

300 Gressie

Street

RIB

ROBERT IRVING BURNS

# To Let

Stunning Creative Offices In The Heart Of Fitzrovia  
30 Gresse Street, London, W1T 1QR

Ground & Lower Ground Floor: 3,948 sq. ft.

Please note, additional 1st Floor Left available: 1,000 sq. ft.  
Available from September 2024.



Please note new LED lighting has been fitted. Previous tenancy photo.



# Location

The property is situated on the east side of Gresse Street close to the junction with Rathbone Place. The area is synonymous with high end restaurants, bars and amenities set along Rathbone Place, Charlotte Street, Tottenham Court Road and Oxford Street.

The property is easily accessible and within walking distance of Tottenham Court Road Underground Station (5 minute walk).

Please see next page for transport breakdown.

## Dining & Nightlife

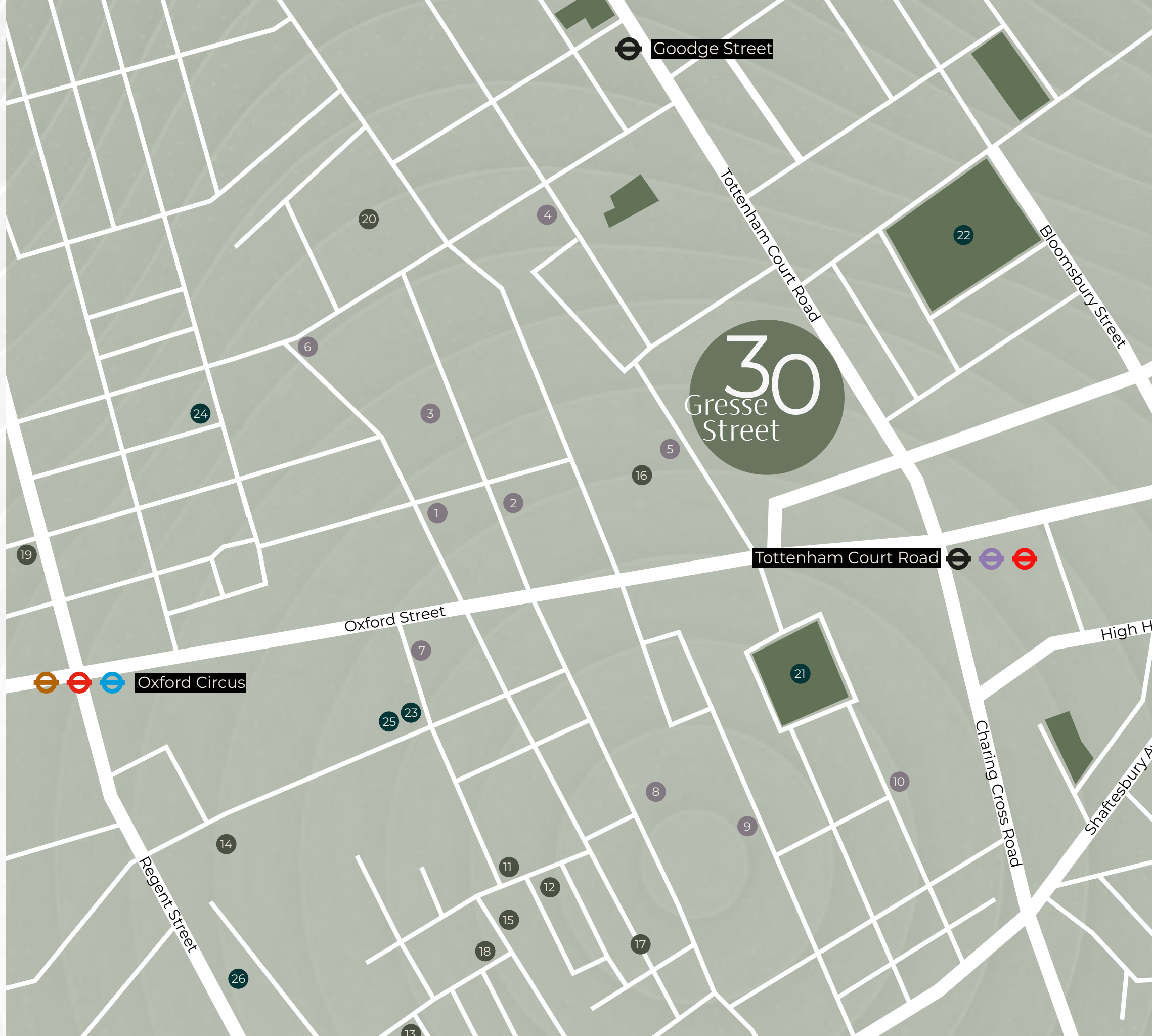
1. Arros
2. Berners Tavern
3. Sanderson
4. Six by Nico
5. Circolo Popolare
6. Mortimer House Kitchen
7. Firebird
8. Aulis
9. Soho House
10. MilkBeach

