



18 Cleveland Street

London, W1T 4HZ

TO LET - Stunning retail unit in the heart of Fitzrovia.

1,213 sq ft
(112.69 sq m)

- Striking retail frontage.
- Abundance of period character.
- Arranged across 2 floors.
- Elevated ceilings.
- Outstanding interiors.
- Available immediately.

18 Cleveland Street, London, W1T 4HZ

Summary

Available Size	1,213 sq ft
Rent	£60,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (80)

Description

This is a truly superb commercial premises that will be of instant demand to a wide-range of business occupiers seeking scarcely available retail space in the heart of the fabulous Fitzrovia district of Prime Central London. The property occupies the Ground and Basement floor of a very handsome period building with a charming fully glazed showroom frontage and a level of internal 'fit-out' that is of an exceptional standard with flexibility and appeal to numerous business operators seeking prominent premises within Central London.

The property enjoys an immense sense of style internally with wooden flooring, extensive creative lighting, high ceilings and 'crittall-effect' industrial-style partition doors. Departing from the ground floor showroom area, you will find a staircase which leads down to a large double showroom/consultancy space with two washrooms and a separate kitchenette. The property also benefits from a large lightwell with additional access by way of a well graded staircase to a completely separate entrance at basement level.

Location

The Fitzrovia District has become one of Central London's most desirable and stylish retail destinations for individual and creative industries, capturing an audience from the stylish Marylebone High Street and Bloomsbury areas. Cleveland Street runs north to south from Euston Road to the junction of Mortimer Street and Goodge Street and benefits from exceptional public transport links with Goodge Street, Tottenham Court Road (Northern) and Warren Street (Victoria Line) all being within close walking distance. The wide open spaces of Regents Park are a short stroll away and the immediate area of this property is steeped in local history with its raft of Grade II listed period buildings and established and vibrant Conservation Society.

Terms

RENT: £60,000 Per Annum.

RATEABLE VALUE: £26,750 Per Annum.

EPC: D (80).

POSSESSION: Full vacant possession immediately upon completion of legal formalities.

LEASE TERMS: Flexible.

LEGAL COSTS: Each party is to bear their own legal costs.



Viewing & Further Information



Chris Ryan

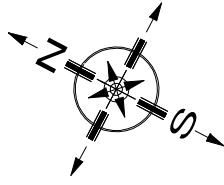
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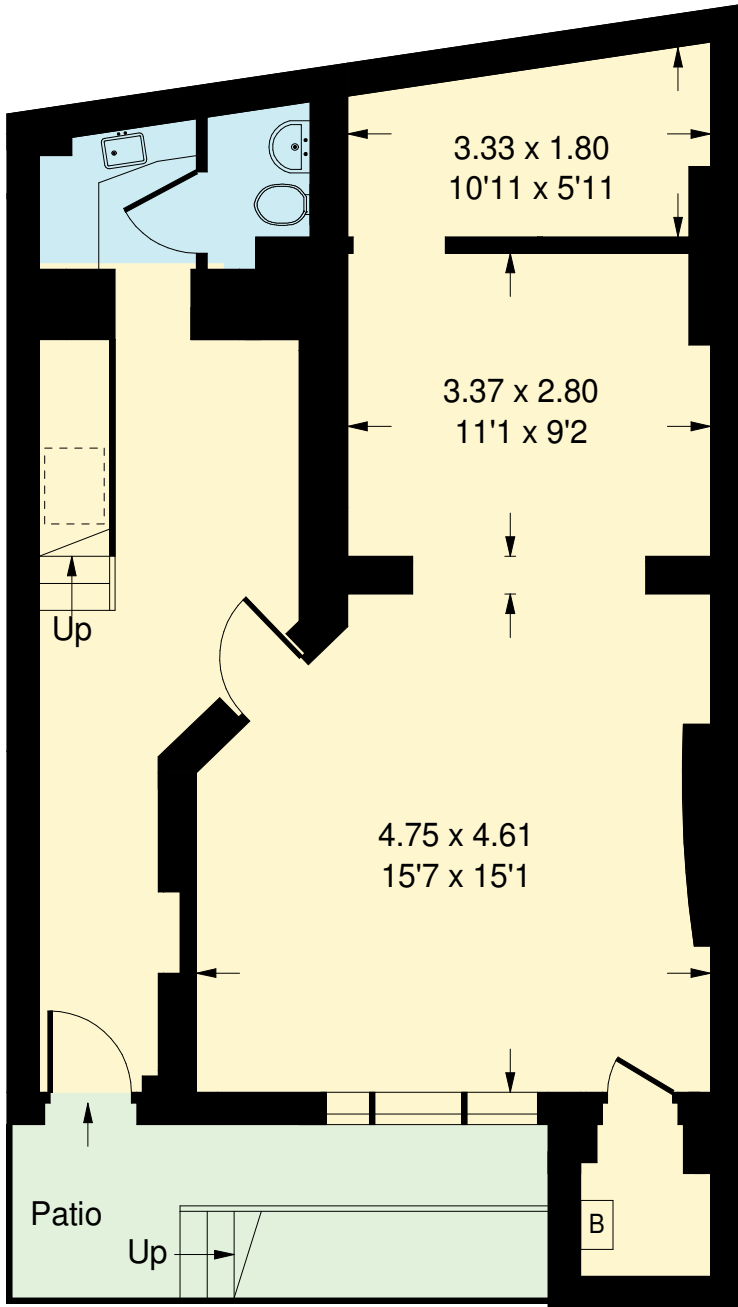
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Cleveland Street, W1

