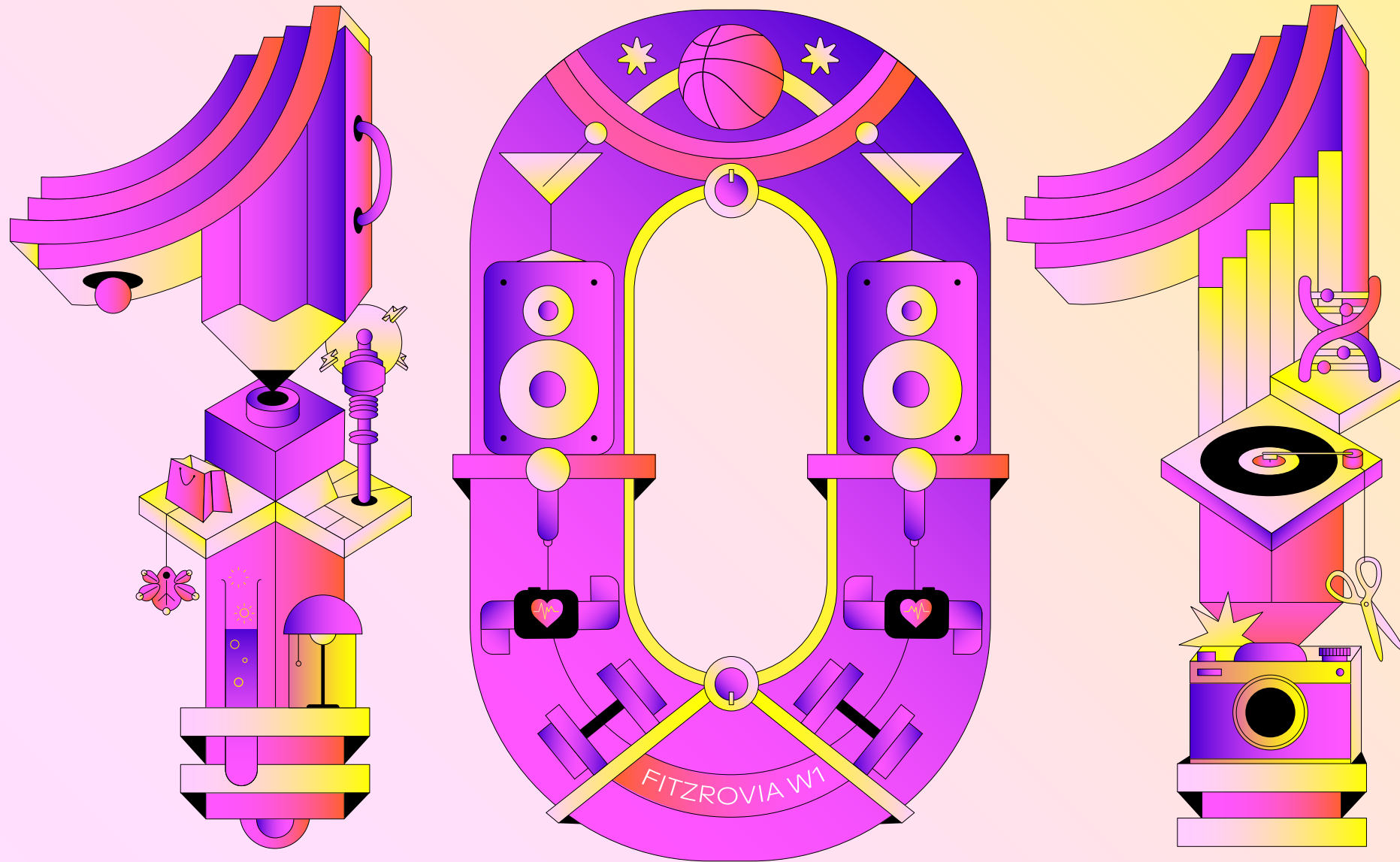
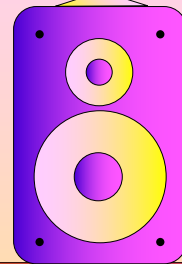
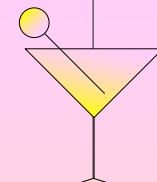
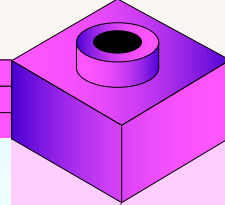
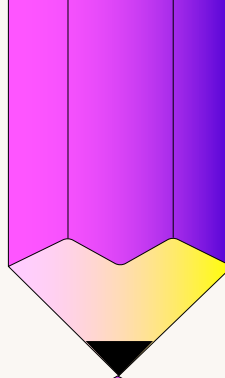


