

FIFTEEN GRESSE STREET

LONDON W1T 1QL

AVAILABLE TO LEASE (43,069 SQ FT)

F1 EDUCATIONAL USE

KEY POINTS

- F1 Use Education building
- Located on the edge of 'The Knowledge Quarter' approx. 200m from Tottenham Court Road station providing access to the Central, Northern line and Elizabeth line services.
- Dual aspect building with entrances on Gresse Street and Rathbone Place
- 43,069 sq ft (NIA) of accommodation arranged over basement, ground and five upper floors
- 3 passenger lifts
- Numerous staircases allowing high student occupancy
- Not VAT elected

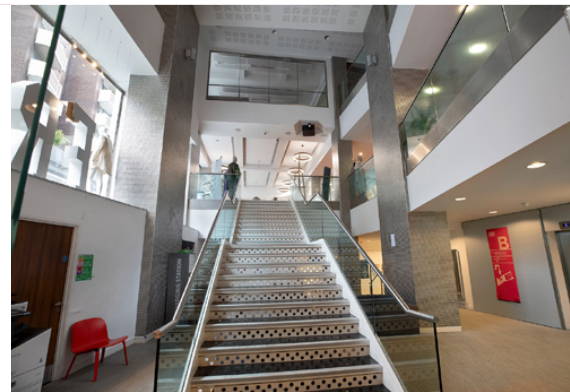




THE BUILDING

15 Gresse Street was constructed in the 1950's and provides over 43,000 sq ft of education accommodation arranged over basement, ground and five upper floors. The property benefits from dual aspect frontages with a prominent 50 metre frontage onto Gresse Street providing the main entrance point along with a secondary entrance from Rathbone Place.



