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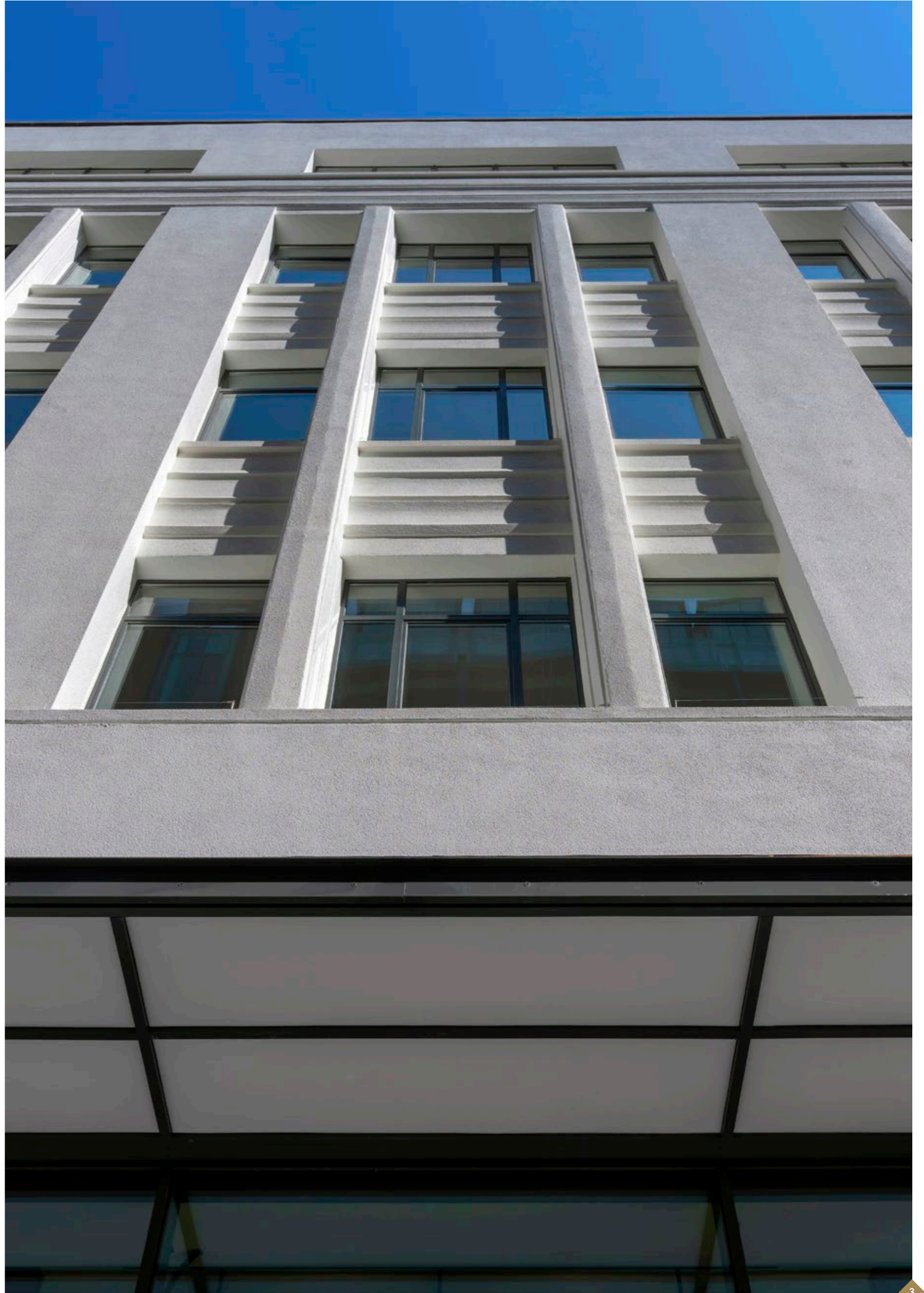
CLEVELAND
STREET



RE-IMAGINED LANDMARK

With timeless finishes and premium restorations to the architecture, 30 Cleveland Street offers an exceptional workspace.

Situated in a prominent position within a district that is home to trendsetting corporations, an eclectic restaurant scene and beautiful residential streets.





ART DECO ELEGANCE

An iconic building is deserving of a memorable entrance experience. This art deco style double height reception combined with contemporary materials and finishes, ensures a sense of arrival not to be forgotten.



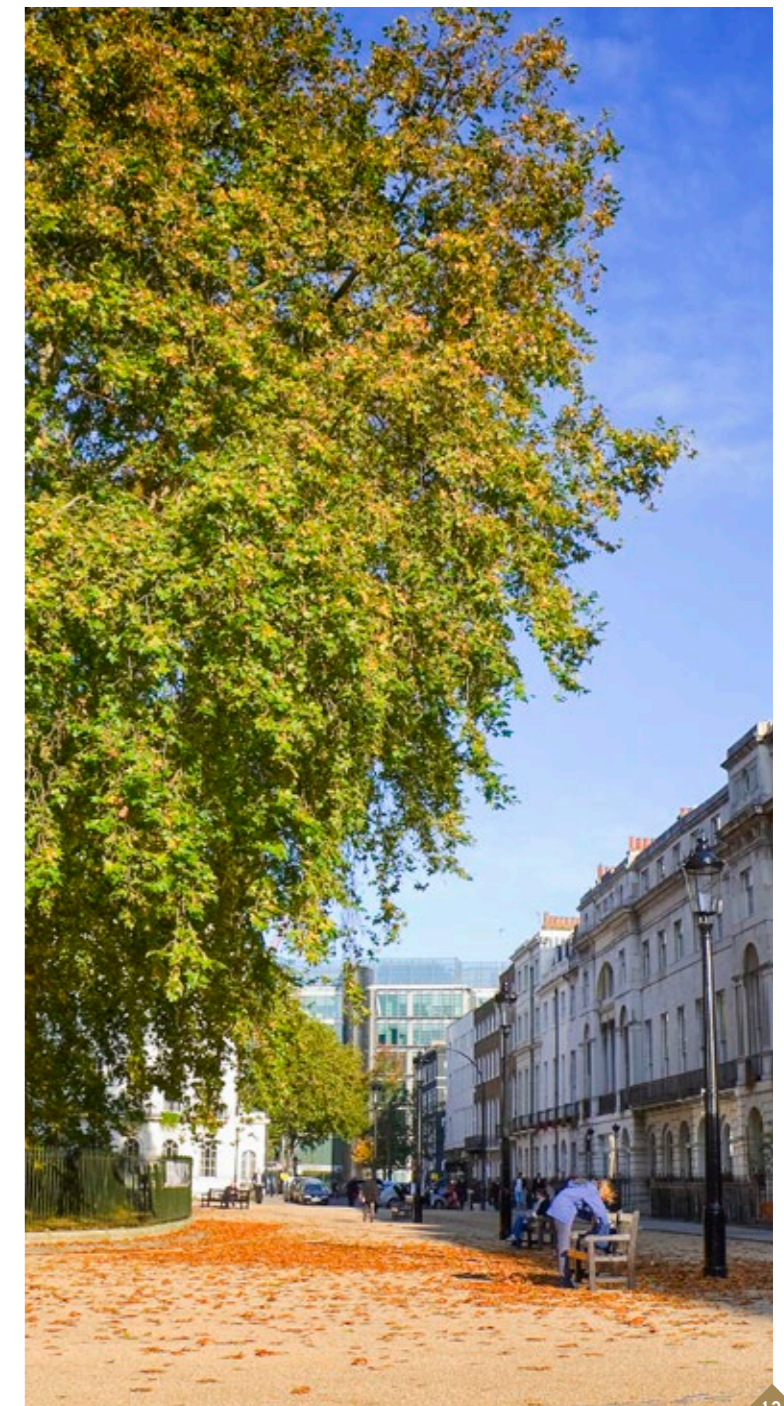






The streets of Fitzrovia, affectionately referred to as the West End's hidden gem, are lined with stylish boutiques, bars and coffee shops.

The ever-evolving and dynamic community has led to the creation of some of the most diverse amenities that London has to offer, referencing the bohemian culture within which it is situated.