IMAGINE THE POSSIBILITIES

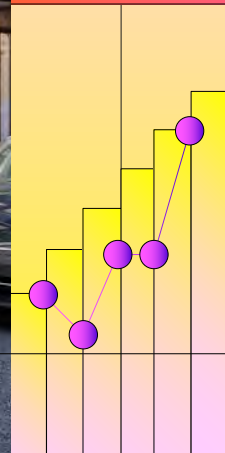


CLEVELAND STREET

A BLANK CANVAS: WHERE IMAGINATION COMES TO LIFE



101 Cleveland Street offers a unique opportunity. A building with the scale, flexibility and profile to become anything you can imagine in the centre of Fitzrovia.



101 CLEVELAND ST

FITZROVIA W1

SPACE, SCALE & VERSATILITY



The space consists of three zones, with adaptable and versatile spaces across ground, lower ground and mezzanine floors.

FLOOR	SQ M	SQ FT
Mezzanine - Zone 3	228.8	2,463
Mezzanine - Zone 2	139.6	1,503
Mezzanine - Zone 1	116.3	1,252
Ground Level - Zone 3	481.7	5,185
Ground Level - Zone 2	300.5	3,235
Ground level - Zone 1	716.6	7,713
Lower Ground	1,377	14,822
Total (NIA)	3,360.5	36,172

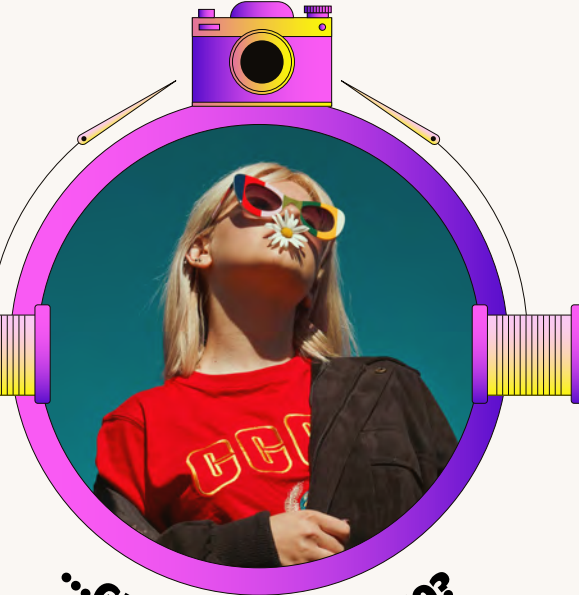
LOOKING TO CREATE A...



...MUSIC & MEDIA PRODUCTION STUDIO?



...CO-WORKING SPACE?



...GLOBAL FASHION HQ?



...UNIQUE LEISURE EXPERIENCE?

