

# Middlesex House

34-42 CLEVELAND STREET W1

FURNISHED \* FLEXIBLE \*

4,162 sq ft fully furnished office space  
in the heart of Fitzrovia



# Middlesex House

**High-quality, furnished and flexible office space ready for occupation. Plus, be part of the Derwent London community, with access to hybrid workspace, DL/78 on Charlotte Street, and the DL/ App.**

- Fully furnished
- Converted warehouse
- Air conditioning
- Beautiful atrium courtyard
- Cycle spaces
- Shower facilities
- On-site concierge and 24-hour security
- EPC Rating 'C'
- WiredScore Silver







# Furnished + Flexible


4th floor:  
4,162 sq ft / 387 sq m

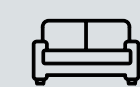
## What's Included


 Reception and waiting area


 32 x fixed desks


 3 x private meeting rooms

 1 x phone booth


 2 x breakout areas

 8 x hot desks

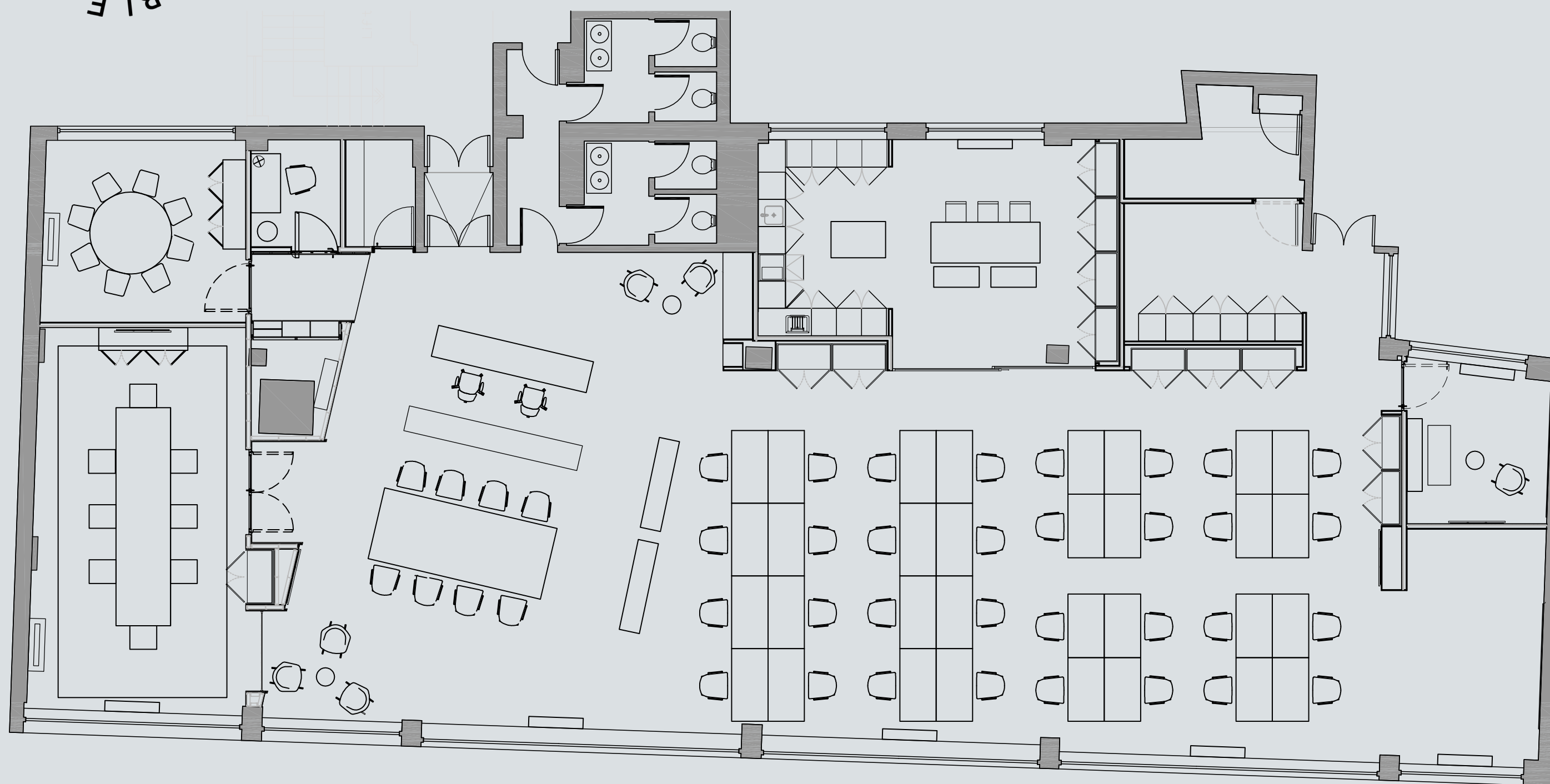
 Kitchen and seating area

 Private on-floor WCs

 Air conditioning

 Cabled and enabled with high-speed fibre

FURNISHED \* FLEXIBLE \*



## Your Simple Contract

- ALL-IN RENT inclusive of service charge, business rates and building insurance
- FLEXIBLE lease term
- SIMPLE short form contract