The Fitzroy Tavern, the famous meeting place for many of London's artists, intellectuals and bohemians between the 1920s-50s, including Dylan Thomas and George Orwell.



The world-renowned, 5-star Charlotte Street Hotel, with a Bloomsbury Group inspired interior.

LOCAL
AREA

◆ BARS, CAFÉS & RESTAURANTS

- 1 The Bloomsbury Club
- 2 Hakkasan
- 3 Store Street Espresso
- 4 Planet Organic
- 5 The Life Goddess
- 6 DF/Mexico
- 7 Berners Tavern
- 8 Obica
- 9 Sanderson London
- 10 Oscar Bar & Restaurant
- 11 Crazy Bear
- 12 The Long Bar
- 13 Roka
- 14 Samarkand
- 15 Lantana
- 16 London Cocktail Club
- 17 Mr Fogg's House of Botanicals
- 18 Salt Yard
- 19 Barrica Tapas
- 20 Plenty
- 21 The Larder
- 22 Percy & Founders
- 23 Detox Kitchen
- 24 Riding House Cafe
- 25 Mac and Wild
- 26 The Attendant
- 27 Foley's
- 28 Kin
- 29 Bonnie Gull
- 30 Gaucho
- 31 Bubbledogs
- 32 Archipelago
- 33 The Lucky Pig Cocktail Bar
- 34 The Carpenters Arms
- 35 Steak and Lobster
- 36 Honey & Co
- 37 Noizé

◆ CULTURE & ENTERTAINMENT

- 1 London Palladium
- 2 Soho Theatre
- 3 100 Club
- 4 Dominion Theatre
- 5 Gallery Different
- 6 Charlotte Street Hotel
- 7 Odeon Cinema
- 8 Rebecca Hossack Gallery
- 9 The British Museum
- 10 Woolff Gallery Ltd
- 11 The Fitzrovia Gallery
- 12 New Diorama Theatre
- 13 Bloomsbury Theatre

◆ SHOPPING

- 1 Apple
- 2 T2
- 3 ZARA
- 4 Oasis
- 5 Liberty
- 6 M&S
- 7 Agent Provocateur
- 8 Foyles
- 9 Rathbone Square
- 10 Labassa Woolfe
- 11 MAC
- 12 Aveda
- 13 Rivet & Hide Ltd
- 14 Revival Retro
- 15 Paperchase
- 16 Orchidya
- 17 Pollock's Toy Museum
- 18 Heals
- 19 Habitat
- 20 Space NK
- 21 Honey & Spice

◆ FITNESS & BEAUTY

- 1 Easygym
- 2 AGUA Spa & Gym
- 3 Boutique Spa
- 4 PerformancePro
- 5 Psycle
- 6 Charles Worthington Salon
- 7 Ted's Grooming Room
- 8 Walk-in Backrub
- 9 Epoch Fitness
- 10 Good Vibes Fitness
- 11 Puregym London
- 12 Pfeffer Sal
- 13 Egoist Body Studios
- 14 F45
- 15 Fitness First
- 16 Energybase

◆ HOTELS

- 1 The London Edition
- 2 Sanderson
- 3 Charlotte Street Hotel
- 4 The Bloomsbury
- 5 The Mandrake
- 6 The Langham



THE UNDERGROUND

 **GOODGE STREET**  4 MINS

NORTHERN LINE

EUSTON 6 MINS
WATERLOO 10 MINS

 **GREAT PORTLAND STREET**  9 MINS

METROPOLITAN LINE

KING'S CROSS 6 MINS
FARRINGDON 9 MINS

HAMMERSMITH & CITY LINE

LIVERPOOL STREET 14 MINS

CIRCLE LINE

PADDINGTON 8 MINS


 **TOTTENHAM COURT ROAD**  11 MINS

NORTHERN LINE

EUSTON 4 MINS
WATERLOO 9 MINS

CENTRAL LINE

BOND STREET 2 MINS
BANK 8 MINS

 **OXFORD CIRCUS**  10 MINS

VICTORIA LINE

VICTORIA 6 MINS
KING'S CROSS 10 MINS

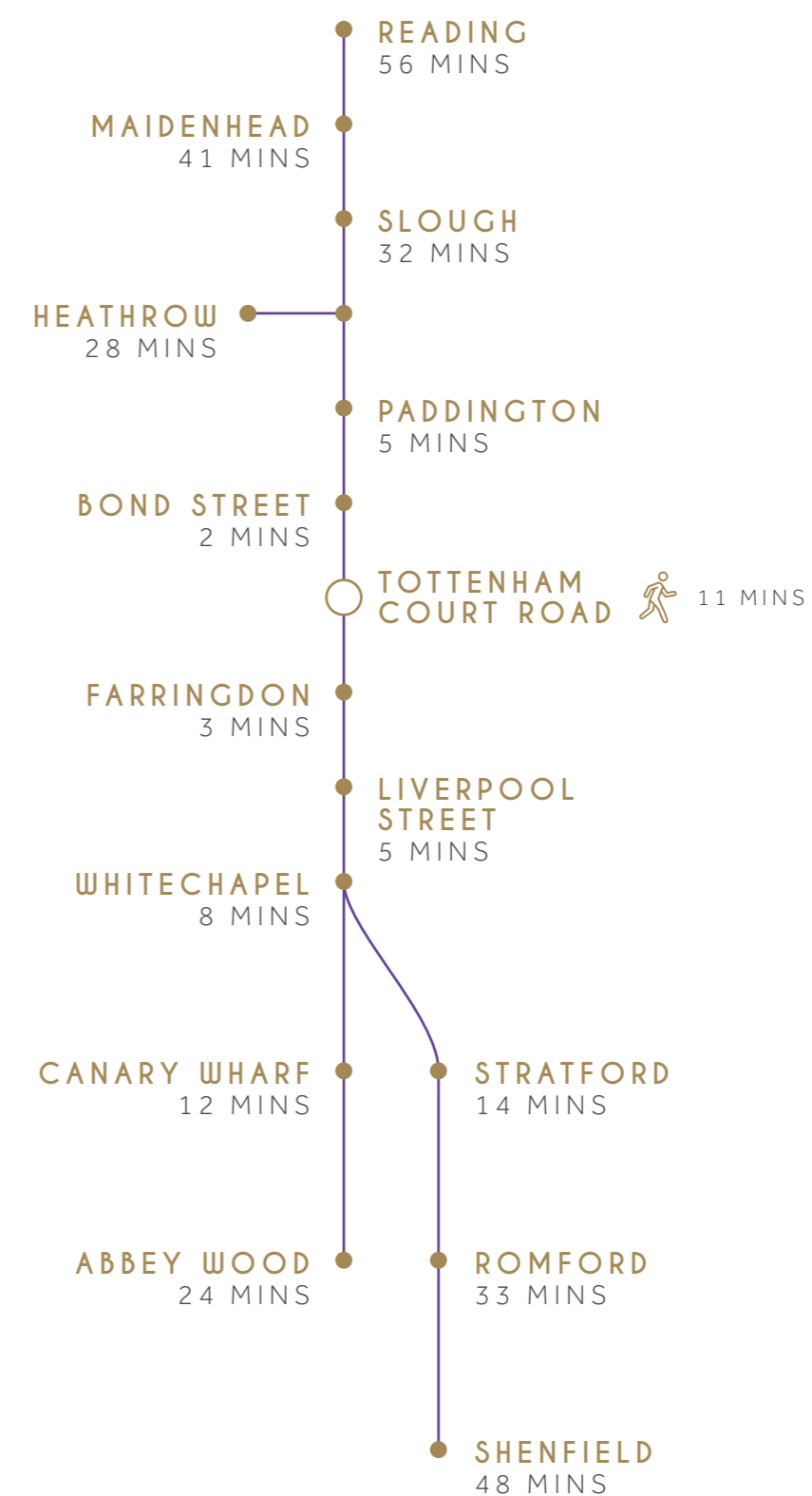
CENTRAL LINE

NOTTING HILL 10 MINS
LIVERPOOL STREET 12 MINS

BAKERLOO LINE

CHARING CROSS 7 MINS
PADDINGTON 11 MINS

ELIZABETH LINE



Upon completion, the Elizabeth line will provide a new high speed train service providing thousands of commuters quick access into and across London.

