

DRYDEN^{W1}

45 GERRARD STREET

NEW GRADE A OFFICES WITH SOUTH-FACING ROOF TERRACES
TO LET FROM 1,972 TO 6,131 SQ. FT.

45 GERRARD STREET

REVEALED, RETAINED & RESTORED

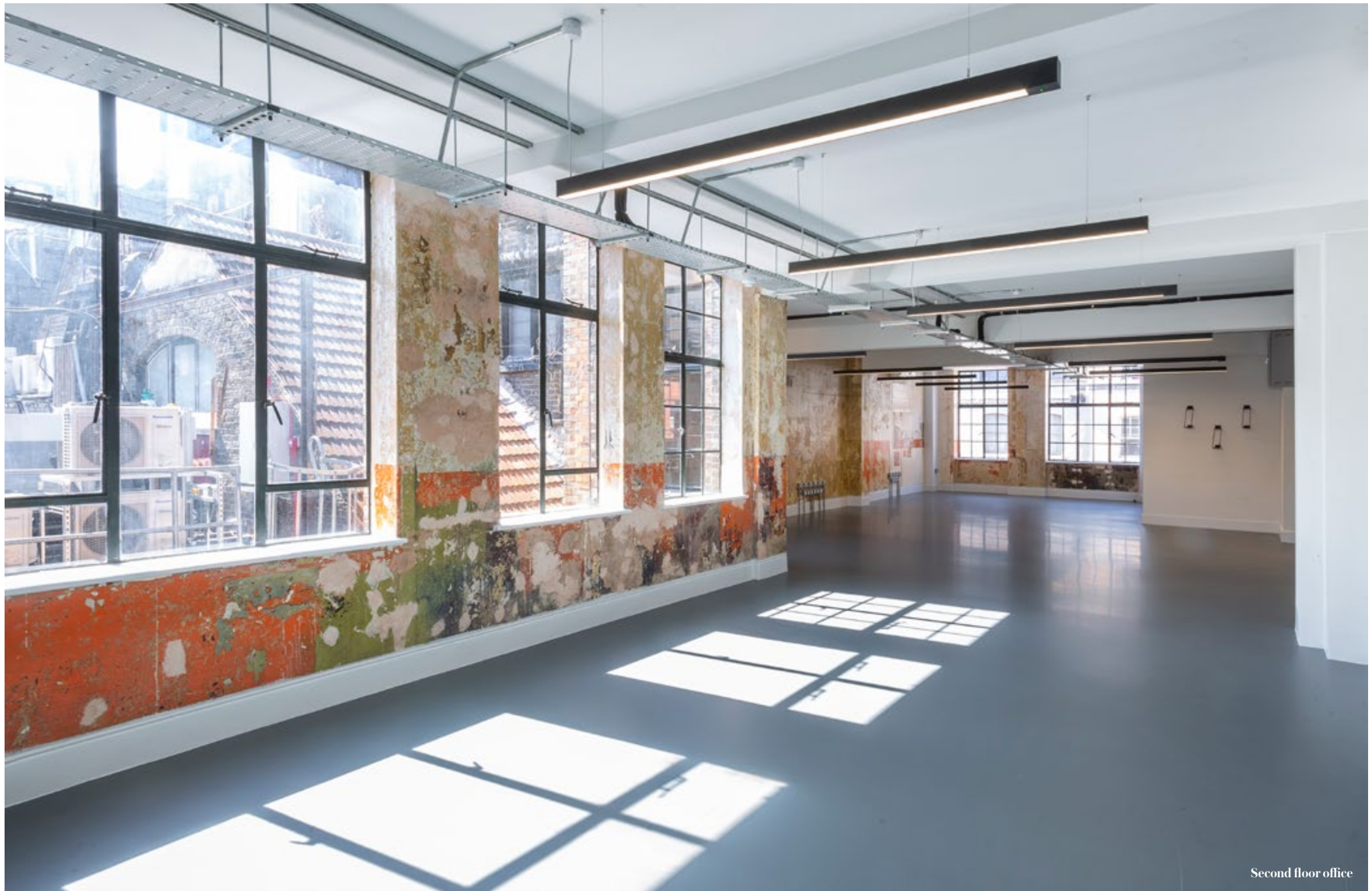
Once the home of England's first poet laureate, John Dryden, this historic building has been restored and remodelled to create modern, new Grade A work space designed by leading architects, SODA.

Dryden W1 has been beautifully restored and enhanced to provide up to 6,131 sq. ft. of air-conditioned office space with steel staircase and passenger lift.

