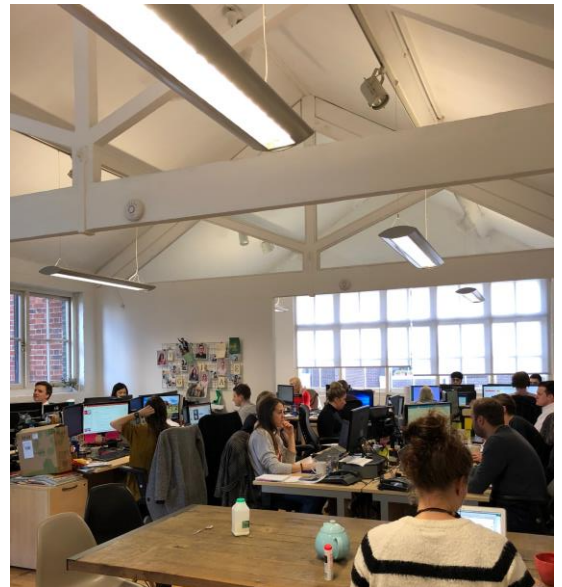


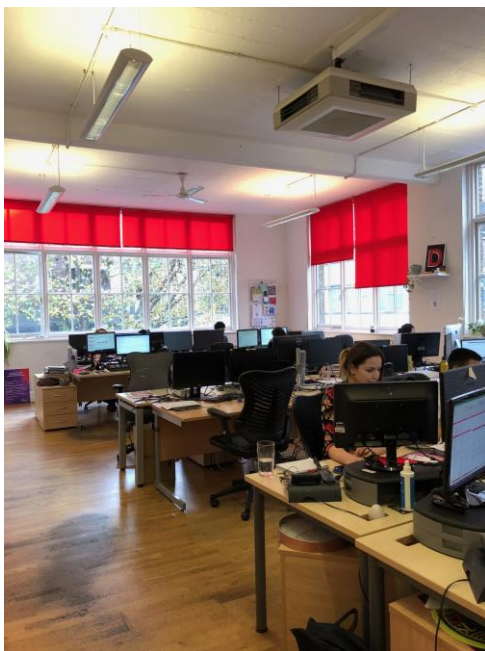
**1st & PART 3rd FLOOR OFFICES AVAILABLE TO LET IN
FITZROVIA – EXCELLENT NATURAL LIGHT
30 GRESSE STREET, LONDON, W1T 1QR
1,800 / 2,800 / 4,600 SQ. FT.**



LOCATION

The property is situated on the east side of Gresse Street within close proximity to the Charlotte Street Hotel. Local restaurants, bars and amenities set along Rathbone Place, Tottenham Court Road and Oxford Street are easily accessible and within walking distance from the property. Tottenham Court Road Underground Station is a 5 minute walk.

GOOGLE MAPS - [LINK](#)



DESCRIPTION

The 1st and 3rd Floor offices benefit from excellent natural light and high ceiling throughout, timber flooring, perimeter trunking, air conditioning (not tested) kitchen facilities and exposed timber beams (3rd Fl) The building's common parts boast an industrial style décor with superb natural light coming a full height glazed window.

LEASE

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

SERVICE CHARGE - £5/SQFT.

EPC - Available on request.

BUSINESS RATES

Local Authority: Westminster

Rateable Value:

1st Floor: £128,000

3rd Floor Right: £75,000

Interested parties are advised to make their own enquires.

POSSESSION

April 2019

FLOOR AREA & RENT

Floor	m ²	ft ²	Rent (per annum exclusive)
1 st	260.13	2,800	£182,000
3 rd (R)	167.23	1,800	£108,000
Total	427.36	4,600	£276,000

AMENITIES

- Wooden Flooring
- Perimeter Trunking
- Fibre Connectivity
- Kitchenette Facilities
- Air Conditioning (not tested)
- White Walls & Ceiling
- Amazing Natural Light Throughout The Building
- 24-Hour Access
- Open Plan
- Toilets On Each Floor
- Close To The Famous Restaurants & Bars of Charlotte Street & Rathbone Place

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Through Robert Irving Burns

Henry Bacon Tel: 020 7927 0646

Email: henry@rib.co.uk

Jonny Novick Tel: 020 7927 6575

Email: jonny@rib.co.uk

Elliot Simmons Tel: 020 7927 6339

Email : elliott@rib.co.uk