YOUR
NEIGHBOURS



Arcadia

ARUP



BAKKAVÖR



ESTÉE
LAUDER
COMPANIES



freuds
EST. 1985

Google

ONEG

LIONSGATE

NETFLIX

The allure of being within such a renowned community has attracted many trendsetting corporations to the district; the likes of Estée Lauder and Google have made Fitzrovia their home, recently joined by social media giants Facebook, amongst other exciting and dynamic businesses.

KNOWLEDGE
QUARTER

The
Alan Turing
Institute



The British
Museum

cATAPULT



DeepMind



THE
FOUNDLING
MUSEUM

GLOBAL
GENERATION

LONDON
METROPOLITAN
ARCHIVES

McCaldin
ARTS



The Knowledge Quarter is a partnership of 73 knowledge based institutions in the mile-wide neighbourhood around Fitzrovia, King's Cross, Bloomsbury and Euston; home to the world's greatest knowledge cluster.



ENJOY THE VIEW

The 6th floor terrace provides a beautiful vista and consists of hardwood timber decking, dark grey crittall style curtain walling with silver canopy, large sliding doors leading onto terrace and rendered parapet with dark grey metal handrail.

SCHEDULE OF AREAS

OFFICES	SQ FT	SQ M	TERRACES	SQ FT	SQ M
6	3,095	288	6	980	91
5	4,704	437	5	376	35
4	5,137	477	4	322	30
3	5,782	537			
2	5,748	534			
1	5,514	512			
G	4,571	425			
LG	3,939	366			
RECEPTION	892	83			
TOTAL	39,382	3,659			

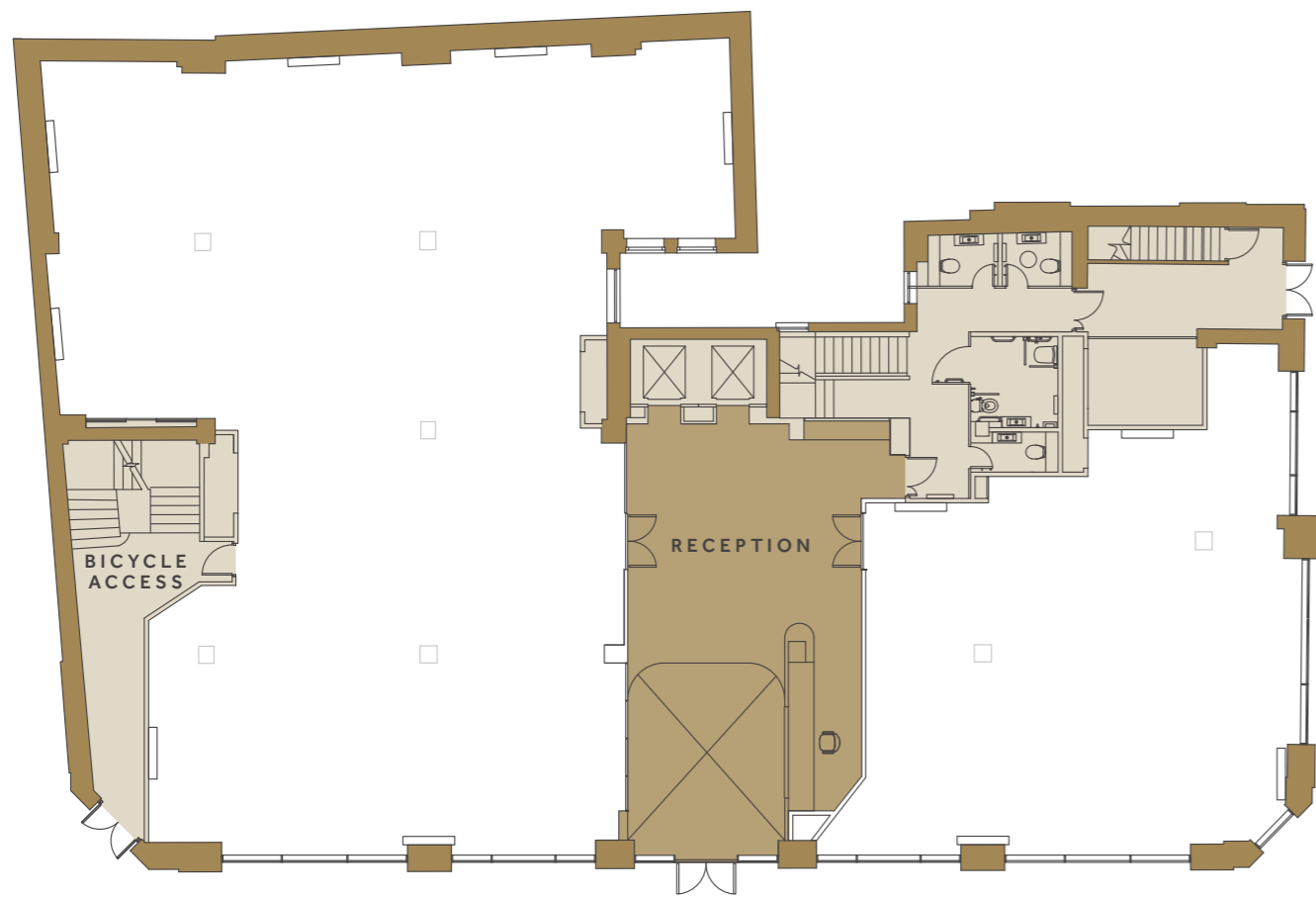
SUMMARY SPECIFICATION

 MODERN, CONTEMPORARY OFFICE SPACE	 CYCLE REPAIR STATION AND DRYING STORE
 ENERGY EFFICIENT HEATING & COOLING	 LOCKERS FOR 12 X FOLD UP BIKES
 2 X 10 PERSON LIFTS	 1 X DISABLED WC / SHOWER CHANGING ROOM ON GROUND FLOOR
 FEATURE OFFICE SPACE ON 6TH FLOOR	 INDIVIDUAL RESTROOMS FOR EACH FLOOR
 STUNNING TERRACES ON THE 4TH, 5TH AND 6TH FLOORS	 6 X SHOWERS (3 MALE, 3 FEMALE) WITH CHANGING FACILITIES ON LOWER GROUND FLOOR
 EASILY ACCESSIBLE CYCLE STORAGE FOR 50 BIKES AND 50 LOCKERS	 EXPOSED GALVANISED DUCTWORK AND LED LIGHT FITTINGS