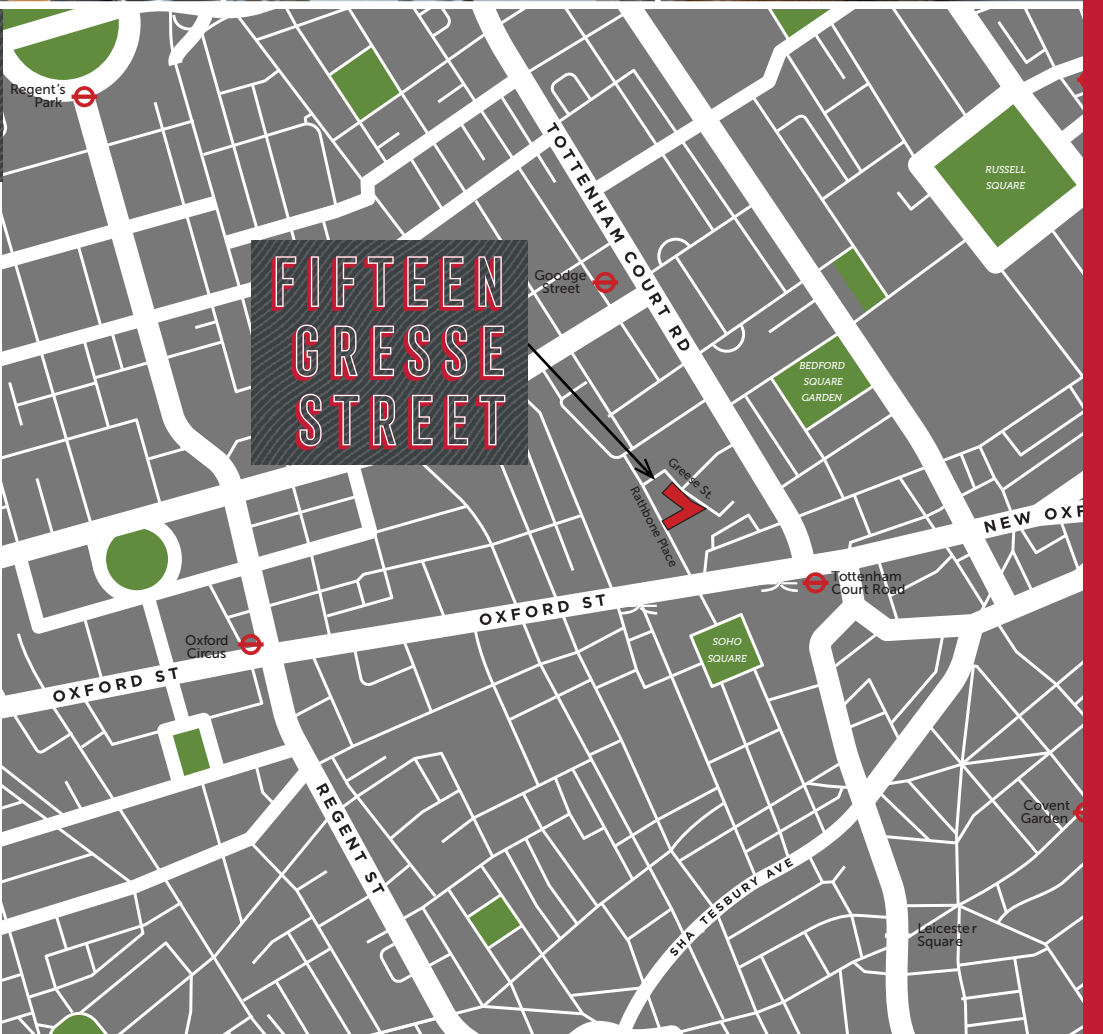
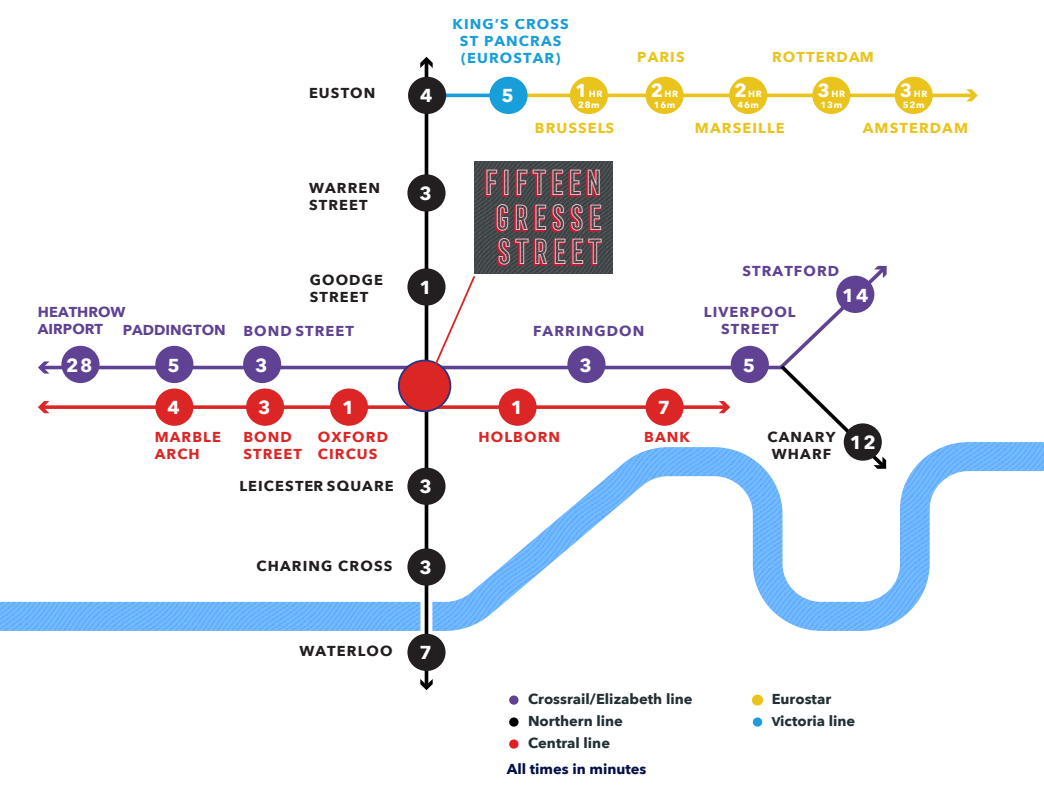


ACCOMMODATION

The property has been occupied by The Fashion Retail Academy since 2005. Each floor is configured to form a variety of different sized classrooms and offices. In addition the building benefits from a triple height atrium adjacent to the reception area along with a 140+ seat auditorium. The lower ground floor has a fully fitted kitchen alongside student amenity space. The Property falls within F1 (learning and non-residential institutions) use class.



SITUATION



LOCATION

The property boasts exceptional connectivity, situated just 2 minutes walk to Tottenham Court Road Station and within a 15-minute walk from nine key underground stations. With access to seven tube lines, including direct links to major railway stations like Euston, King's Cross, and St Pancras International. Notably, Tottenham Court Road Station uniquely intersects the Elizabeth Line with both the Central and Northern Tube lines.

The immediate surrounding area boast an outstanding range of independent restaurants, cafés, and bars placing tenants in a prime location to access everything that Central London has to offer.



