

30 Gresse Street

RIB

ROBERT IRVING BURNS

To Let

Stunning Creative Offices In The Heart Of Fitzrovia

30 Gresse Street, London, W1T 1QR

1st Floor Left: 1,000 sq. ft.

Please note, Ground & Lower Ground Floor
also available: 3,678 sq. ft.



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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

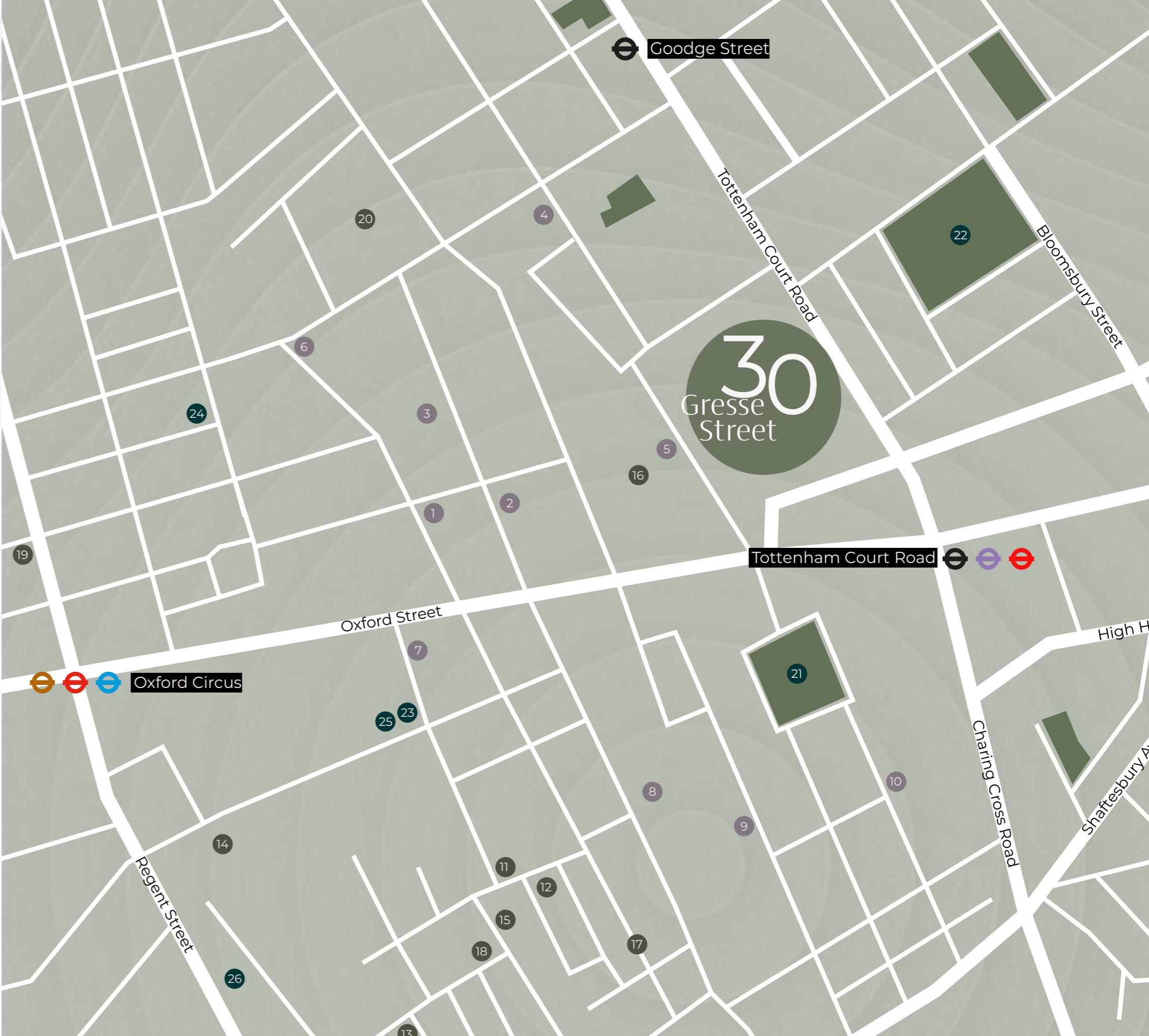
1. Arros
2. Berners Tavern
3. Sanderson
4. Six by Nico
5. Circolo Popolare
6. Mortimer House Kitchen
7. Firebird
8. Aulis
9. Soho House
10. MilkBeach