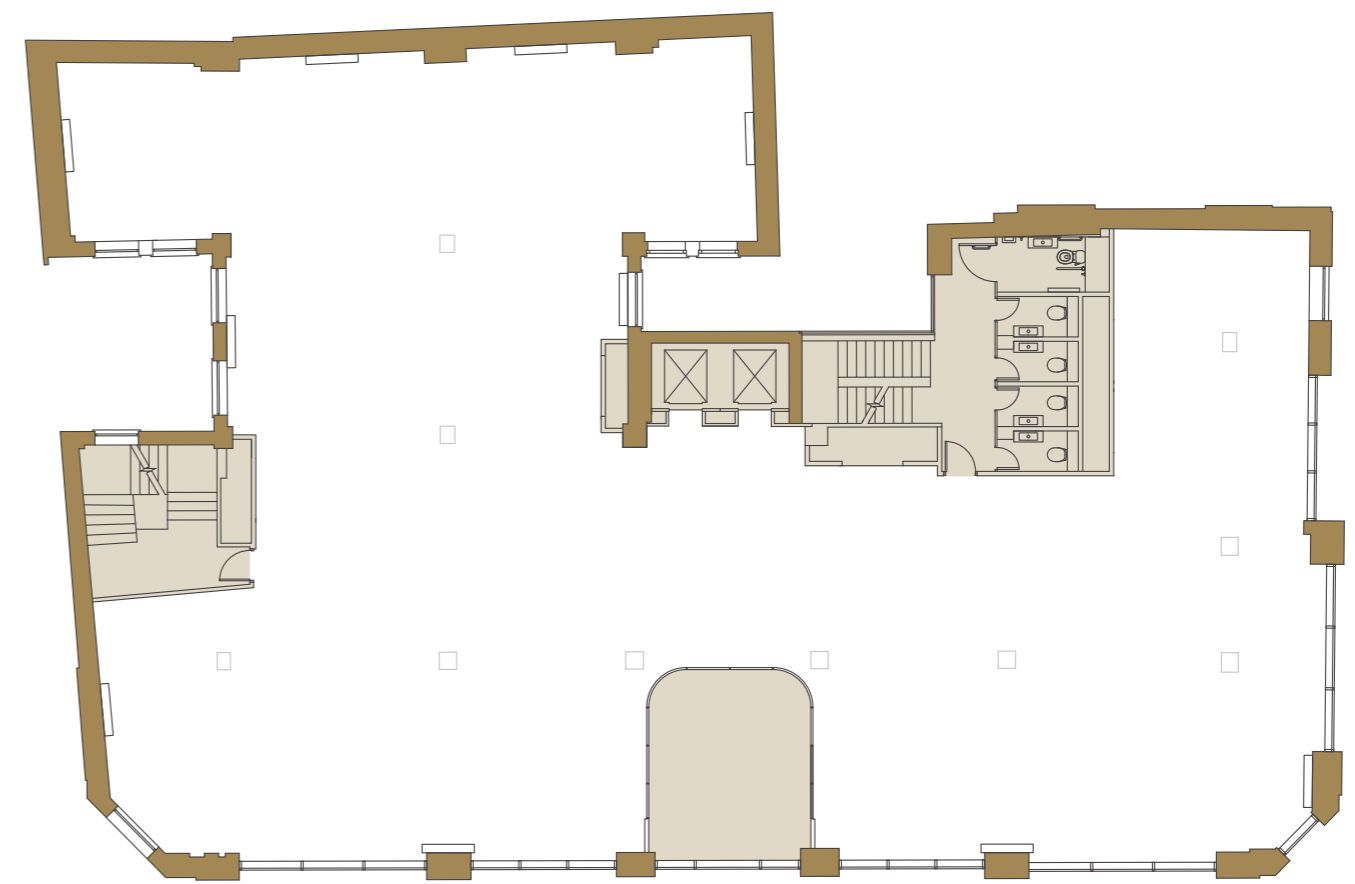
GROUND

4,571 SQ FT (425 SQ M)



FIRST

5,514 SQ FT (512 SQ M)

