Tudor House,

35 Gresse Street, Noho, London, W1T 1QY



OFFICE TO LET | 457-4,835 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 to be refurbished to 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 self-contained building or on a floor by floor basis.

Floor Areas

Floor	sq ft	sq m	
Part 4th floor	735	68	
Part 4th floor	457	42	
3rd floor	1,212	113	
2nd floor	1,219	113	
1st floor	1,212	119	
Ground floor	ТВС		
TOTAL (approx.)	4,835	467	

*Measurement in terms of NIA but will need to be confirmed following refurbishment

Rhys Evans, Partner

Ø20 7025 1393

Joint Agents: Mellersh & Harding 020 7522 8500

Rebecca Saxon, Associate Partner 20 020 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 <u>www.voa.gov.uk</u> 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.



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Rising Sun

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BAO Fitzrovia

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Imagination

Gardiner & Theobald

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*photo showing the 3rd floor Terms

Tenure:	Leasehold	 To be refurbished New comfort cooling
Lease:	A new FR&I lease(s) direct from the Landlord	Wood flooringLarge roof terrace
Rent:	Upon Application	LED lightingSelf-contained office b
Rates:	Estimated between £23.70 – £25.25 psf pa (2020/21)	Corner position with eHigh ceilings
Service Charge:	ТВС	Perimeter trunkingPassenger lift
EPC Rating:	ТВС	Central heatingWCs

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Crabtree Fields

Rost At Trave

Pied a

Draft House, Queen Charlotte

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Pure Zizzi

looring of terrace ting tained office building or floor by floor position with excellent natural light ilings er trunking ger lift heating

Amenities

Rhys Evans, Partner Rebecca Saxon, Associate Partner O20 7025 1393 🥒 020 7025 1397 (@) revans@monmouthdean.com rsaxon@monmouthdean.com Joint Agents: Mellersh & Harding 020 7522 8500

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Subject to Contract April 2020



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