## Retail

11. Aimé Leon Dore
12. Axel Arigato
13. Ganni
14. Liberty
15. A.P.C
16. Rathbone Square Shopping
17. Berwick Street Market
18. Aesop
19. Space NK
20. Fitzroy Place

## Health & Wellness

21. Soho Square
22. Bedford Square
23. Soul Cycle
24. F45
25. Fitness First
26. Barry's Bootcamp



# Connections



Tottenham Court Road



Goodge Street



Oxford Circus



Warren Street



Piccadilly Circus



Russell Square



Waterloo

Via Tottenham Court Road



Paddington

Via Tottenham Court Road



King's Cross St Pancras

Via Oxford Circus





# Description

The office is arranged over Ground & Lower Ground Floor benefitting from excellent natural light (from 3 sides) and high ceilings. The space is fitted with timber flooring, perimeter trunking, air conditioning (not tested) and kitchen facilities. There are 3 fitted meeting rooms.

The building's common parts boast an industrial style décor with superb natural light flooding in through a full height glazed window.



Ground Floor

Please note new LED lighting has been fitted. Previous tenancy photo.





Lower Ground floor



Kitchen



Lower Ground floor



Kitchen

# Specifications

- Timber Flooring
- Perimeter Trunking
- Fibre Connectivity
- Kitchen Facilities
- Air Conditioning (not tested)
- Amazing Natural Light
- 24 Hour Access
- Open Plan/Cellular Office
- Toilets On Each Floor
- Industrial Feel

Please note these are previous tenancy photos.



# Financials

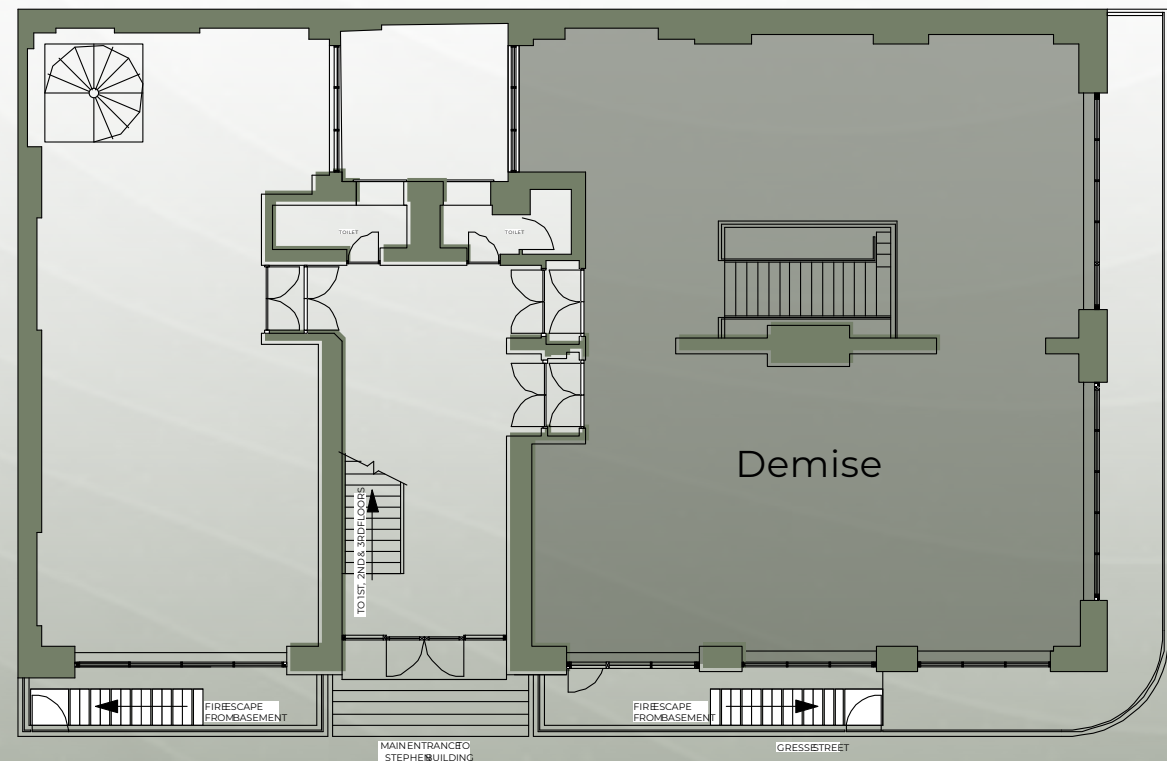
Size (sq. ft.)	3,948
Quoting Rent excl.	£275,000
Estimated Rates Payable (p.a.)	£41,984
Service Chage (p.a.)	TBC
Estimated Occupancy Cost (p.a.)	£316,984