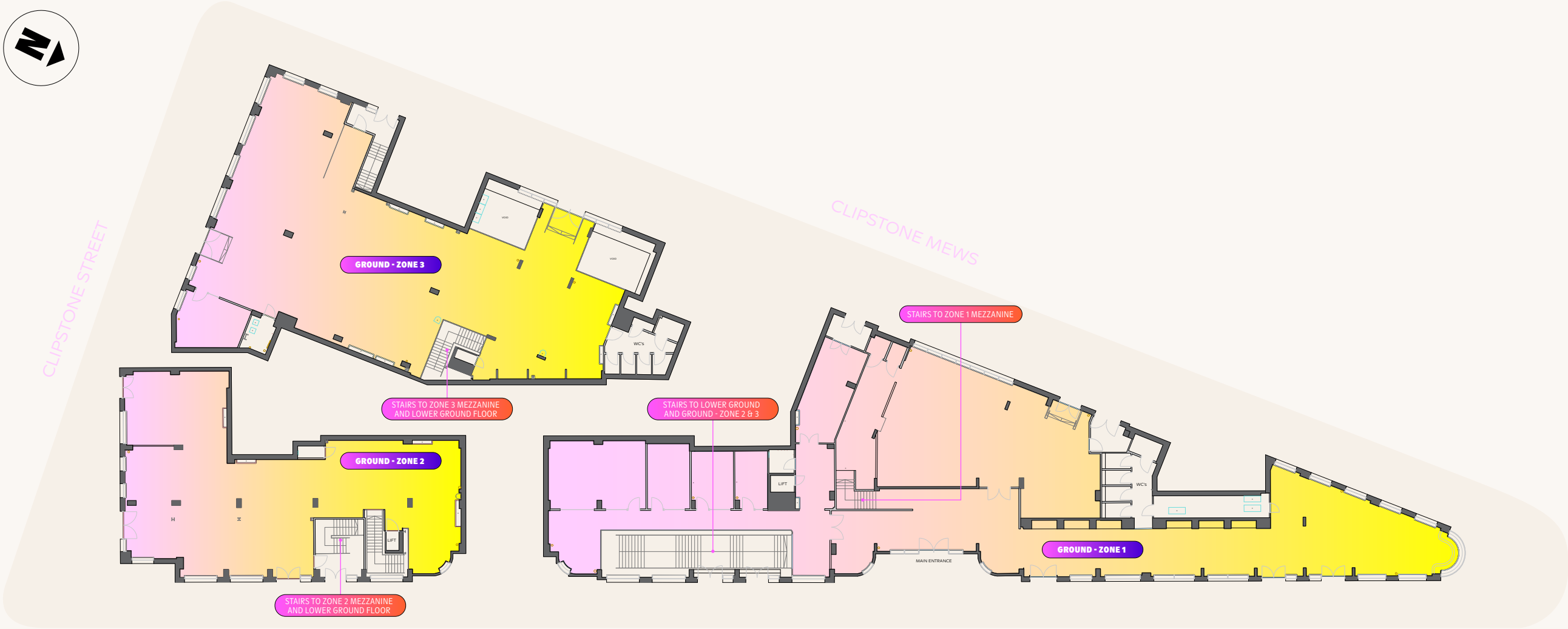


...FLAGSHIP F&B DESTINATION?

