



## Character Open-plan 3rd floor Office TO LET

### James Lewis and Company

James House, 76 Cleveland Street,  
London W1T 6NB

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[www.jameslewis.co.uk](http://www.jameslewis.co.uk)



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

#### AMENITIES:

- Air-conditioned
- Full Gas Central Heating
- Door Entry System
- Bright well-lighted accommodation
- 24-hour access

**LEASE:** Flexible leasing for a term by arrangement

**RENT:** **£1,200 per month** exclusive of rates  
*but inclusive of service charge*

**VIEWING:** By Appointment only : 7631 4565

Providing approximately  
**64m<sup>2</sup>/690 sq ft**

of bright , open-plan Office Accommodation  
on the 3rd Floor  
*at a rate inclusive of Rent & Service Charge*



**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.