Retail

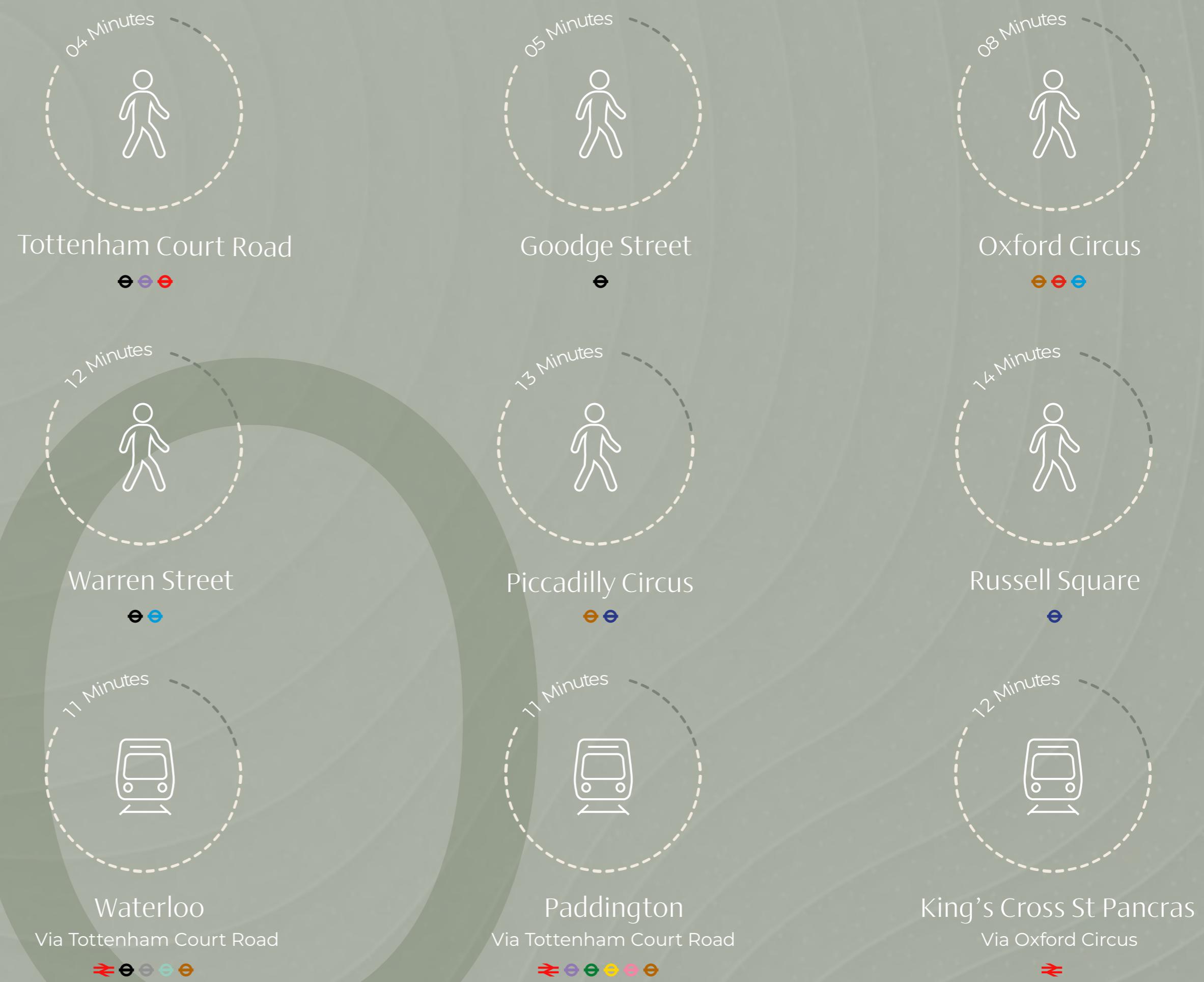
11. Aimé Leon Dore
12. Axel Arigato
13. Ganni
14. Liberty
15. A.P.C
16. Rathbone Square Shopping
17. Berwick Street Market
18. Aesop
19. Space NK
20. Fitzroy Place