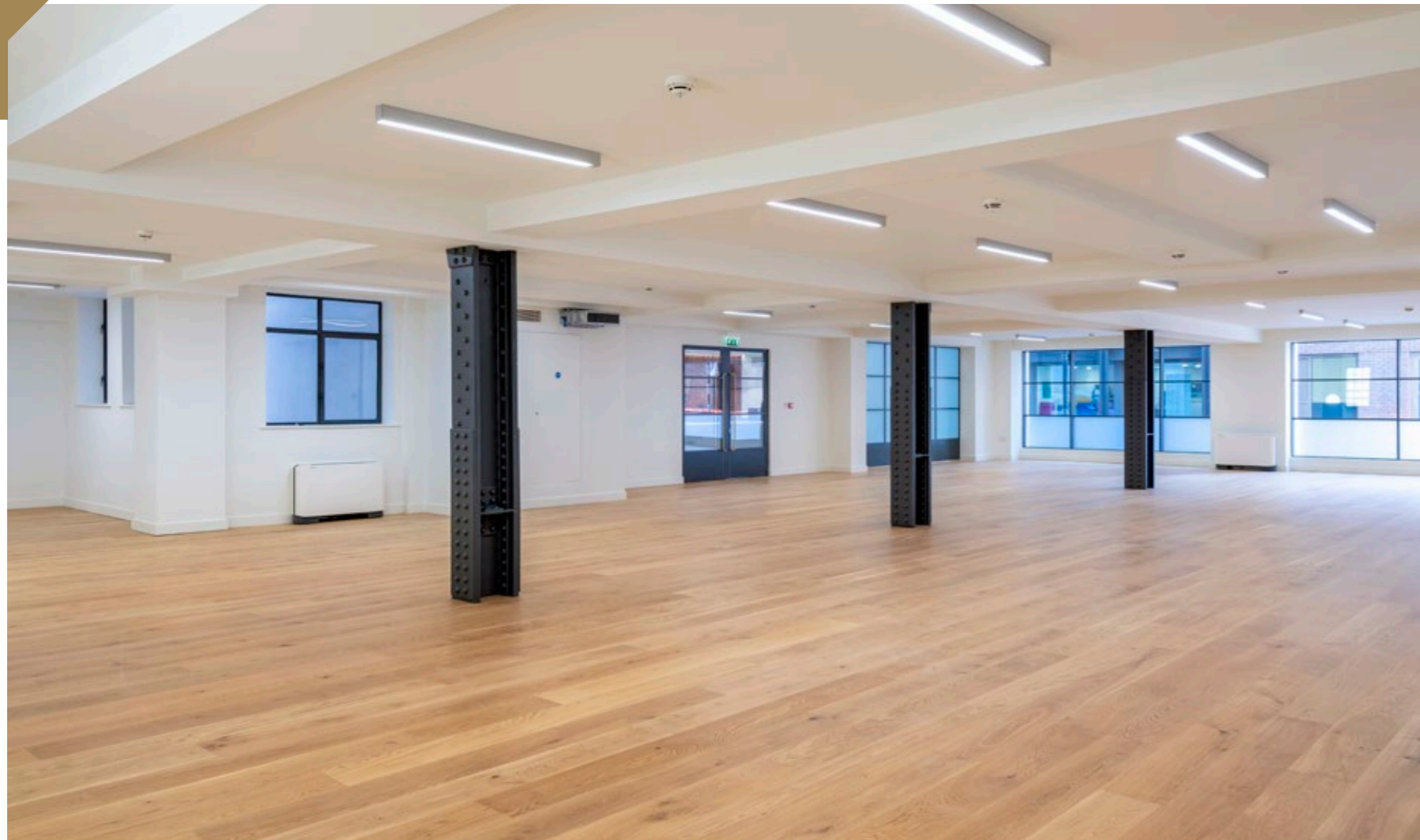


FLOOR PLANS

FLOOR PLANS



GROUND FLOOR

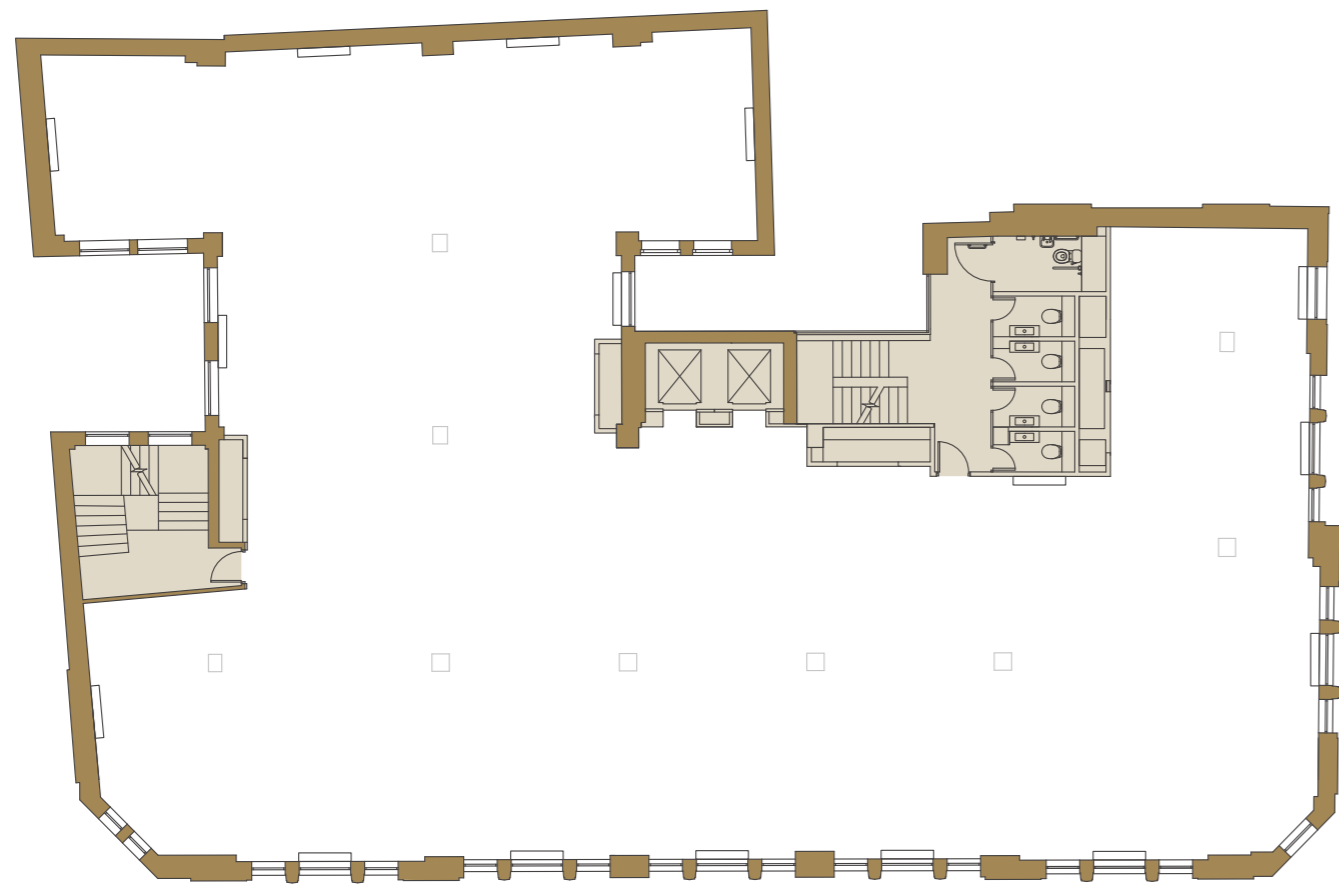


FIRST FLOOR



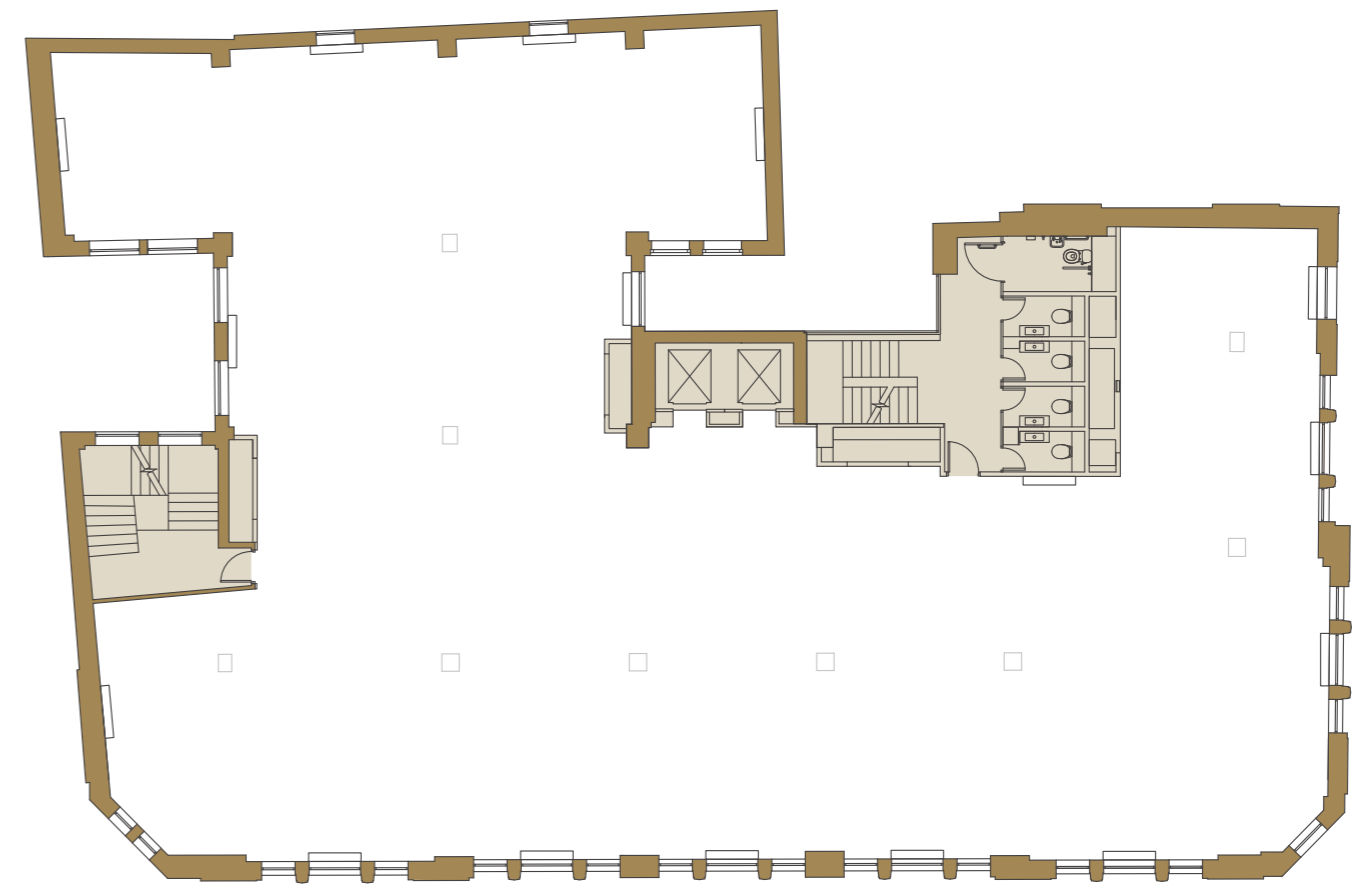
SECOND

5,748 SQ FT (534 SQ M)



THIRD

5,782 SQ FT (537 SQ M)

