

OFFICES TO LET | 1,241 - 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 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       | 1,277 | 119  |
| 3rd floor       | 1,241 | 115  |
| 2nd floor       | 1,241 | 115  |
| 1st floor       | 1,241 | 115  |
| Ground floor    | TBC   |      |
| TOTAL (approx.) | 4,999 | 464  |


\*Measurement in terms of NIA tbc following refurbishment

Rhys Evans, Partner

 020 7025 1393

Joint Agents: Mellersh & Harding 020 7522 8500

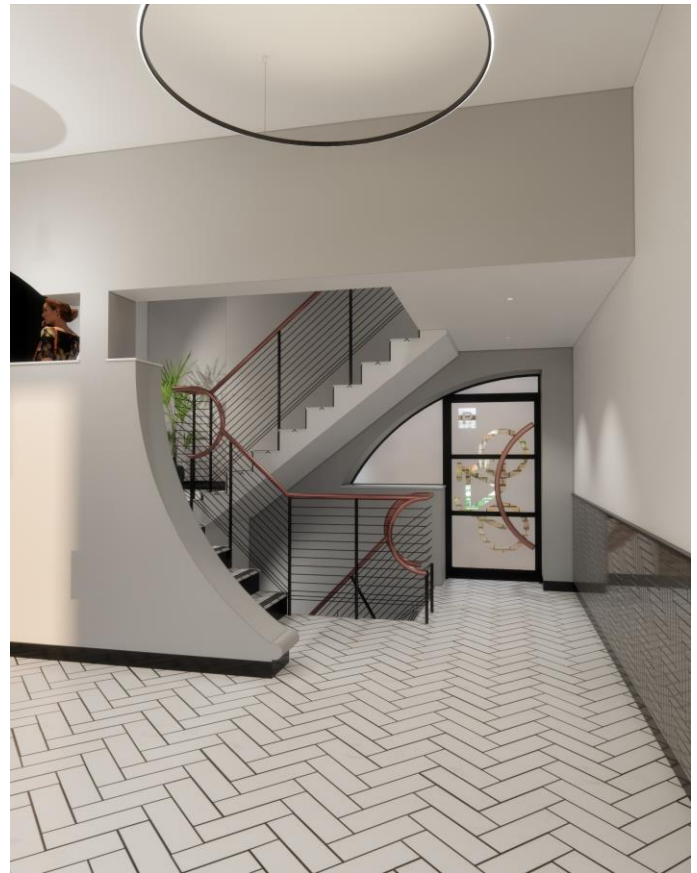
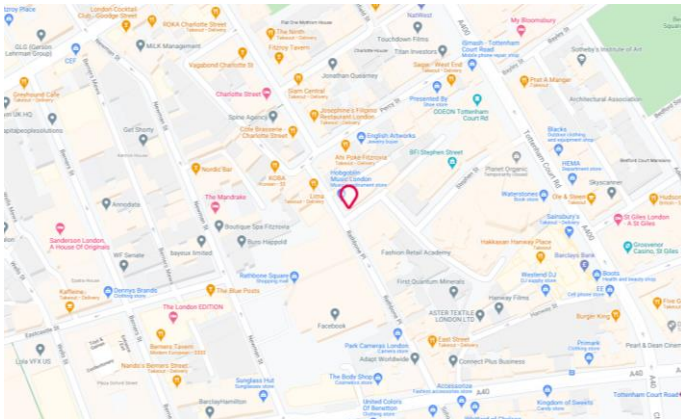
Rebecca Saxon, Associate Partner

 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](http://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 September 2019

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\*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

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