Health & Wellness

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



Connections



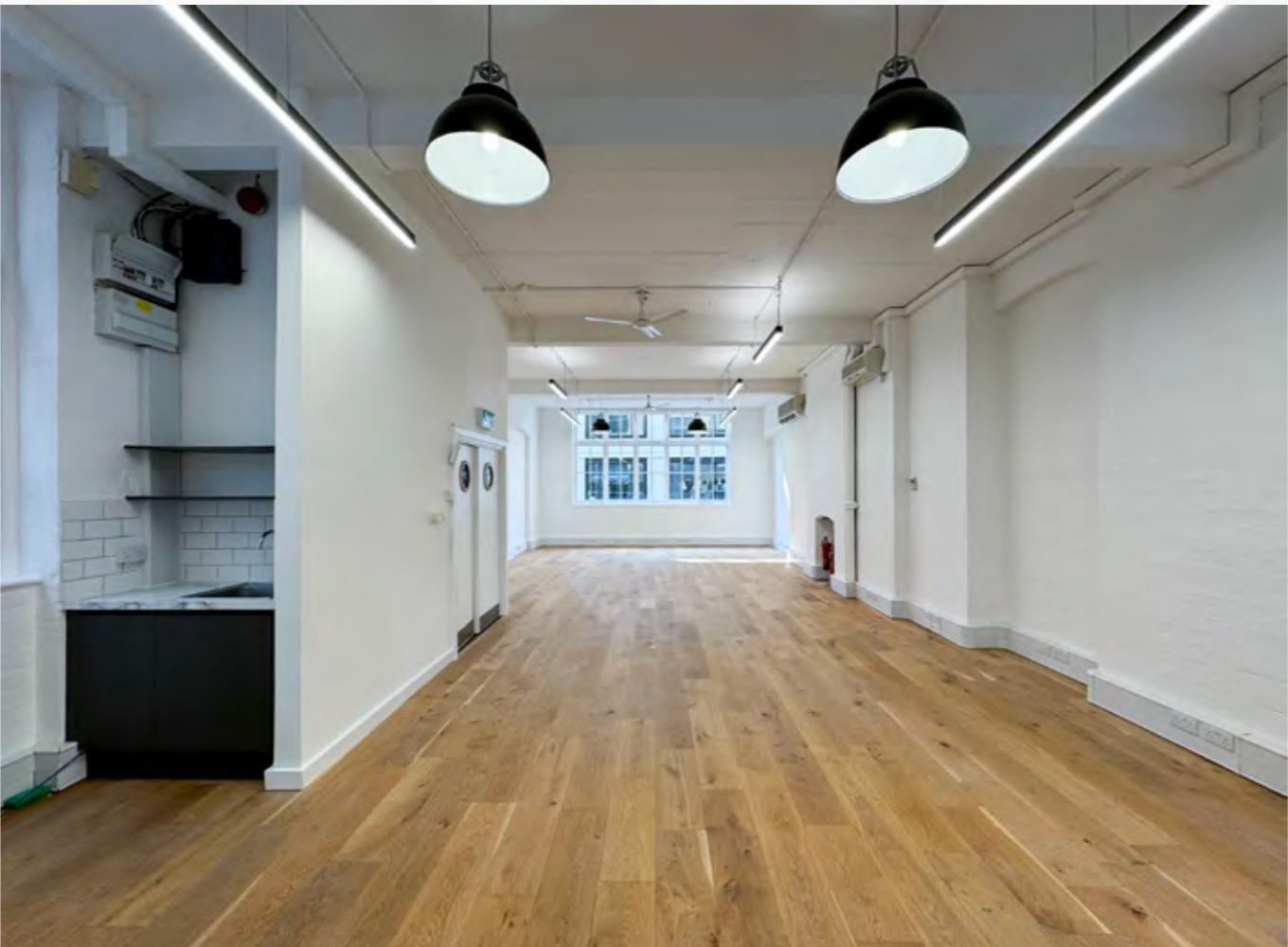
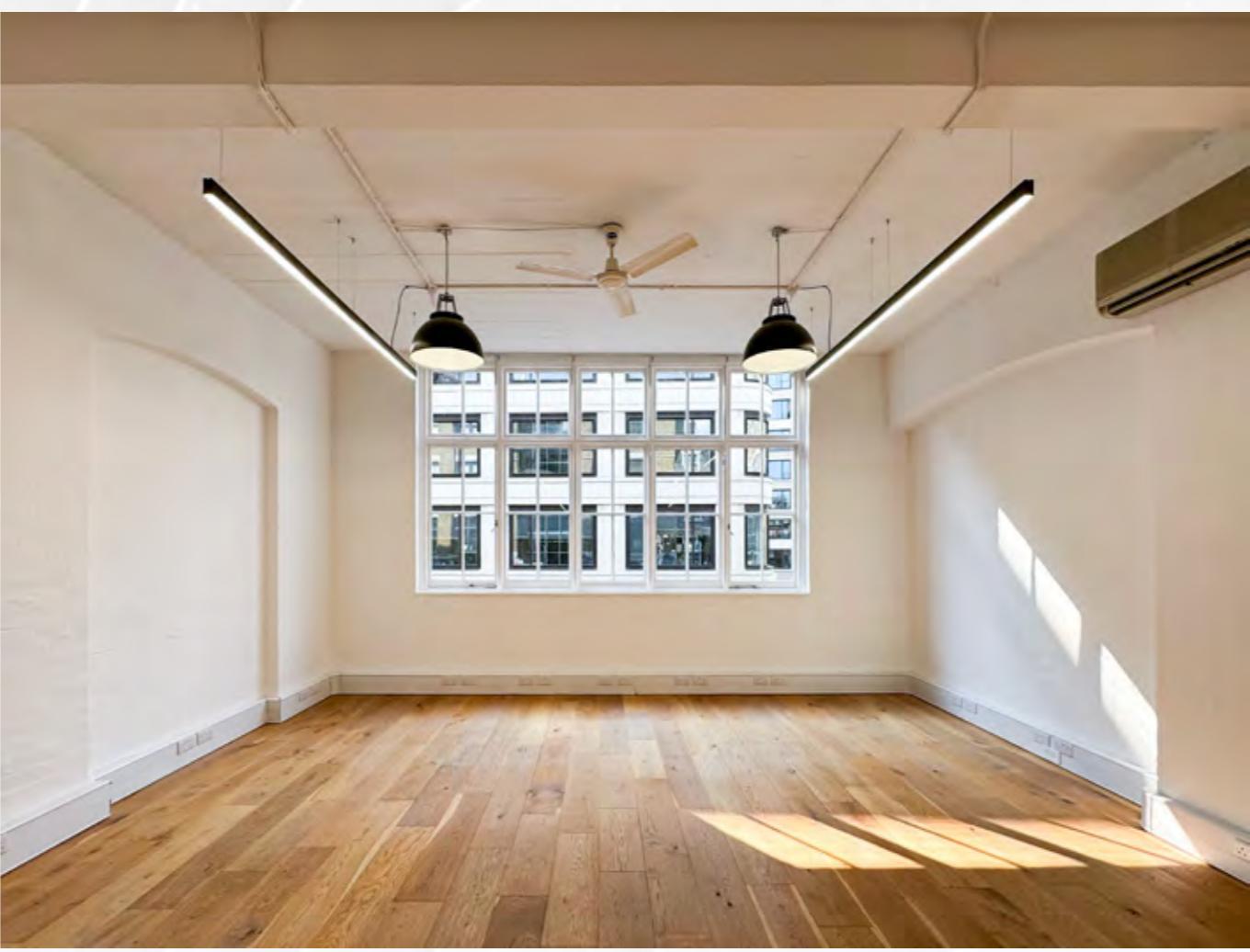
Description

