ROBERT IRVING BURNS

30 GRESSE STREET

LONDON W1

TO LET



STUNNING FITZROVIA PREMISES WITH FAMOUS INDUSTRIAL HERITAGE

SUITABLE FOR CLASS E

2ND FLOOR LEFT
1,000 SQ. FT.

DESCRIPTION



30 Gresse Street is a distinctive office building of significant character and heritage, originally constructed as a bottle factory in the 1800s and early 1900s before being thoughtfully converted into offices. The property is centred around a striking glazed atrium that connects the two original buildings, complemented by an impressive cast-iron stairwell that showcases the building's industrial past.

The current availability comprises a self-contained office suite extending to 1,000 sq ft, situated on the second floor.

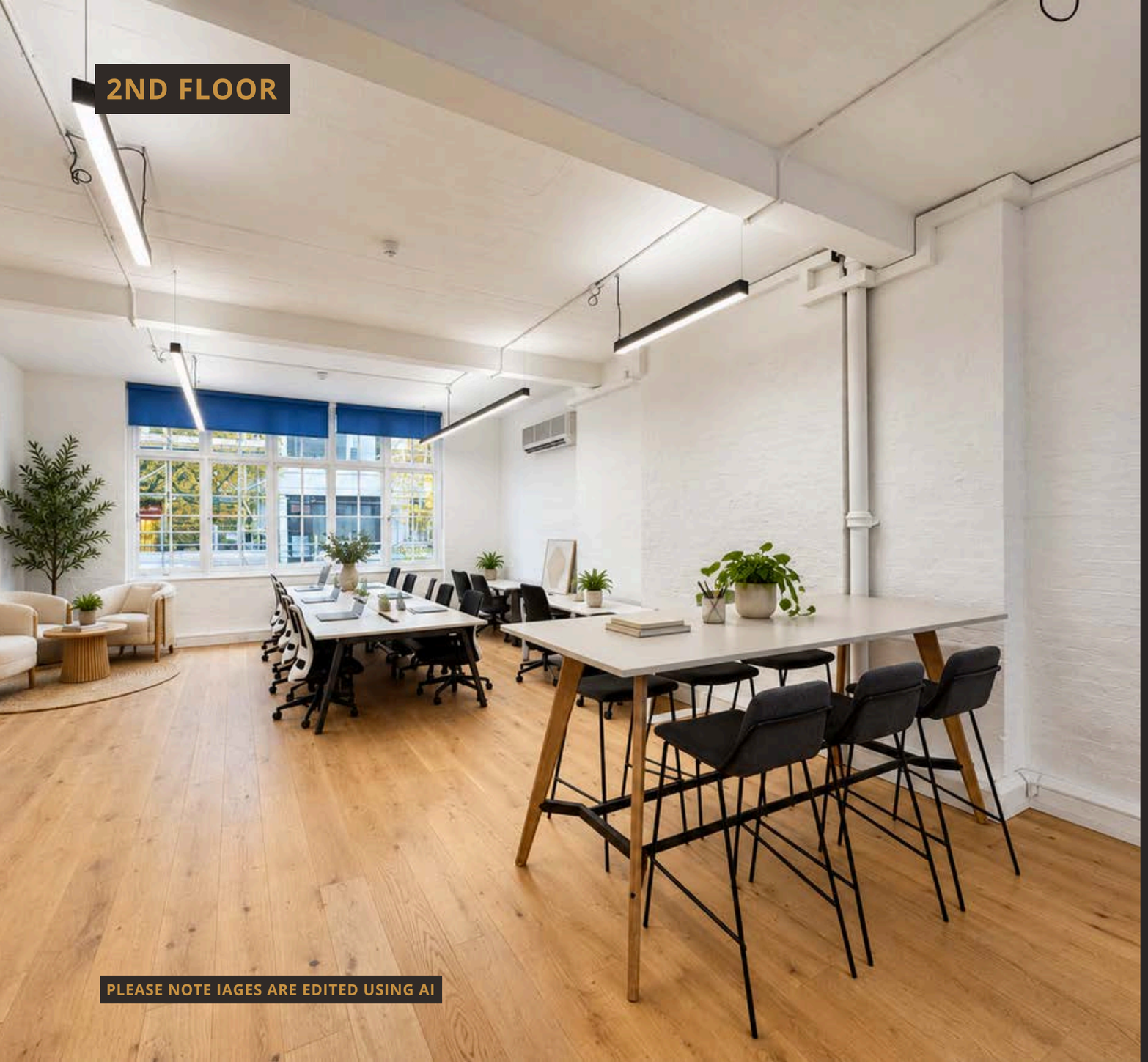
The floor benefits from:

- Engineered timber flooring
- Perimeter trunking
- Comfort cooling (not tested)

Exposed painted brickwork and generous ceiling heights create a bright, airy and highly characterful workspace, well suited to creative, media and design-led occupiers.

Situated in the heart of Fitzrovia, the building enjoys an exceptional central location with attractive historic outlooks and immediate access to the area's renowned mix of cafés, restaurants and transport connections.

2ND FLOOR









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LOCATION

Fitzrovia has become a prime destination for creative businesses and benefits from excellent transport links across the city, including the Elizabeth line at Tottenham Court Road station, ensuring its continuing growth as a thriving commercial centre.

Walking times from Rathbone Studios to local stations:

Tottenham Court Road	3 minutes
Great Portland Street	8 minutes
Oxford Circus	9 minutes
Leicester Square	12 minutes
Bond Street	14 minutes

A thriving mix of social amenities to enjoy beyond office hours:

Within a 5-minute walk:

- 10 Greek Street
- Arcade Food Hall
- Berners Tavern
- Circolo Popolare
- Charlotte Street Hotel
- Norma
- ROKA
- The Salad Project

Within a 10-minute walk:

- Attendant
- Barrafina
- British Museum
- DL/Service
- Honey & Co
- Liberty
- Lore of the Land
- Psycle

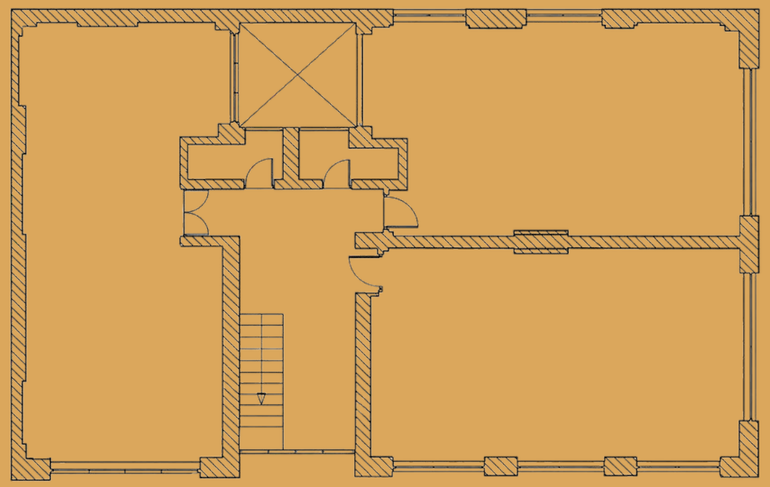


FINANCIALS

	Second Floor (left)
Total Size (sq.ft.)	1,000
Quoting Rent (p.a.) excl.	£57,500
Service Charge	£7,500
Estimated Rates Payable (p.a.)	£17,496
Estimated Occupancy Cost excl. (p.a.)	**£82,496**

FLOOR PLAN

The floor plan shown is for illustrative purposes only and is not to scale.



Second Floor (left)

LEASE
A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

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
Available on request.

VAT
The building is not elected for VAT.

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.

FOR FURTHER INFORMATION CONTACT:

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