

**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	TBC	
<b>TOTAL (approx.)</b>	<b>4,835</b>	<b>467</b>

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

### Rhys Evans, Partner

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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 July 2019**

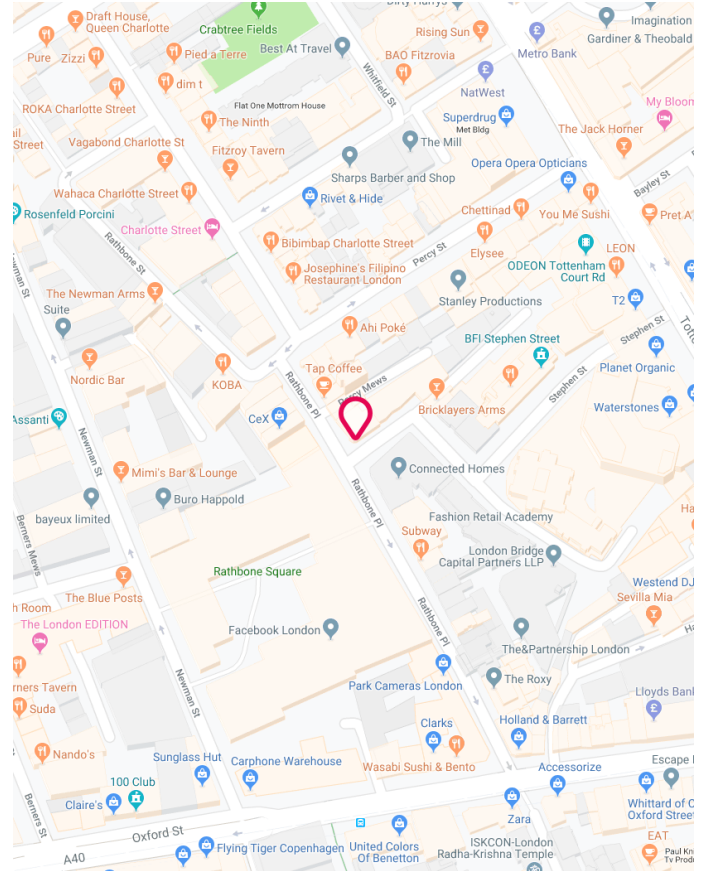
**Tudor House,**  
35 Gresse Street, Noho, London, W1T 1QY



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*\*photo showing the 3rd floor*



**Terms**

Tenure:	Leasehold
Lease:	A new FR&I lease(s) direct from the Landlord
Rent:	Upon Application
Rates:	Estimated between £23.65 – £25.79 psf pa (2019/20)
Service Charge:	TBC
EPC Rating:	TBC

**Amenities**

- To be refurbished
- New comfort cooling
- Wood flooring
- Large roof terrace
- LED lighting
- Self-contained office building or floor by floor
- Corner position with excellent natural light
- High ceilings
- Perimeter trunking
- Passenger lift
- Central heating
- WCs

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