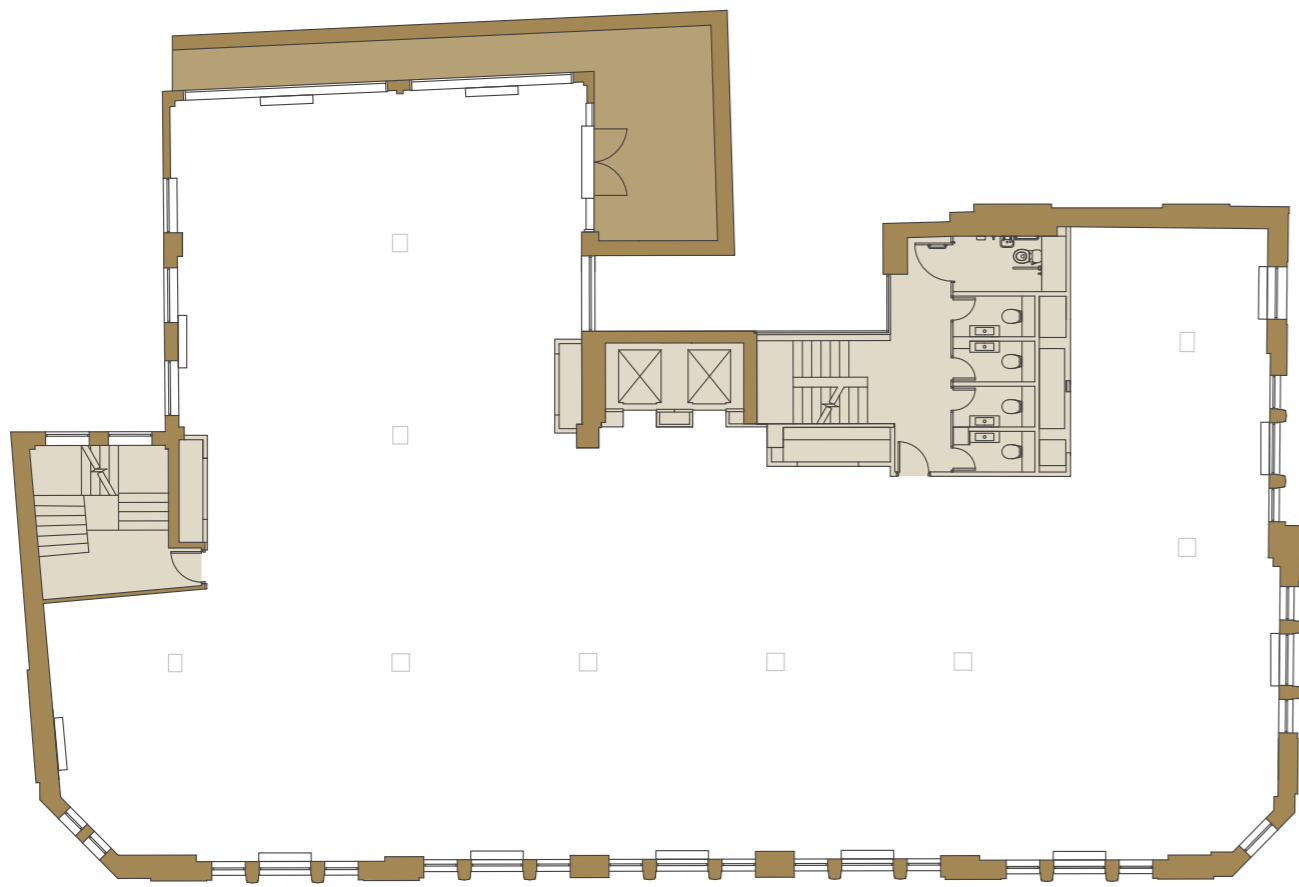






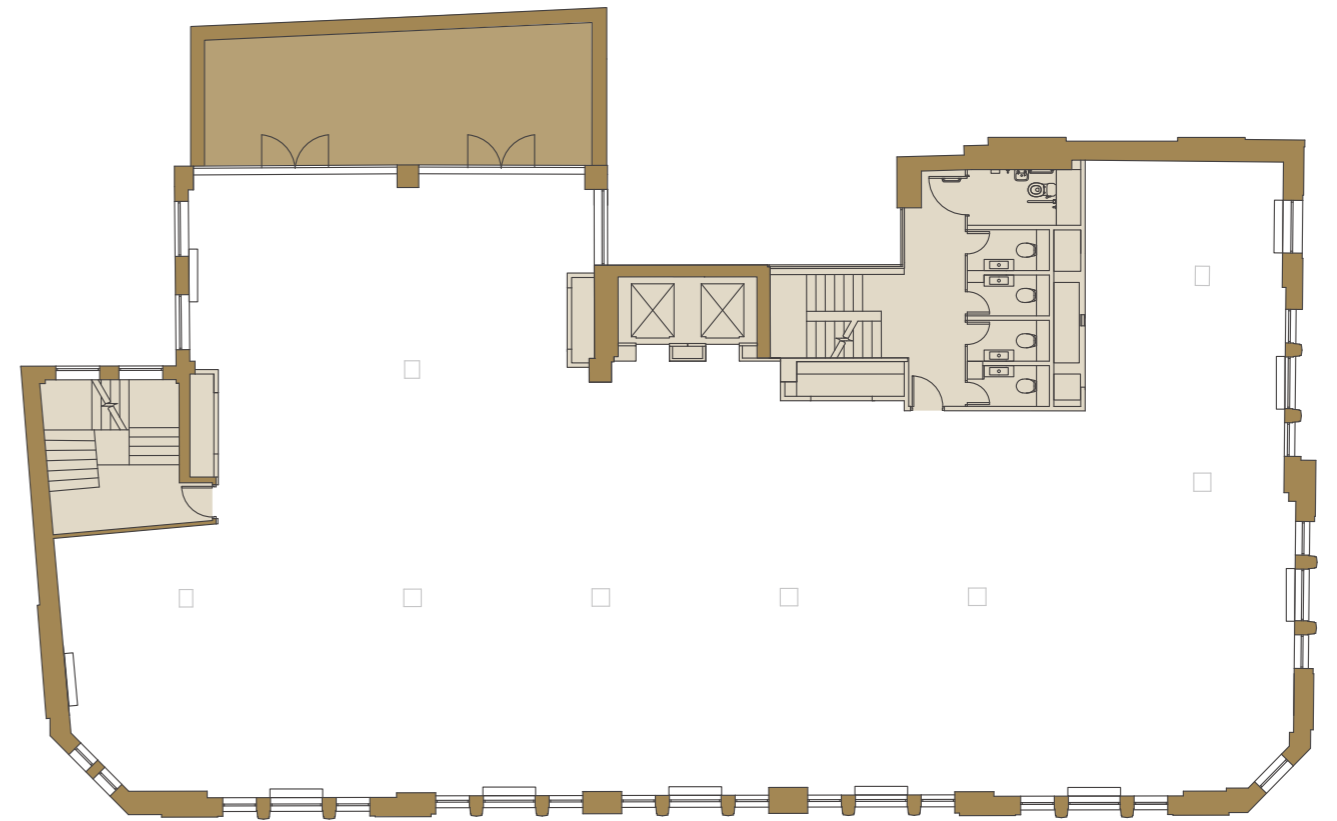
FOURTH

5,137 SQ FT (477 SQ M)
TERRACE 322 SQ FT (30 SQ M)



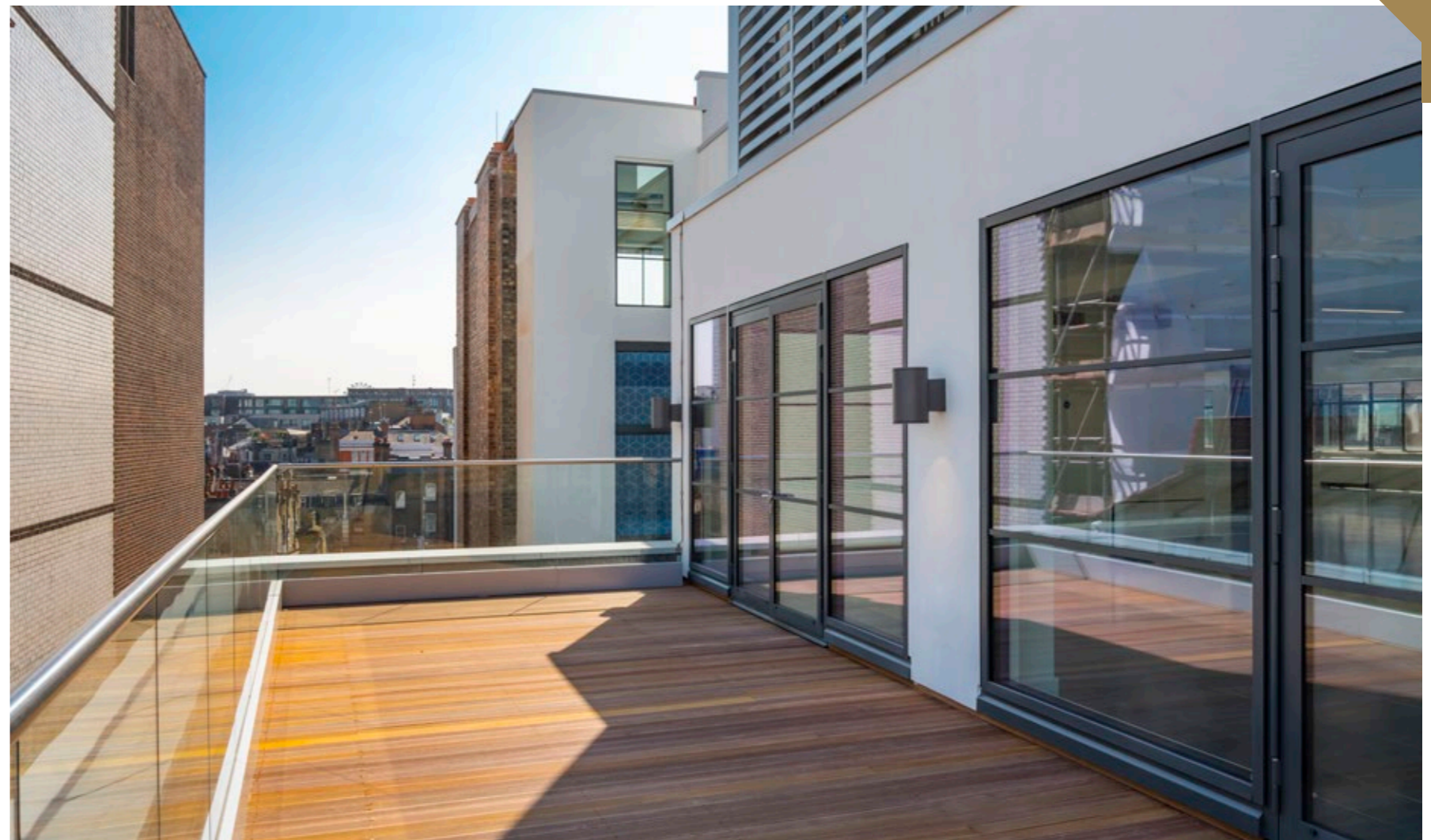
FIFTH

4,704 SQ FT (437 SQ M)
TERRACE 376 SQ FT (35 SQ M)