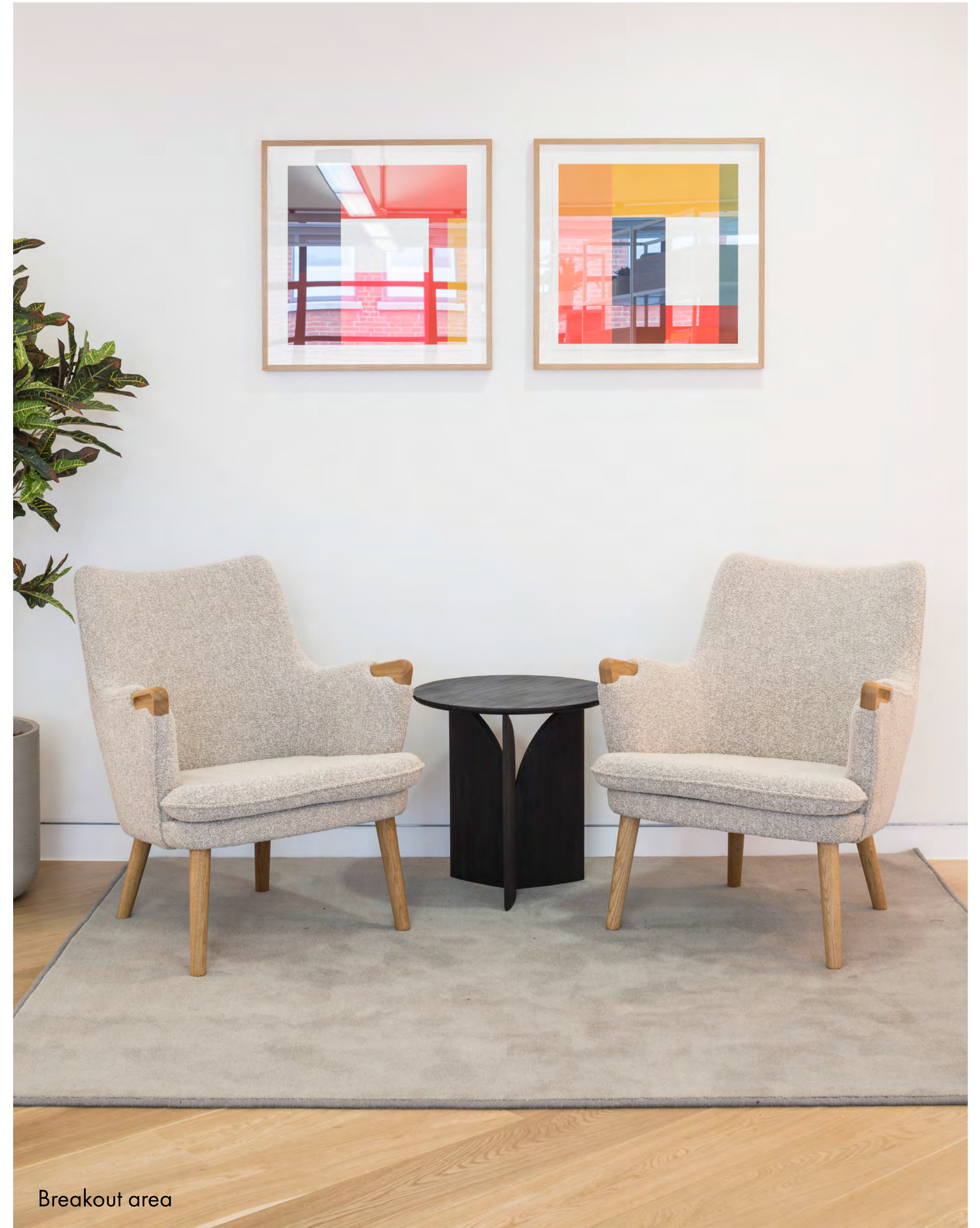
Private meeting rooms







Kitchen and seating area



Breakout area





Located in the heart of Fitzrovia, Middlesex House benefits from excellent transport links across the city. Oxford Circus, Great Portland Street, Warren Street, Goodge Street and Tottenham Court Road Underground stations are all within a 10 minute walk, including the new entrance to the Elizabeth line on Dean Street.

A prime destination for creative businesses, Fitzrovia is a thriving urban village with a host of independent restaurants, pubs and cafés, fashion and lifestyle brands, boutique hotels and renowned museums on its doorstep. Bordered by Soho, Mayfair, Marylebone, Regent's Park and Bloomsbury, this artisan district provides an eclectic story with its mix of architectural styles and wide streets entwined with cosy side alleys and lots of hidden gems waiting to be uncovered.

MIDDLESEX HOUSE

DL / 78 . W1





# Derwent London

DL/78.W1

Launched in October 2021, DL/78 is a hybrid space for connection and collaboration. A curated environment for the Derwent London community to work, meet, eat, socialise and be inspired, and just a 2-minute walk from Middlesex House.

**78 Charlotte Street, Fitzrovia W1**



The facilities in the curated multipurpose environment include:

- Communal collaboration and working areas in the club lounge
- Bookable meeting rooms configured to your needs
- Event / town hall space available for exclusive hire
- Street-level café operated by Lantana
- Wellness room with a range of treatments created to relax and invigorate
- Monthly event series
- All connected via the Derwent London App

DL/28.EC1

We are excited to be creating our second multipurpose destination, DL/28, over ground and lower ground floors at The Featherstone Building, with a targeted opening from autumn 2023.

