Middlesex House, 34-42 Cleveland Street
Fitzrovia, London, W1T 4JE

OFFICE TO LET | 10,550 sq ft Fitted Office to Let

Location

Situated on the north east side of Cleveland Street the building benefits from being in the heart of popular Fitzrovia. Charlotte Street and its renowned amenities is within a short distance. An ever popular office location, notable companies such as Facebook, Estee Lauder, Make Architects and Framestore all are located within close proximity.

Oxford Circus (Central, Victoria, Bakerloo lines), Tottenham Court Road (Northern and Central Limes), and Goodge Street (Northern) tube stations are all within close proximity.

Description

The offices provide high quality, bright fitted space. Perfect for media companies.

Floor Areas

Floor	sq ft	sq m	Status
2nd Floor	10,550	980.09	
Ground Front North	1,227	113.99	
Ground Rear North	3,050	283.35	
Ground Front South	1,011	939.22	
Ground Rear South	2,942	273.31	
TOTAL (approx.)	**18,780**	**1,744.67**	

*Measurement in terms of NIA

Rebecca Saxon, Agency Surveyor
020 7025 1397

Georgia Mason, Agency Surveyor
020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract July 2019

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Monmouth Dean

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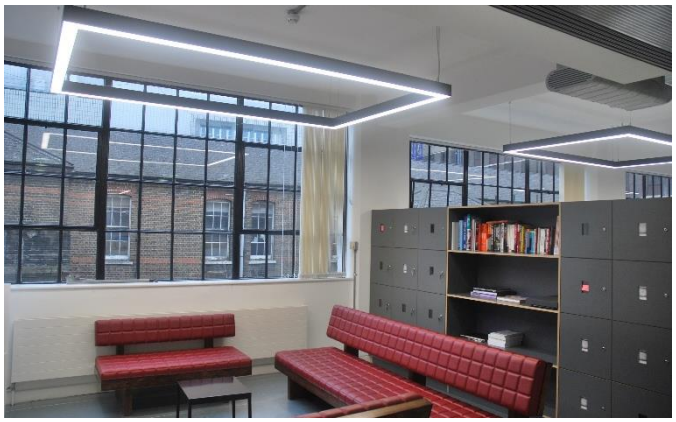

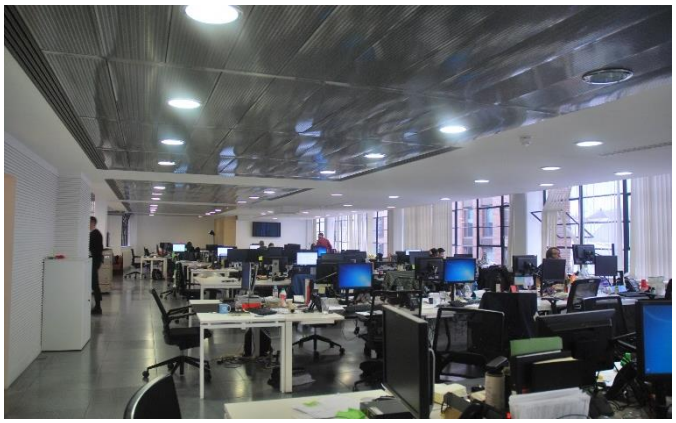

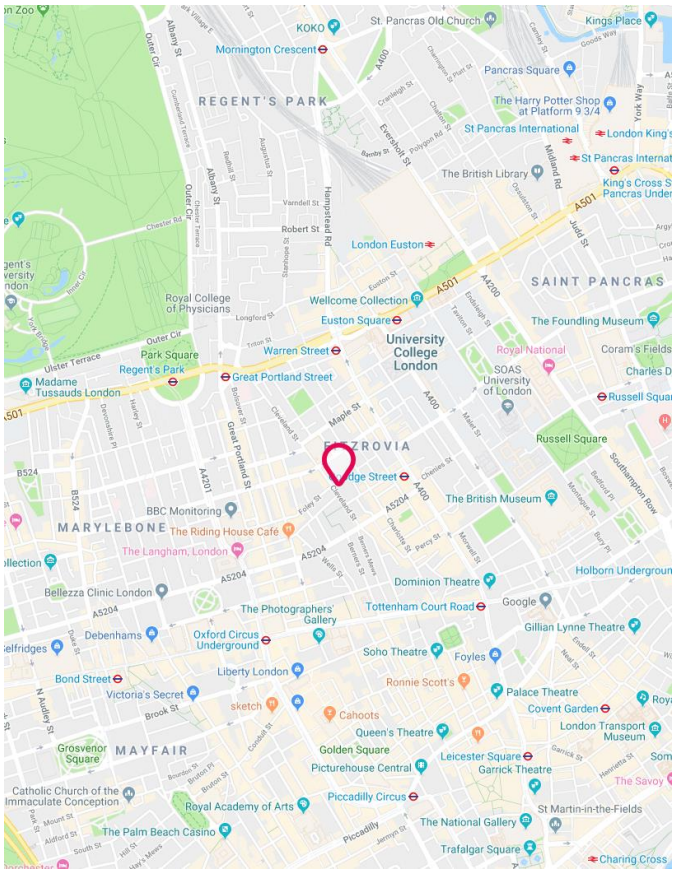

Terms

Tenure:	Leasehold
Lease:	Assignment of the existing leases until March 2025, subject to a rent review in 2020.
Rent Passing:	£65.45 psf pax
Rates:	Estimated at £27.07 psf pa (2019/2020)
Service Charge:	Approximately £9.00 per sq ft
EPC	TBC

Amenities

- **Black framed crittal style metal double glazed windows**
- **Air cooling**
- **Raised floors**
- **LED lighting (LG7)**
- **Demised male and female WCs**
- **Atrium courtyard**
- **Cycle spaces**

Rebecca Saxon, Associate Partner

020 7025 1397

rsaxon@monmouthdean.com

Georgia Mason, Agency Surveyor

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gmason@monmouthdean.com

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RICS

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Subject to Contract July 2019