bond Street stations a short walk in either direction along Oxford Street.









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# 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

88D

## FLOOR PLANS

Available on request.

## VAT

Building is not elected for VAT.

# Contact us

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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. November 2025.

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