



ROBERT IRVING BURNS



153-157 CLEVELAND STREET

LONDON, W1T 6QW

TO LET
ECONOMICAL SHORT TERM OFFICE PREMISES
SUITABLE FOR CLASS E (OFFICE, RETAIL ETC.)

£25 PER SQUARE FOOT!

LOWER GROUND - 1ST FLOOR
3,865 SQ.FT

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

Description



1ST FLOOR

153-157 CLEVELAND STREET

Description

3 office floors available on terms between 6 & 9 months. The lower ground floor has a fitted boardroom, breakout area, kitchen, WC and shower.

The ground has two fitted meeting rooms. The floor is carpeted and benefit from comfort cooling (not tested).

The 1st floor has a fitted kitchen, meeting room and WC. The floor is carpeted and benefit from comfort cooling (not tested).

The floors are to be taken together.



1ST FLOOR

RIB

Specification

- 2 x Fitted Kitchens (Lower Ground & 1st Floor)
- Carpeted Flooring (Ground & 1st Floor)
- Comfort Cooling (Not Tested)
- Fitted Boardroom (Lower Ground Floor)
- Corner Frontage
- 2x Fitted Meeting Rooms (Ground Floor)
- 1x Fitted Meeting Room (1st Floor)





LOWER GROUND FLOOR



RECEPTION



LOWER GROUND FLOOR



LOWER GROUND FLOOR

Location



Sixes Social Cricket



Lore of the Land



Ibérica



Caravan

Location

[GOOGLE MAPS LINK](#)

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.

153-157 CLEVELAND STREET

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Accommodation

Net Internal Area

Lower Ground Floor 128.5 SQM/ 1,384 SQFT

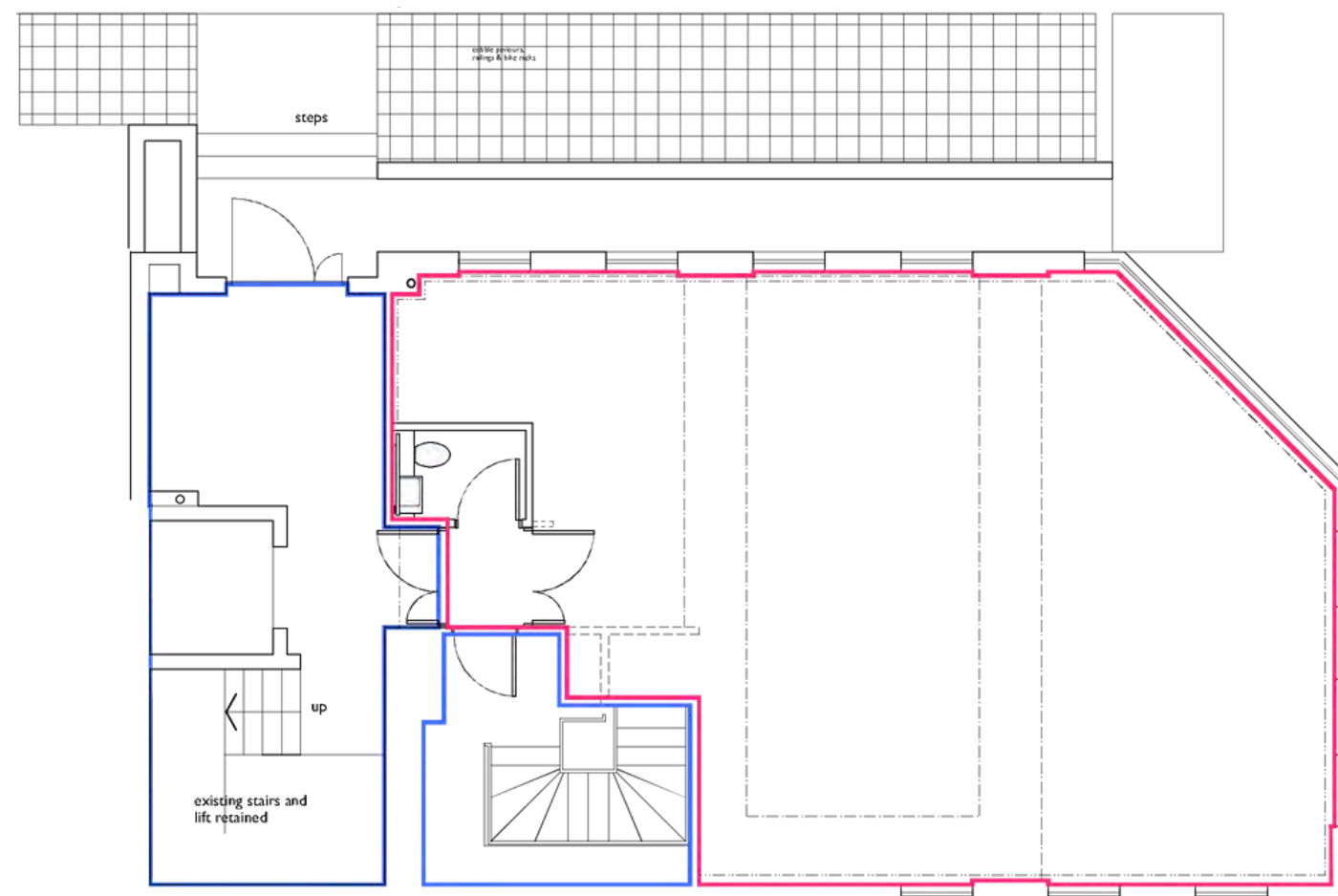
Ground Floor 72.4 SQM/ 780 SQFT

First Floor 158 SQM/ 1,701 SQFT

Total 358.2 SQM/ 3,856 SQFT

Floor plan

Unfitted. Not to scale.



LOWER GROUND FLOOR

Floor	Lower Ground, Ground & 1st
Total Size (sq.ft.)	3,865
Quoting Rent (p.a.) excl.	£95,426
Service Charge	£31,215
Estimated Rates Payable (p.a.)	£78,053
Estimated Occupancy Cost excl. (p.a.)	£204,695

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

Lease terms for 6 to 9 months direct with the landlord and outside the landlord and tenant act 1954.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

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. June 2024



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