



Character Open-plan Office TO LET

James Lewis and Company

The Cilip Building, 7 Ridgmount Street
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Surveyors, Valuers and Estate Agents
Brian L. Saidman F.I.B.A.

106 Cleveland Street
Fitzrovia
London W1

LOCATION

Cleveland Street, in the heart of **Fitzrovia**, runs from Euston Road in the north, past Fitzroy Square and through to Mortimer Street in the south. Warren Street Underground Station (*Northern, Victoria lines*) is within a few moments walk as is Great Portland Street (*Metropolitan line*) Station. Convenient access to Paddington and Euston main line termini together with the West End & City. **No.106 Cleveland Street** is prominently situated on the east side of the thoroughfare in the block bounded by Warren Street and Fitzroy Mews

Providing approximately
690 sq.ft (64m²)
of Open-plan Office
on the well-lighted Third Floor

- AMENITIES:**
- Wall-mounted Air conditioning unit
 - Full Gas Central Heating
 - Door Entry System
 - Bright well-lighted accommodation
 - 24-hour access

LEASE: Flexible leasing for a term by arrangement

RENT: **£2,500 per month exclusive of rates**
but fully inclusive of service charge, heating and building insurance.

VIEWING: At short notice by phoning : 7631 4565



IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.