FLOOR PLANS

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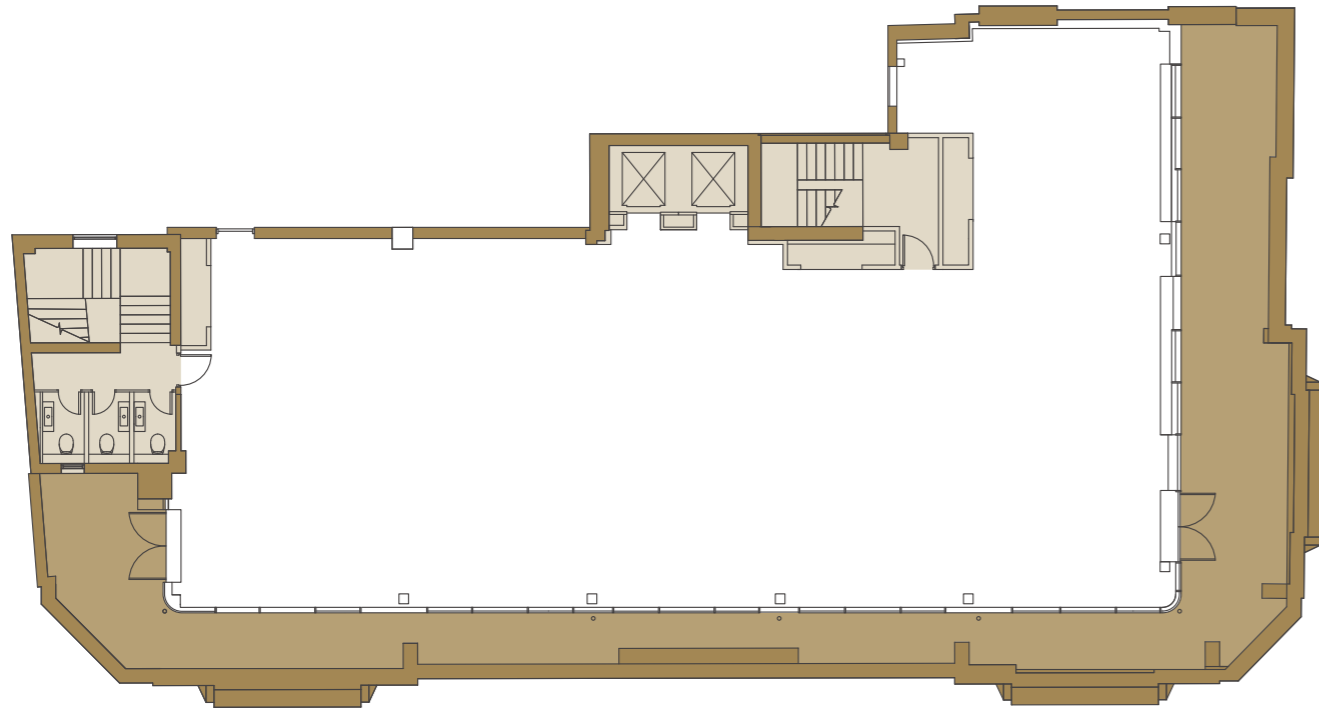




SIXTH

3,095 SQ FT (288 SQ M)

TERRACE 980 SQ FT (91 SQ M)



LOWER GROUND

3,939 SQ FT (366 SQ M)