LET US SHOW YOU AROUND

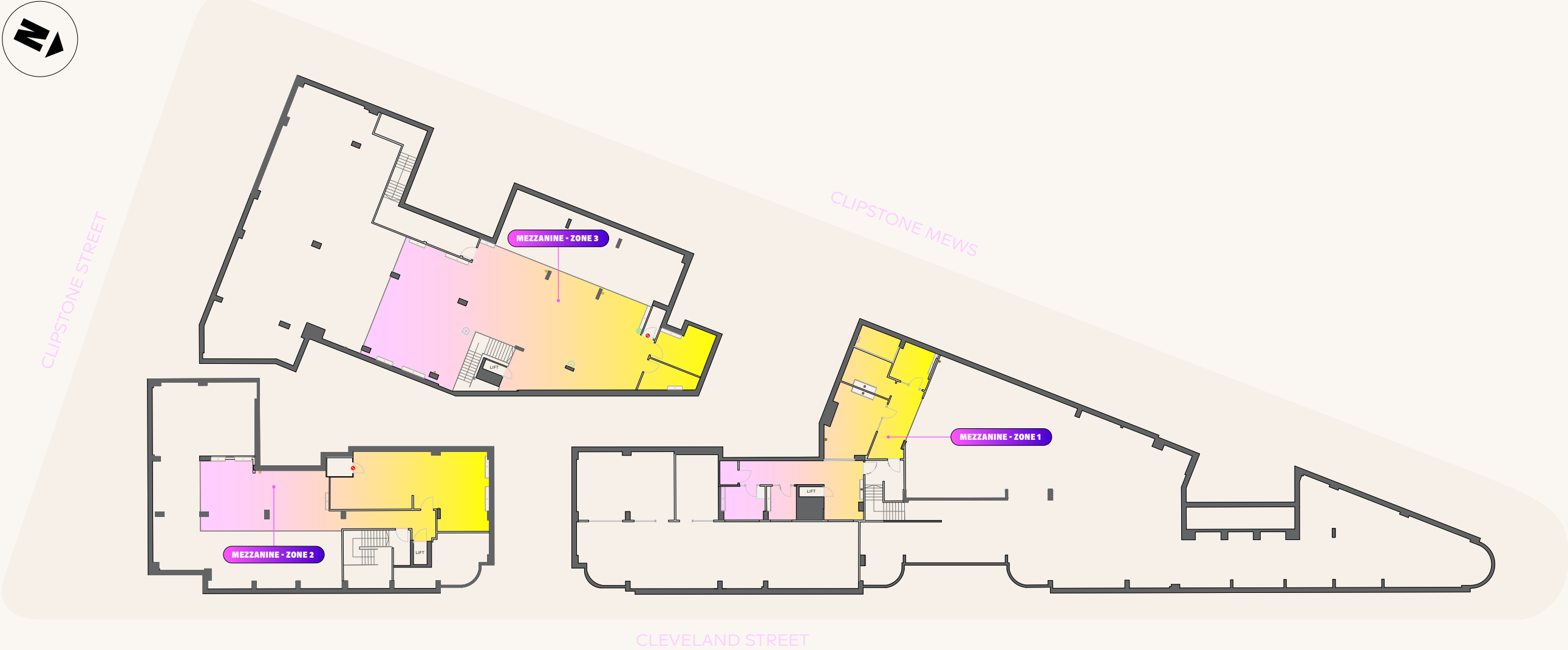
GROUND FLOOR

16,133 SQ FT / 1,498.8 SQ M



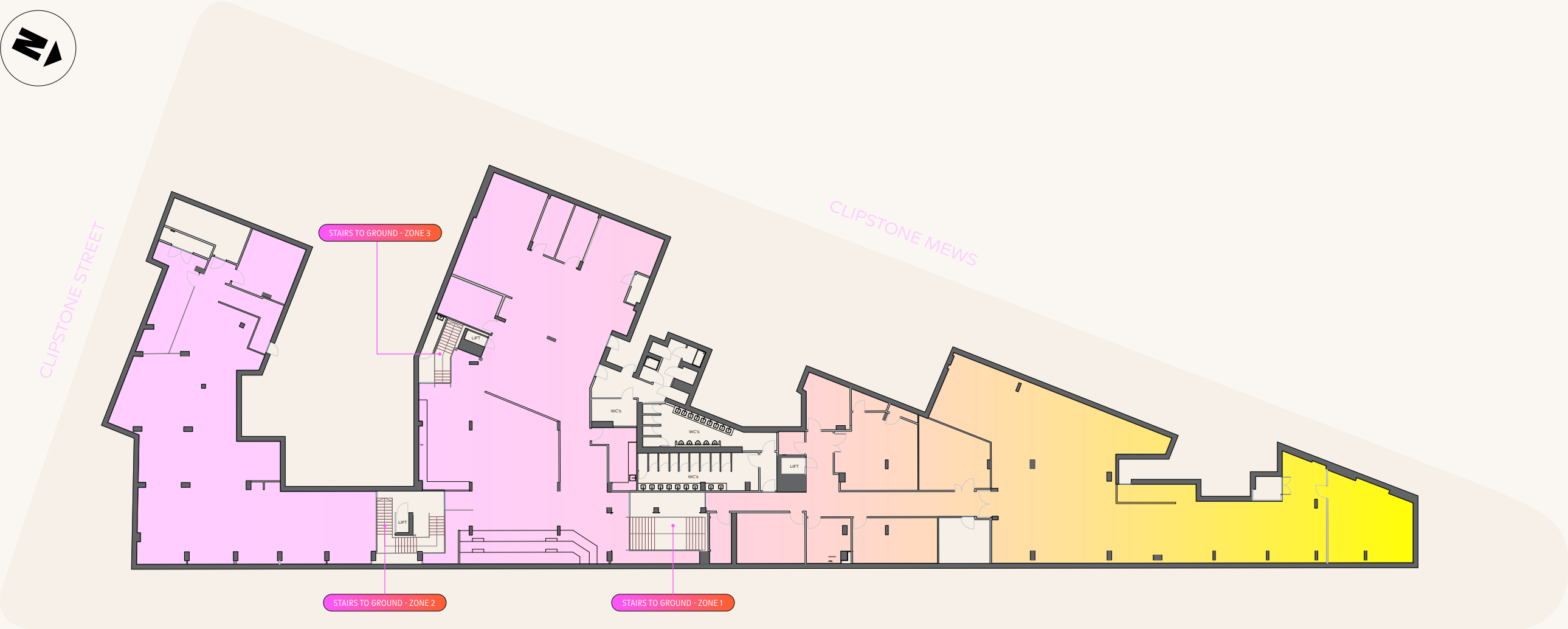
MEZZANINE LEVELS

5,218 SQ FT / 484.7 SQ M



LOWER GROUND FLOOR

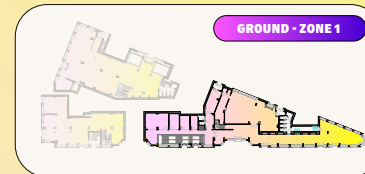
14,822 SQ FT / 1,377 SQ M



GROUND FLOOR - ZONE 1

Entering into the ground floor main entrance, ground floor zone 1 has three large areas, access to a dedicated mezzanine level and a statement staircase to lower ground level.

