

New Instruction

**Tudor House
35 Gresse Street
London W1**



**Media Style Offices To Let
4th floor - 735 sq ft (68.86 sq m)**

Location:

35 Gresse Street is an office building with original features, situated on the corner of Gresse Street and Rathbone Place, in the centre of the Charlotte Street media village. Tottenham Court Road, Oxford Circus and Goodge Street, underground stations are within easy walking distance. The Fitzrovia area is the focus of a variety of different occupiers, including professional, financial, TMT and of course the creative sector.

020 7522 8500

Accommodation:

The accommodation has the following approximate net internal floor area: -

Floor	Description	Sq Ft	Sq M
4 th Floor (Front)	B1 (a) Offices	735	68.86

Description:

The 4th floor (Front) offices provide bright, open-plan accommodation benefitting from the following amenities.

- Timber flooring
- Newly re-painted ceilings and walls
- Excellent natural light
- Suspended lighting
- Passenger Lift
- Boardroom
- Central heating
- WCs

Lease: The 4th floor (Front) is available from the Freeholder by way of a new effective FRI lease for a term by arrangement until June 2019.

Rent: £62.50 per sq ft per annum (exclusive of Business Rates, Service Charge and VAT)

Business Rates: £19.34 per sq ft (estimated rates payable 2016/2017).

Service Charge: Estimated at £10.29 per sq ft per annum.

EPC Rating: D (98)

Viewing: Strictly via appointment with the sole letting agents **MELLERSH & HARDING**

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