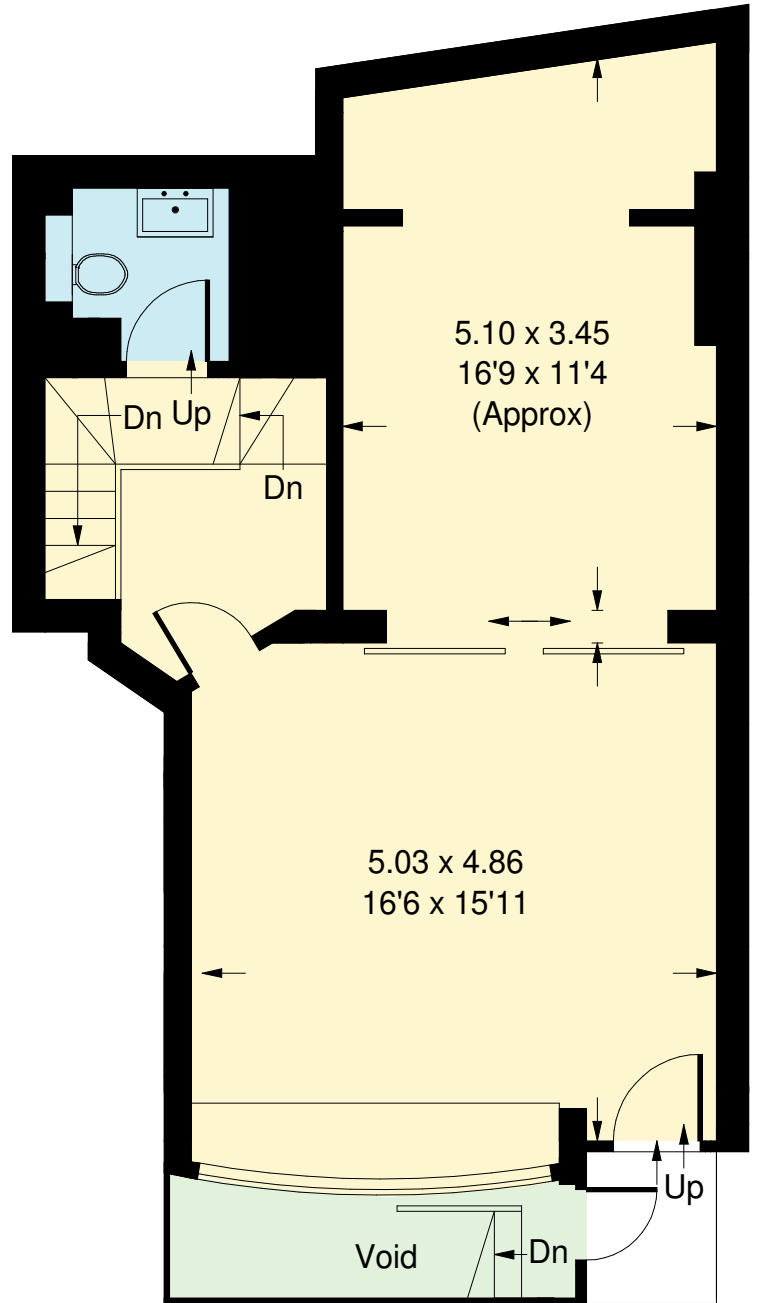
Approx. Gross Internal Area
112.7 sq m / 1213 sq ft



 = Reduced headroom
below 1.5 m / 5'0



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.