Please note, additional 1st Floor Left available from September 2024: 1,000 sq. ft.

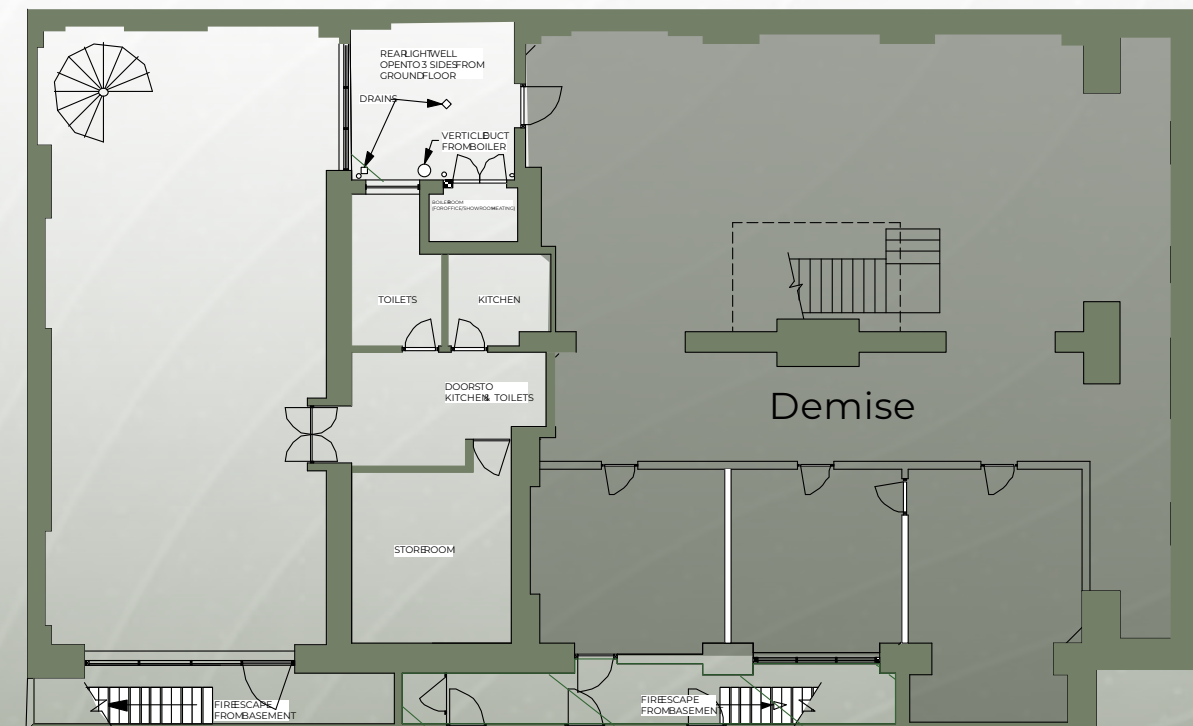
In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

# Floor Plans

Not to scale



Ground Floor : 1,579 sq. ft.



Lower Ground Floor : 2,369 sq. ft.

## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

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## POSSESSION

Available from September 2024.

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## FLOOR PLANS

Scaled floor plans available on request.

## VAT

Not elected for VAT.

### Anti-Money Laundering

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

April 2024

## Contact Us

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# RIB

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