MAIN ENTRANCE - RECEPTION



GROUND FLOOR SPACE (PREVIOUSLY EVENTS SPACE)

ZONE 1 - GROUND FLOOR & MEZZANINE



GROUND FLOOR SPACE, WITH VIEW OF MEZZANINE



GROUND FLOOR SPACE



MEZZANINE - ZONE 1

GROUND FLOOR - ZONE 1



MEETING ROOMS AND MAIN STAIRCASE TO LOWER GROUND FLOOR



MEETING ROOM SPACE



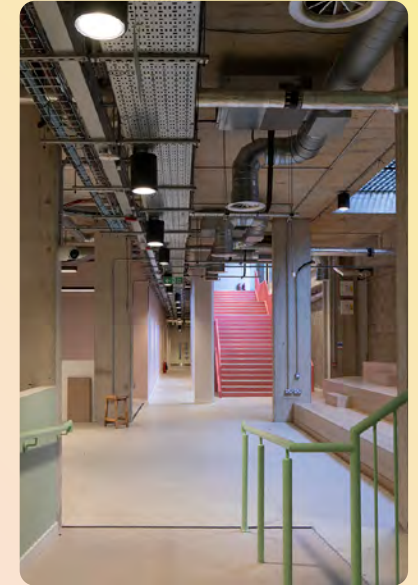
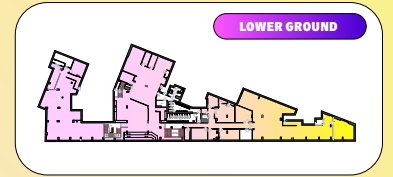
VIEW BACK TO MAIN ENTRANCE

LOWER GROUND FLOOR

STAIRS BACK TO GROUND FLOOR - ZONE 1



LOWER GROUND FLOOR ARRIVAL (PREVIOUSLY AUDITORIUM, CAFE AND WORK SPACE)



LOWER GROUND FLOOR ARRIVAL

The lower ground floor is accessed via a statement staircase, which opens into a large open plan space. With three large areas on this level, it offers a flexible space for a variety of uses.

LOWER GROUND FLOOR

LOWER GROUND OPEN PLAN SPACE



LOWER GROUND FLOOR



LOWER GROUND OPEN PLAN SPACE



ATRIUM TO GROUND FLOOR

LOWER GROUND FLOOR

LOWER GROUND, (PREVIOUSLY FASHION SHOWROOM)

101 CLEVELAND ST

FITZROVIA W1

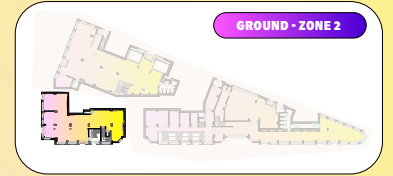


LOWER GROUND FLOOR

LOWER GROUND, OPEN PLAN SPACE (PREVIOUSLY FILM & PHOTOGRAPHIC STUDIOS)



ZONE 2 - GROUND FLOOR & MEZZANINE ZONE



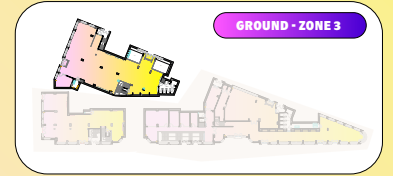
GROUND FLOOR - ZONE 2, OPEN PLAN SPACE



MEZZANINE - ZONE 2

Ground floor zone 2 is accessed via the south staircase from the lower ground floor. The floor is largely open plan, with full length windows to two aspects. A dedicated staircase takes you to a private mezzanine.

GROUND FLOOR - ZONE 3



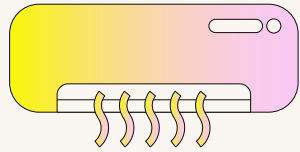
GROUND FLOOR - ZONE 3, OPEN PLAN SPACE

Ground floor zone 3 is accessed via the north staircase from the lower ground floor. The floor is largely open plan, with double height ceilings. A dedicated staircase takes you to a large private mezzanine, which sits above half of the floor.

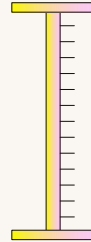
GROUND FLOOR - ZONE 3, OPEN PLAN SPACE



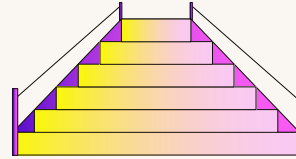
BUILDING AMENITIES AND TERMS



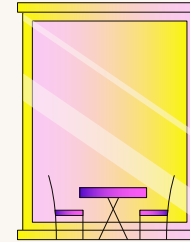
**AIR
CONDITIONING**



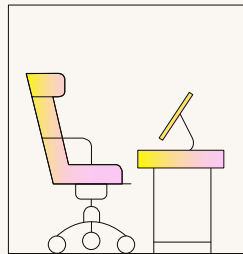
**GENEROUS
CEILING HEIGHTS
FROM 3.2M TO 4.7M**



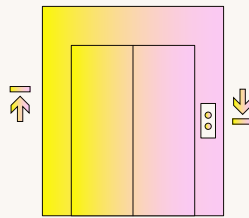
**FEATURE
STAIRCASE**



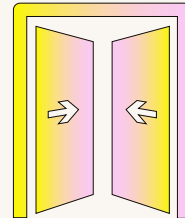
**GROUND FLOOR
FULL HEIGHT
GLAZING**



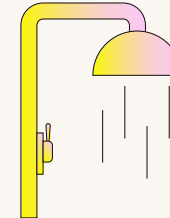
**13 PRIVATE
OFFICES**



**GOODS
LIFT**



**MULTIPLE
ENTRANCES**



**SHOWERS
& BATHROOMS**

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

RENT

On application.