The DDA compliant offices exceed the high standards expected by modern businesses in the Soho and surrounding West End submarkets.

DRYDEN W1
45 GERRARD STREET





Second floor office

CONTRAST & TEXTURE

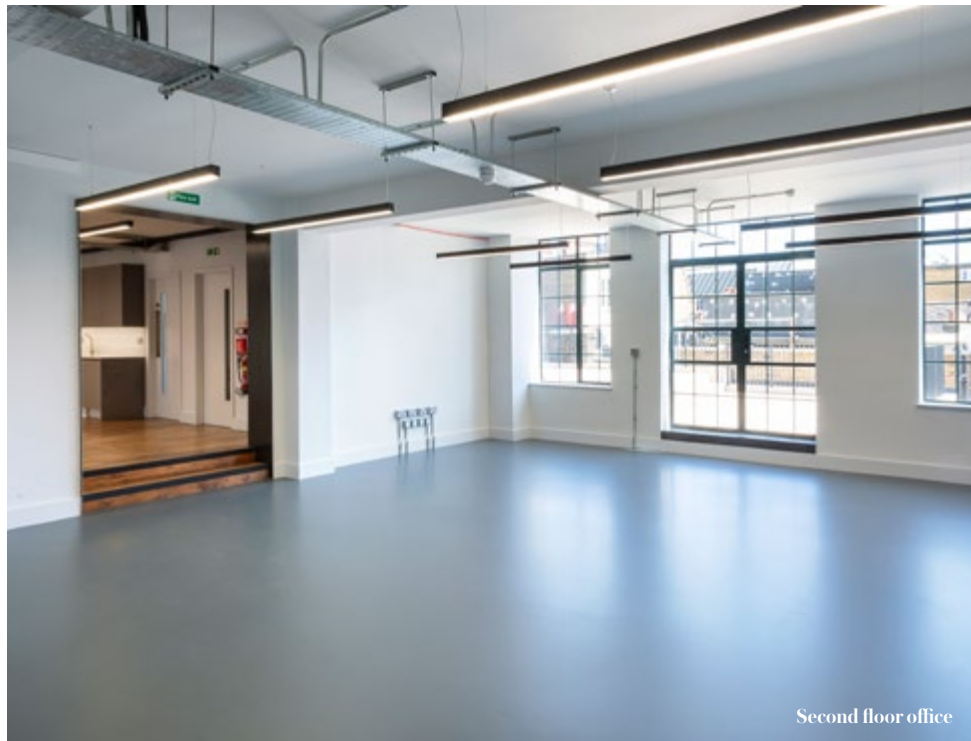
The building's unique finishes are a combination of careful restoration matched with modern style to create a one of a kind work space, with an abundance of natural light.

The retained elements offer unrivalled authenticity rarely found in new Grade A office space.

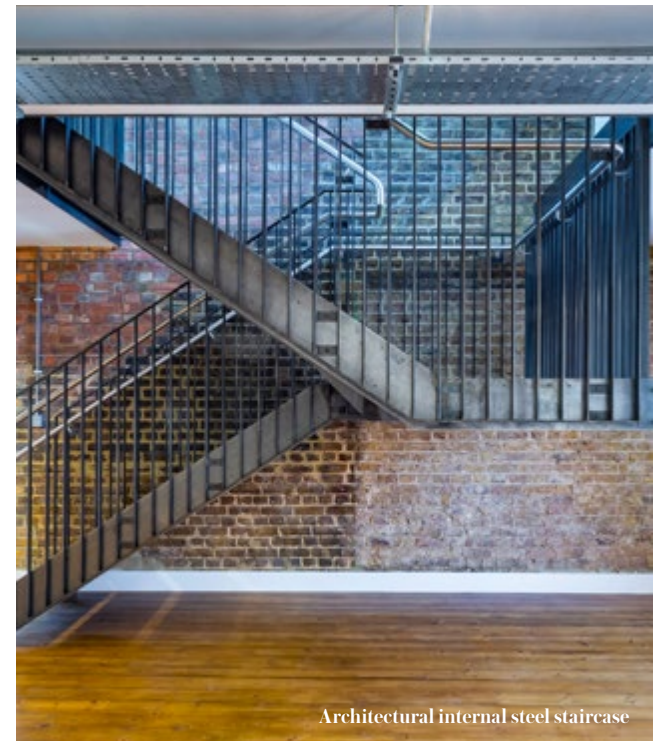
The air conditioned offices from 1st to 4th floors accessible by new DDA compliant passenger lift and feature black steel staircase, have been delivered to a CAT A+ specification with plumbed in kitchenettes, CAT 6 Data Cabling and sufficient power supplies.