The office is arranged over First Floor benefitting from excellent natural light (from 2 sides) and high ceilings. The space is fitted with timber flooring, perimeter trunking, air conditioning (not tested) and kitchen facilities. There is presently two 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.



First Floor



Specifications

Timber Flooring

Perimeter Trunking

Fibre Connectivity

Kitchenette Facilities

Air Conditioning (not tested)

Amazing Natural Light

24 Hour Access

Open Plan/Cellular Office

WCs on Each Floor

Industrial Feel

Financials

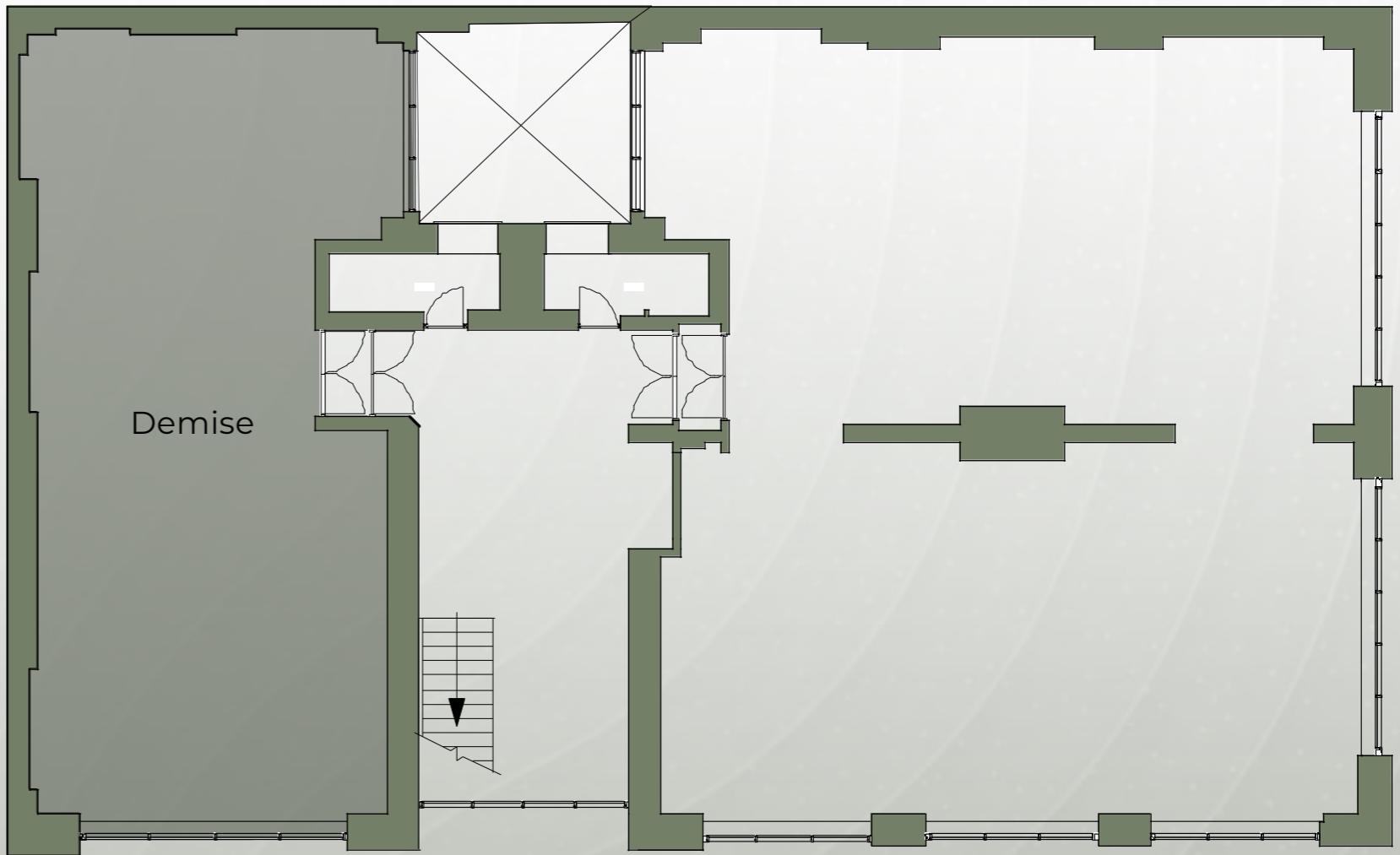
Size (sq. ft.)	1,000
Quoting Rent excl.	£65,000
Estimated Rates Payable (p.a.)	£14,596
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p.a.)	£79,596

Please note, Ground and Lower Ground floors available: 3,678 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 enquiries.

Floor Plans

Not to scale



First Floor : 1,000 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.

Please note additional Ground and Lower Ground floors available: 3,678 sq. ft.

POSSESSION

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.

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