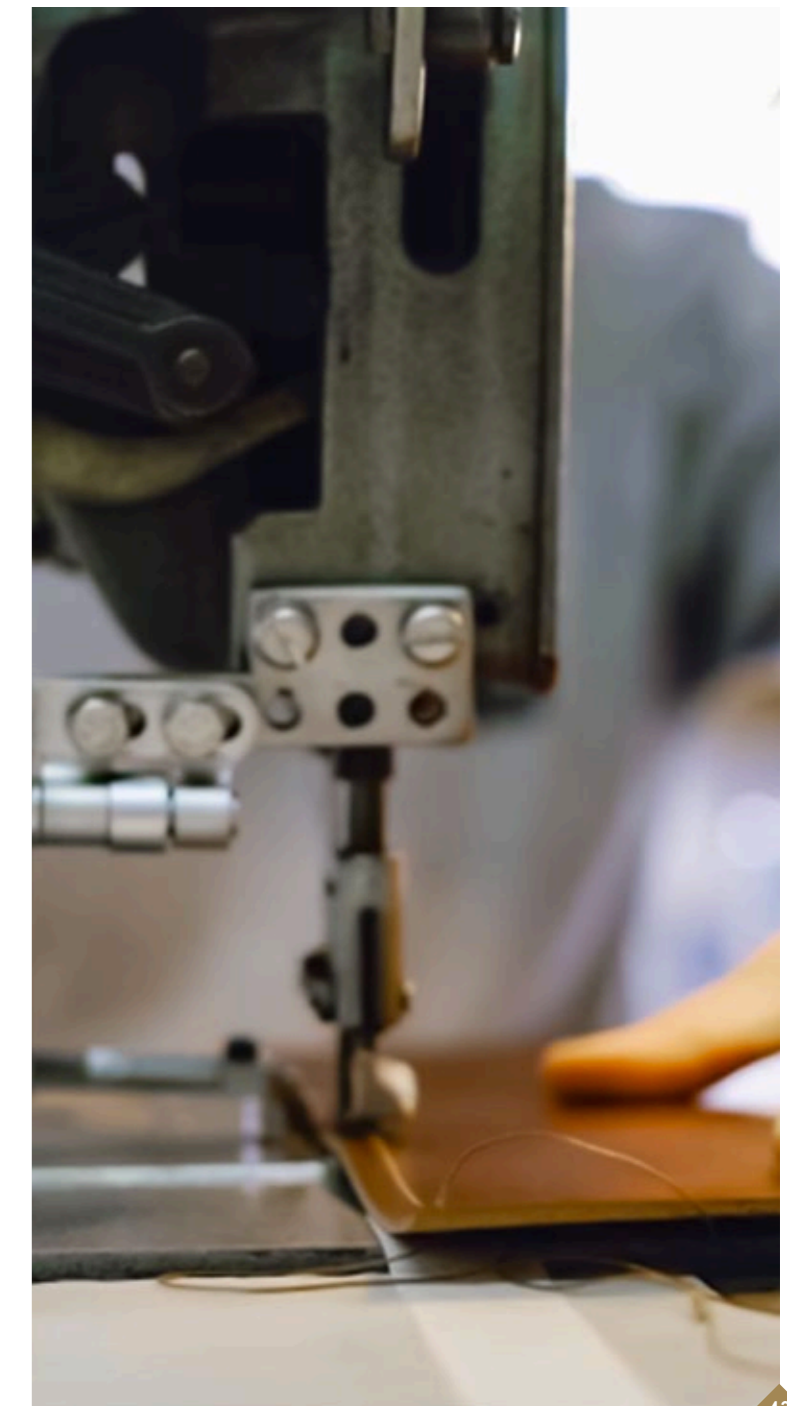
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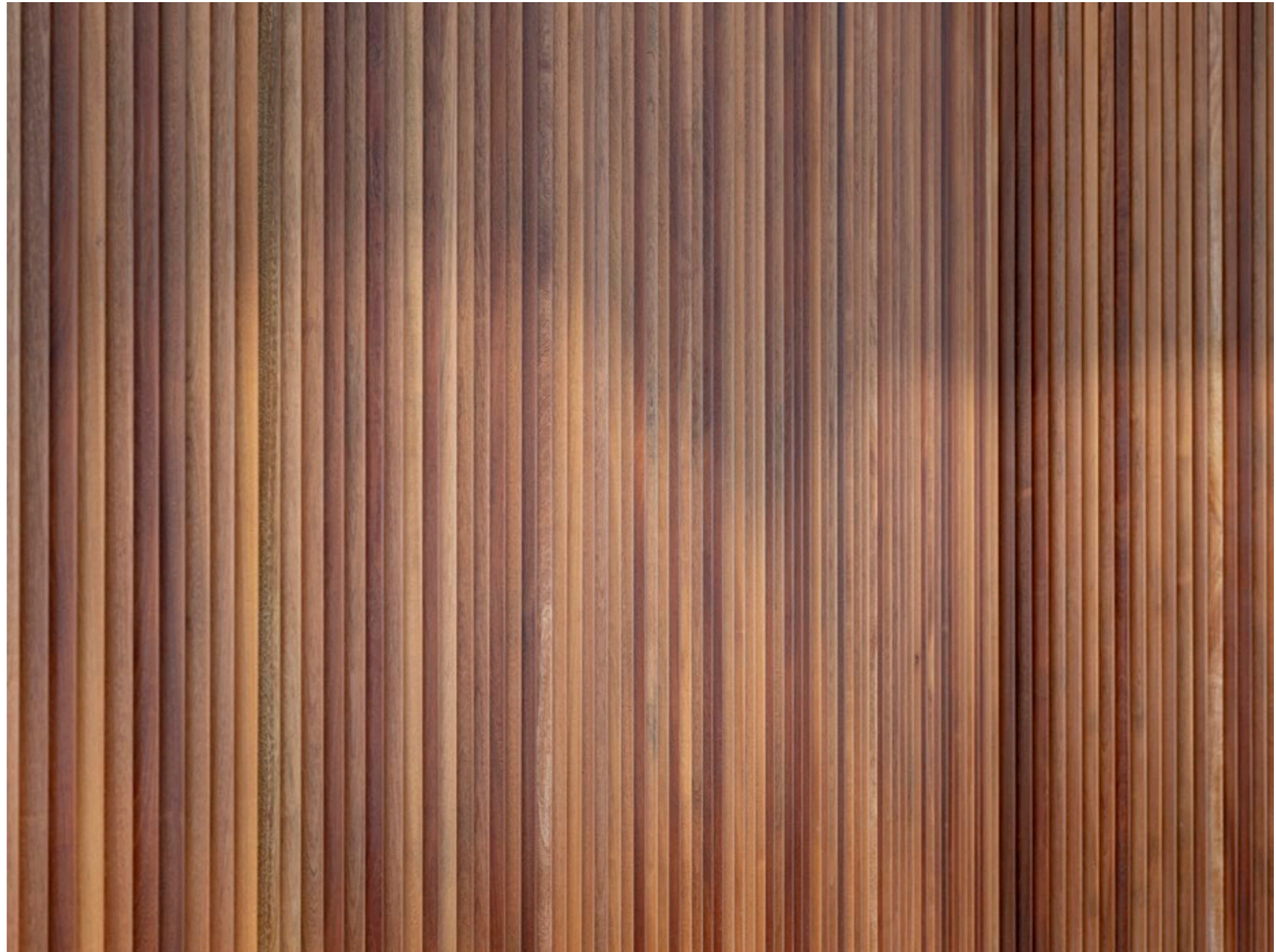
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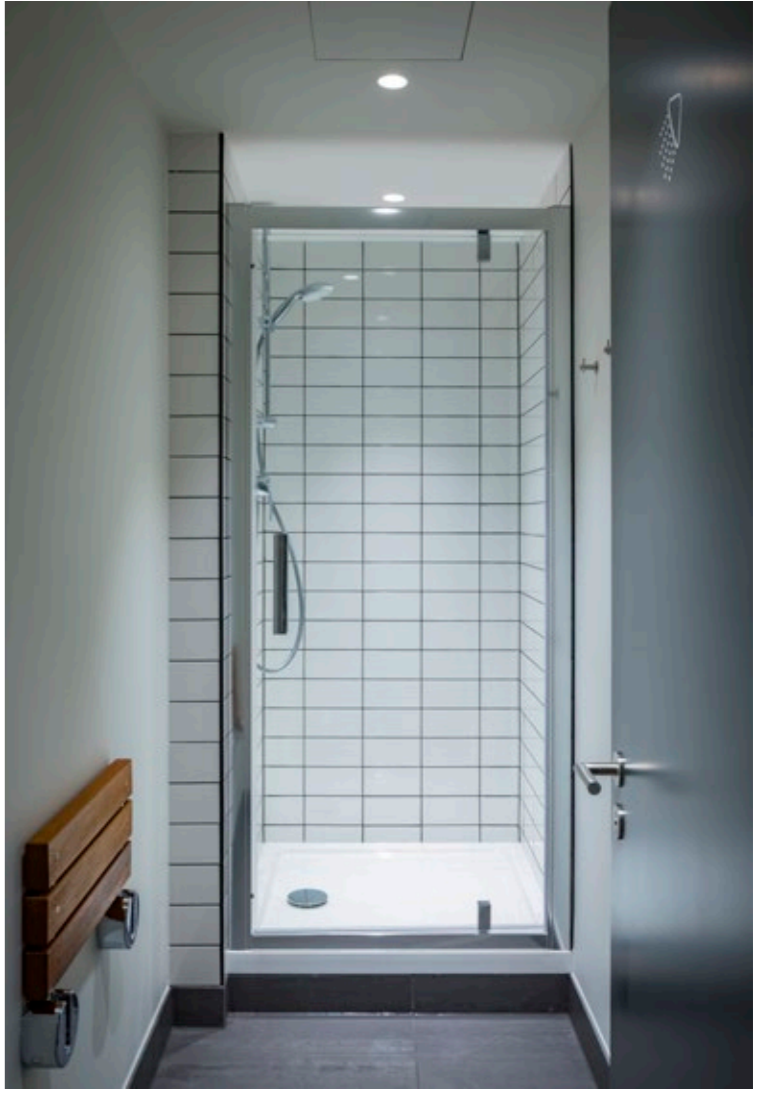




Bill Amberg has been an industry leader in bespoke leather products, interiors and furniture for over 30 years. We have been working closely with Bill and his team to design beautiful bespoke leather reception furniture in keeping with the surrounding style of the entrance experience.







OCCUPANCY DESIGN CRITERIA

The building is designed to 1 person per 10 sq m

ESCAPE STRATEGY

In simultaneous evacuation the building achieves an occupancy ratio of 1 person per 6.1 sq m

STRUCTURAL LOADING

The building can support 1 person per 6 sq m

AIR CONDITIONING

Air conditioning to be provided by a variable refrigerant volume system with internal floor mounted fan coil units to the Lower Ground-5th Floors and ceiling mounted units to the 6th Floor to provide heating and cooling from a high efficiency external condenser. Each floor will be provided with a separate system.

Fresh air will be provided from a heat recovery ventilation unit on each floor

Fresh air mechanical ventilation rates in accordance with BCO guidelines designed on an occupancy density of 10 sq m per person

POWER PROVISION

Office floor small power provision of 25 W/m²

RAISED FLOORS

Minimum clear void of 75mm

LIFTS

2 x 10 person lifts, <25 second wait time

SHOWERS

6 x showers (3 male, 3 female) with changing facilities and one disabled WC / shower changing room on Ground Floor level

CYCLES

Storage for 50 bicycles, plus lockers for 12 fold up bicycles, cycle repair station and drying store

WC s

Sanitary accommodation based on 1 person per 10 sq m with a 80% utilisation factor and 25% over-provision for superloos, including 1 disabled WC on Lower Ground – 5th Floor

LIGHTING INSTALLATION

The lighting installation in general office areas is designed to provide 400 lux average

ENERGY REDUCTION MEASURES

LED lighting throughout

New thermally insulated façades at Ground, 1st and 6th Floor

Daylight and presence detection lighting

Control heat recovery to AHUs

Sub-metering for energy monitoring services

A DEVELOPMENT BY

BC|CAP
Blue Coast Capital

30CLEVELANDSTREET.COM

 @30clevelandstreet

FOR FURTHER INFORMATION AND TO
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