Weathered plaster walls



Second floor office

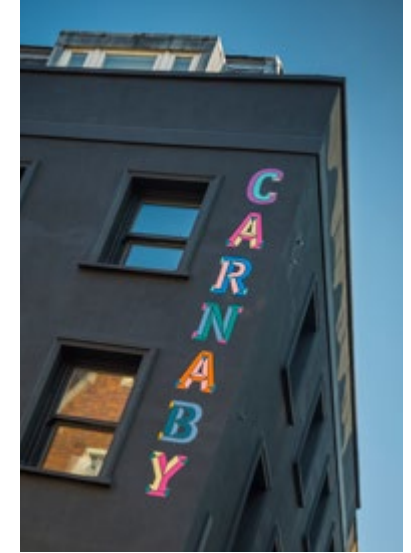
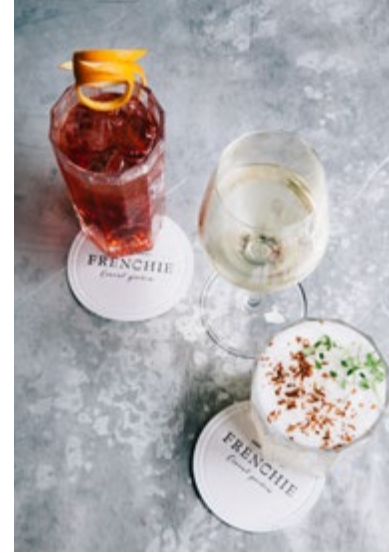


Architectural internal steel staircase



ESCAPE OUTDOORS

The south facing 649 sq. ft. private roof terrace provides the perfect escape from the thriving bustle of Gerrard Street, a unique asset in this area.





All within a 10 minute walk

5 TUBE STATIONS / **11** MICHELIN STARS /
16 THEATRES / **12** HOTELS / **7** GYMS /
8 GALLERIES / **13** COFFEE SHOPS

- LEICESTER SQUARE**
2 mins
PICCADILLY LINE
NORTHERN LINE
- PICCADILLY CIRCUS**
5 mins
PICCADILLY LINE
BAKERLOO LINE
- TOTTENHAM COURT ROAD**
7 mins
CENTRAL LINE
NORTHERN LINE
ELIZABETH LINE* (2020)
Paddington → 5mins
Canary Wharf → 12mins
Reading → 56mins
Heathrow → 26mins
- OXFORD CIRCUS**
14 mins
CENTRAL LINE
VICTORIA LINE
BAKERLOO LINE
- CHARING CROSS**
10 mins
BAKERLOO LINE
NORTHERN LINE
- NATIONAL RAIL**
Tunbridge Wells → 53mins
Ashford Intl → 1hr15mins
Hastings → 1hr32mins

*Elizabeth Line is due to open 2020

SPECIFICATION

Air Conditioning

- Full air conditioning provided on all floors
- Capacity based on office standard of 1 person / 10 m²
- Exposed electrical servicing in galvanised metal conduit

Reception

- Video entry system to every floor

Terraces

- 2 no. terraces accessible to the 2 storey top floor unit
- High quality composite timber effect decking (non slip)

Lifts, Staircases & Lobbies

- New metal feature stair from ground to all floors
- One, 9 person Schindler lift

