

OFFICES TO LET | 1,238 - 4,992 sq ft Self Contained Building or floor by floor



Location

Situated on the corner of Gresse Street and Rathbone Place, Tudor House is a stunning self contained period building in the heart of Noho's media village and just south of Charlotte Street. Transport links are excellent with Tottenham Court Road (Central, Northern and Crossrail) and Goodge Street (Northern) tube stations within very close proximity.

Description

This excellent corner office building is being refurbished and will provide bright open plan office floors with excellent height and light all around. There is a large shared roof terrace on the 5th floor that has stunning views over London. The building is available either as a whole or on a floor by floor basis.

Green credentials are being targeted with a BREEAM of "Very Good" and 10% on-site energy generation.

Floor Areas

Floor	sq ft	sq m
4th floor	1,238	115
3rd floor	1,249	116
2nd floor	1,253	116
1st floor	1,252	116
Ground floor	TBC	
TOTAL (approx.)	4,992	463

*Measurement in terms of NIA

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: Mellersh & Harding 020 7522 8500

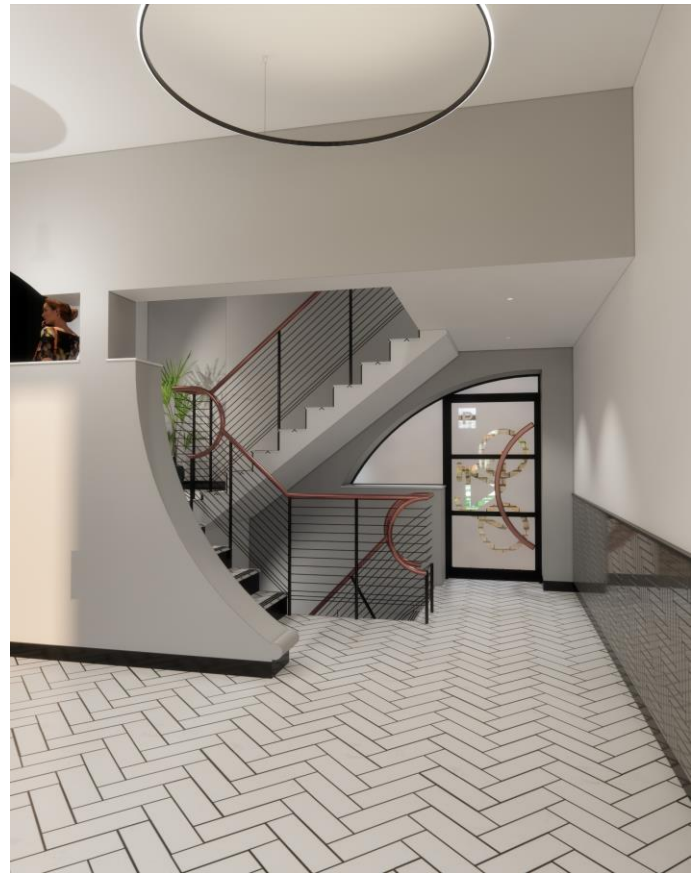
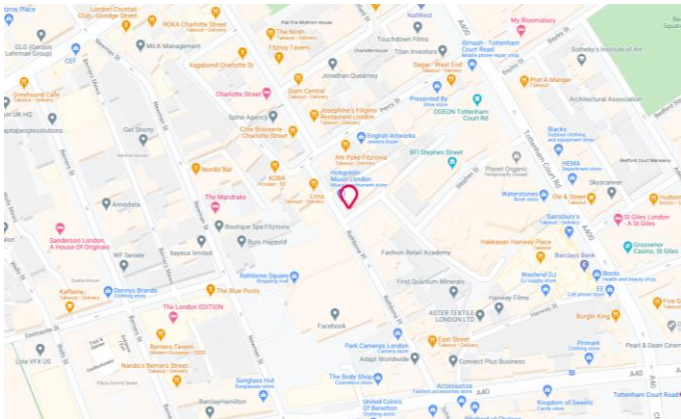
Rebecca Saxon, Associate Partner

📞 020 7025 1397

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 October 2019

OFFICES TO LET | 1,238 - 4,992 sq ft Self Contained Building or floor by floor



*CGIs of proposed fitted office and reception

Terms

Tenure:	Leasehold
Lease:	A new FR&I lease(s) direct from the Landlord
Rent:	£79.50 paf pax
Rates:	Estimated between £23.65 – £25.79 psf pa (2019/20)
Service Charge:	TBC
EPC Rating:	TBC

Amenities

- Comprehensive refurbished, ready October 2020
- New wood flooring
- Large roof terrace
- New LED lighting
- Corner position with excellent natural light
- New exposed VRF air conditioning system
- Galvanised perimeter trunking
- Passenger lift
- Designed on one person per 6m2 on net lettable area
- New WCs and shower facilities
- Cycle storage

Rhys Evans, Partner

📞 020 7025 1393
 @ revans@monmouthdean.com

Joint Agents: Mellersh & Harding 020 7522 8500

Rebecca Saxon, Associate Partner

📞 020 7025 1397
 @ rsaxon@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract October 2020