RATEABLE VALUE

£900,000 (2023). Rateable Value applicable to the whole.

USE

The premises benefits from Class E planning consent covering offices, retail, restaurants, medical, and leisure.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available on request.

WELCOME TO FITZROVIA

A neighbourhood much-loved by the media and fashion industries, Fitzrovia is nestled between Tottenham Court Road and Great Portland Street and is bustling with cafés, bars, restaurants and independent boutiques.



1. Fitzroy Tavern
2. Alex Coffee
3. Charlotte Street Hotel
4. Rathbone Square
5. Mowgli



6



8



7



10

- 6. Qima Café
- 7. Carousel
- 8. The Carpenters Arms
- 9. Goodge Place food stalls
- 10. Honey & Spice
- 11. Mr Fogg's House of Botanicals



9



11

THE BEST OF LONDON ON YOUR DOORSTEP

RESTAURANTS

- 1: Rovi by Ottolenghi
- 2: Six by Nico
- 3: Lisboeta
- 4: Charlotte Street Hotel
- 5: Caravan
- 6: ROKA
- 7: Honey & Smoke
- 8: Mortimer House Kitchen
- 9: The Riding House Café
- 10: Gem Langham Hotel
- 11: Rosa's Thai
- 12: Salt Yard
- 13: Circolo Popolare
- 14: Mareida
- 15: Chishuru
- 16: Madera
- 17: Market Halls
- 18: Mowgli Street Food
- 19: Carousel
- 20: Goodge place food stalls
- 21: Salt Yard
- 22: Mr Fogg's House of Botanicals
- 23: Lucy Wong

PUBS & BARS

- 1: Lore of the Land
- 2: Crown & Sceptre
- 3: The Ship
- 4: Lucky Pig Cocktail Bar
- 5: The Newman Arms
- 6: The King & Queen
- 7: Carpenters Arms
- 8: Fitzroy Tavern

CAFÉS

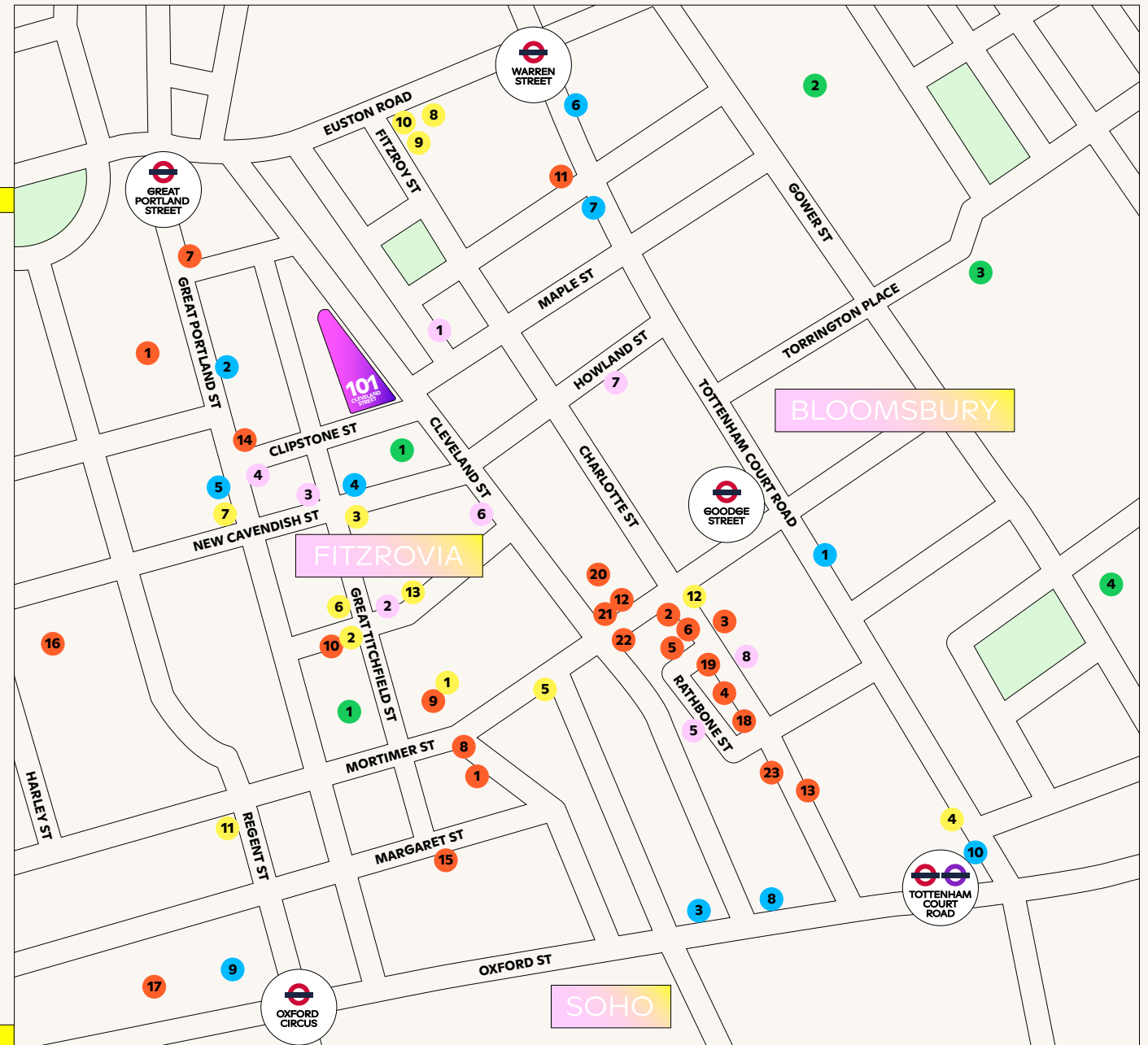
- 1: Kaffeine
- 2: The Attendant
- 3: Harris + Hoole
- 4: The Salad Project
- 5: Kiss The Hippo
- 6: Drunch
- 7: Gail's
- 8: Miel Bakery
- 9: Qima Café
- 10: Honey & Spice food store
- 11: Blank Street Coffee
- 12: The Barn Café
- 13: Alex Cafe