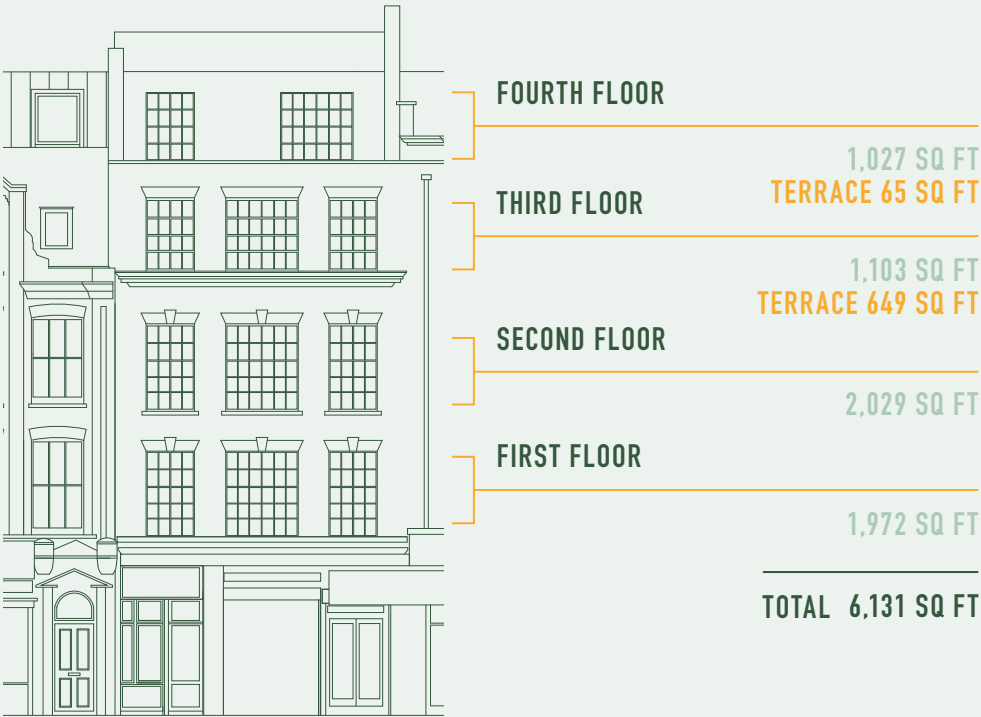
Showers

- 2 no. showers, (1 of which is fully accessible) with individual changing areas and hand wash basin
- Fully tiled walls
- Separate WC to all units

Finishes

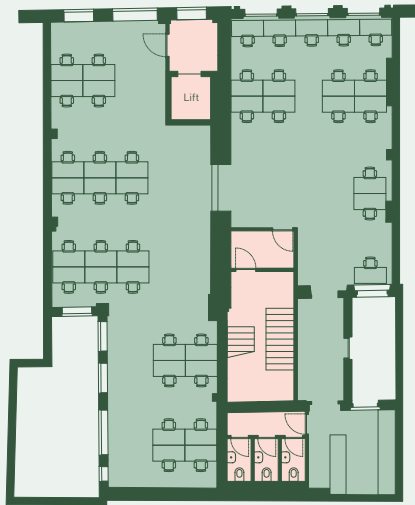
- The individuality of the 2 properties have been retained and enhanced
- In No44 a new dark grey resin floor has been installed, allowing the retained textured wall to remain as the key feature
- In No45 the historic timber flooring has been retained, re-laid and treated to compliment the neutral wall finishes
- Feature black metal staircase at ground floor
- Fully tiled WCs with white WC suite and traditional style fittings and fixings
- White plastered walls and ceilings generally. Exposed brick feature walls in specific locations
- Combination of retained and refurbished existing windows as well as new timber windows to the rear on No45
- Retained and refurbished Crittall style windows throughout No44
- Elegant black metal frame light fittings to office areas

SCHEDULE OF AREAS



PLANS

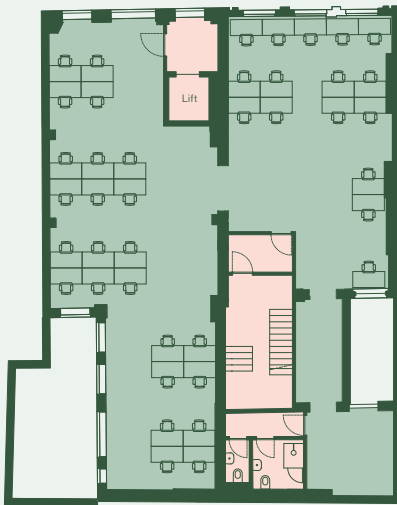
FIRST FLOOR
1,972 SQ FT



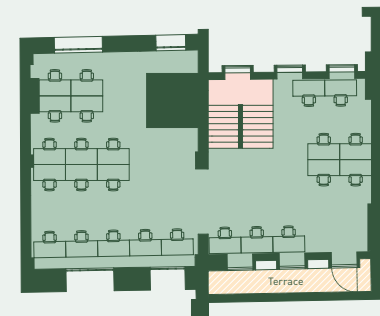
THIRD FLOOR
1,103 SQ FT
TERRACE 649 SQ FT



SECOND FLOOR
2,029 SQ FT



FOURTH FLOOR
1,027 SQ FT
TERRACE 59 SQ FT



Not to scale, for indicative purposes only



CGI for indicative purposes only



CGI for indicative purposes only



CGI for indicative purposes only



metru's

JOSHUA MILAN

jm@metrus.co.uk

020 7079 3974

07743 853020

ROBIN LESTER

rl@metrus.co.uk

020 7079 2494

07788 870945

SOPHIE HUBERMAN

sh@metrus.co.uk

0207 079 2509

07738 569375

DRYDEN.LONDON

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