FLOOR AREAS

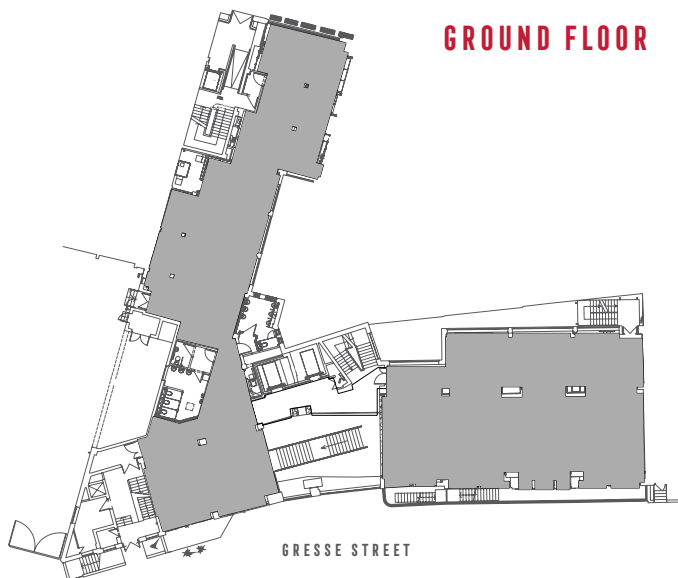
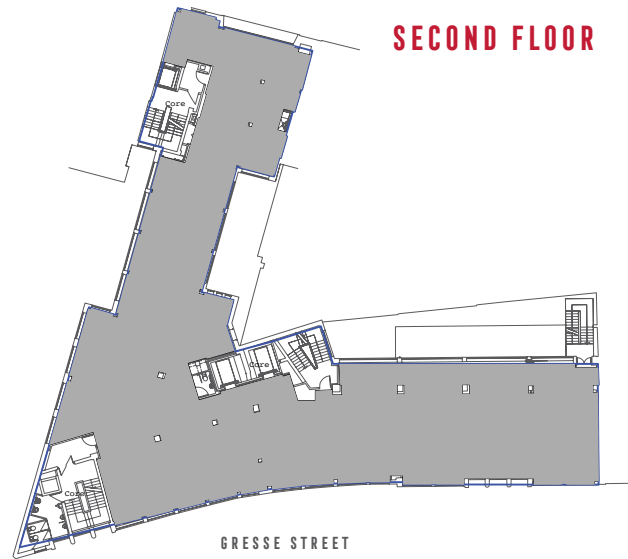
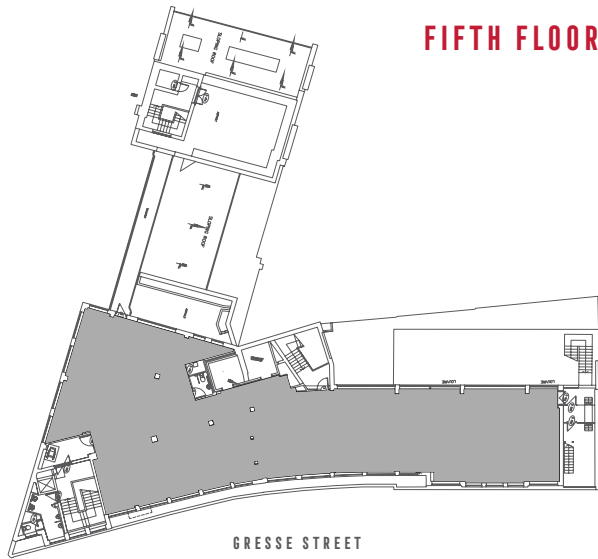
FLOOR	Area NIA (sq ft)	Area NIA (sq m)	Area GIA (sq ft)	Area GIA (sq m)	Ceiling Height (m)
FIFTH	4,229	392.9	5,190	482.2	3.03
FOURTH	6,029	560.1	7,770	721.9	3.37
THIRD	6,591	612.3	8,241	765.6	3.27
SECOND	7,471	694.1	8,966	833.0	3.37
FIRST	6,117	568.3	8,238	765.3	3.04
GROUND	6,128	569.3	8,632	801.9	3.50
BASEMENT	6,504	604.2	9,447	872.2	2.60
TOTAL	43,069	4,001.2	56,484	5,242.1	



The property has been measured by Plowman Craven in accordance with both the RICS Code of Measuring Practice (6th edition) and the RICS Property Measurement (2nd edition).



FLOOR PLANS



EPC

The property has an EPC rating of C (74).

VAT

The property is not elected for VAT.



CONTACTS

For further information or to arrange an inspection please contact:



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