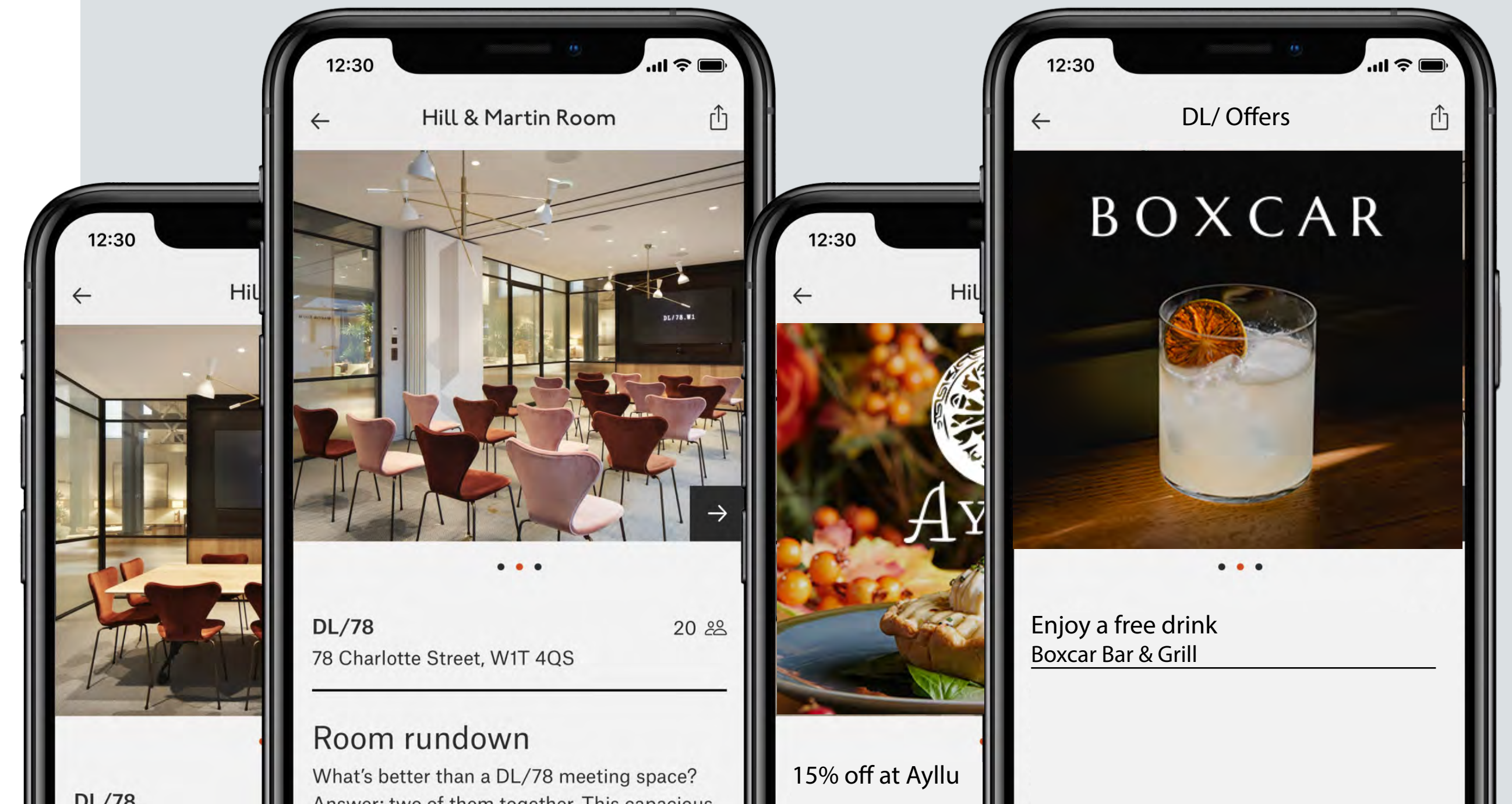
**28 Featherstone Street, Old Street EC1**



**The world of Derwent London in your pocket.**

The DL/ App offers a curated collection of features and benefits. Get discounted rates on DL/78 meeting rooms, select and configure your space, book food and drink with a click. Browse our calendar of cultural events, lectures and screenings and secure a place

for yourself and colleagues. Access discounts on products and services, the best of local businesses and global brands. Delve into thought-provoking articles on our blog and browse our available Furnished + Flexible workspace available across central London.



WELLNESS ROOM



# Agents

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## **Pilcher London** **020 7399 8600**

David Jackson  
davidjackson@pilcher.london  
07801 415 957

Simon Rinder  
simonrinder@pilcher.london  
07734 488 286

Julian Wogman  
julianwogman@pilcher.london  
07834 789 346

## **Savills** **020 7535 2976**

Freddie Corlett  
fcorlett@savills.com  
07870 555 842

Kate Miedzianowska-Sinclair  
kate.msinclair@savills.com  
07790 923 878

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