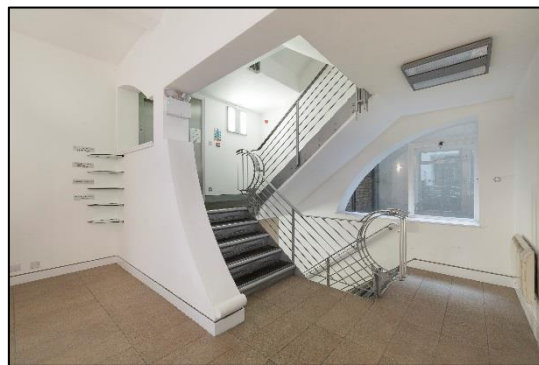


New Instruction

Tudor House 35 Gresse Street London W1



Media Style Offices To Let 4th floor (part)- 457 sq ft (42.46 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 (Part)	B1 (a) Offices	457	42.46

Description:

The 4th floor (Part) offices provide bright, media style accommodation benefitting from the following amenities.

- Timber flooring
- Good natural light
- Suspended lighting
- Central heating
- Passenger lift
- Communal roof terrace

Lease: The 4th floor (Part) 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: £15.72 per sq ft (estimated rates payable 2016/2017).

Service Charge: Estimated at £10.29 per sq ft per annum for the year 24/06/2016 to 23/06/2017.

EPC Rating: D-98

Possession: Available from 3rd April 2017.

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

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