LEISURE

- 1: Monopoly Lifesized
- 2: Sixes
- 3: The 100 Club
- 4: RUMBLE gym
- 5: Fitness first
- 6: PureGym
- 7: F45
- 8: Boom Battle Bar
- 9: Swingers
- 10: Dominion Theatre

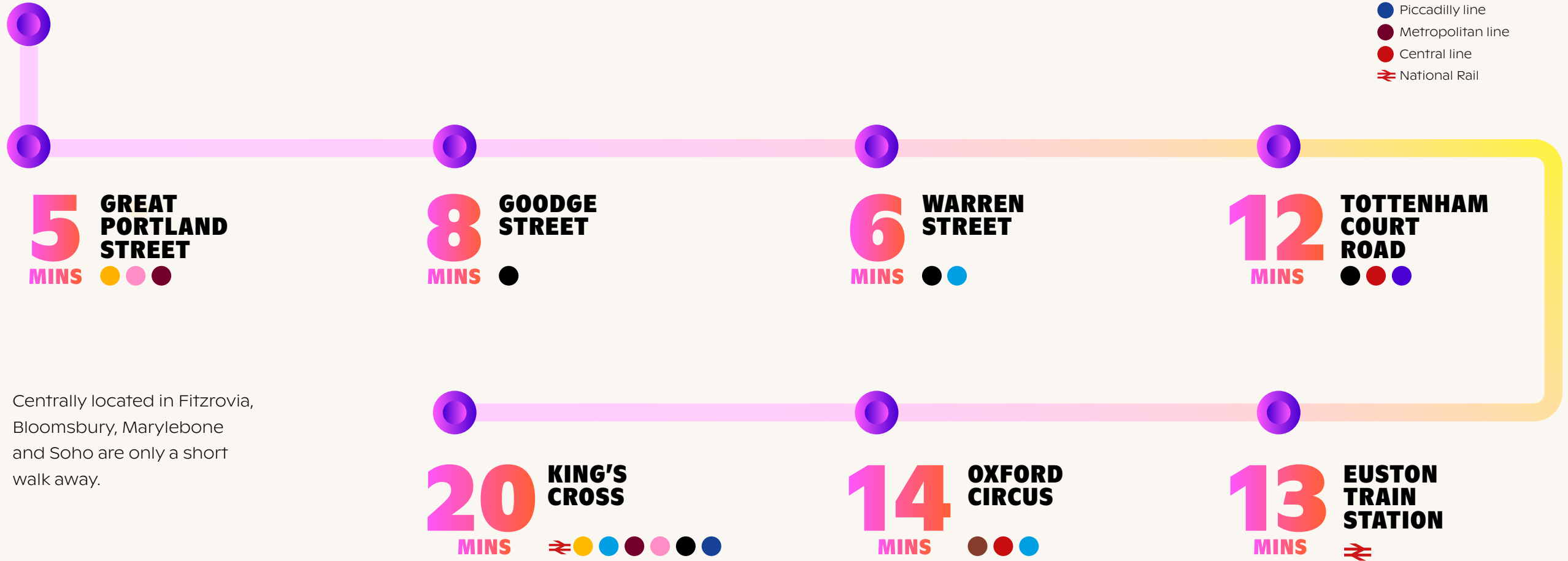
INSTITUTIONS

- 1: University of Westminster
- 2: University College London
- 3: University of London
- 4: British Museum



WALK TIMES FROM 101 CLEVELAND STREET

- Elizabeth line
- Circle line
- Hammersmith & City line
- Bakerloo line
- Northern line
- Victoria line
- Piccadilly line
- Metropolitan line
- Central line
- ≡ National Rail



Centrally located in Fitzrovia, Bloomsbury, Marylebone and Soho are only a short walk away.

WHAT WILL YOU CREATE?



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Office enquiries

Brian Allen

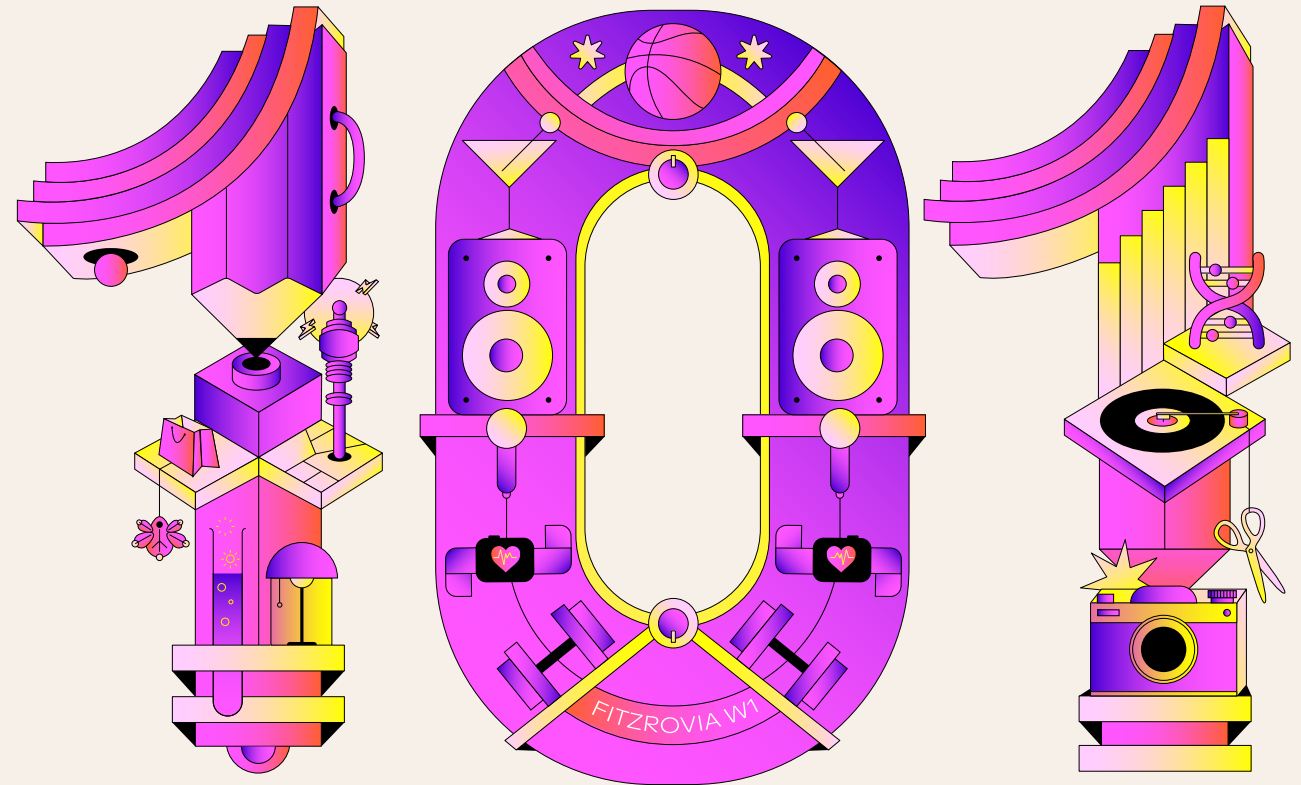
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CLEVELAND STREET

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