
GEOGRAPHIC
mind
WEED
THE NEW SCIENCE OF MARIJUANA

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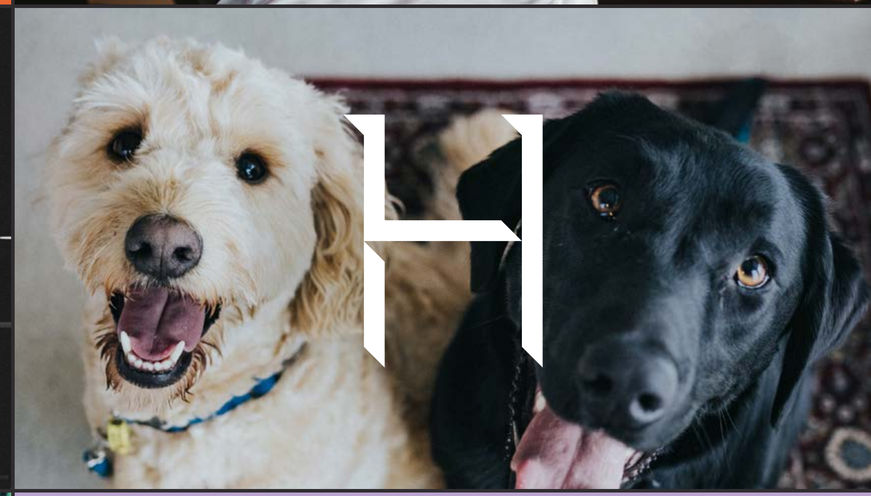

CHOOSE
LOVE

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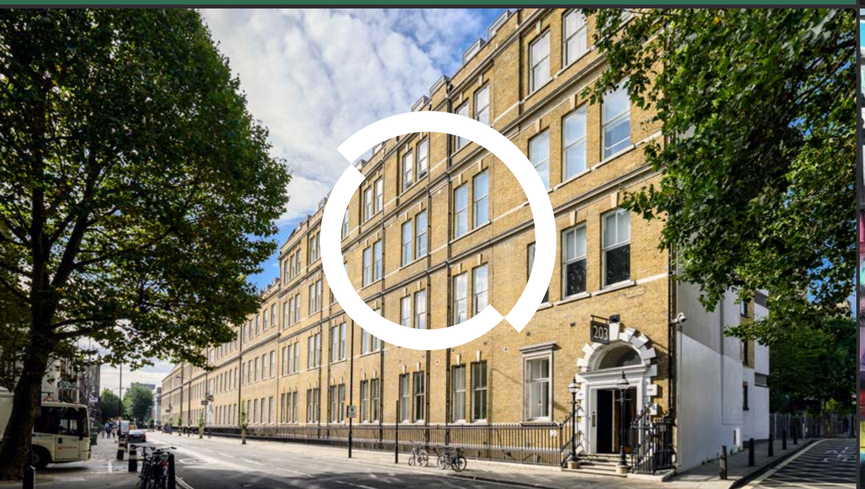
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Euston
Wear a face covering
Wear a face covering

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JUST
BE
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# THE EVERSHOLT

Sustainably refurbished, fitted and part fitted space designed by Anomaly architects on behalf of Akoya. Just 300m from Euston Station this unique heritage building combines period and contemporary space with floor-to-ceiling heights in excess of 4m.




Akoya by FELDBERG CAPITAL

# AVAILABILITY

## 163

| FLOOR | SQ FT | AVAILABILITY |
|---|---|---|
| Third | 4,511 | Available |
| First & Mezz | 8,420 | Let |
| Ground (South) | 4,184 | Let |
| Ground & Mezz (North) | 2,757 | Let |
| **TOTAL AVAILABLE** | **4,511** | |

## 183

| FLOOR | SQ FT | AVAILABILITY |
|---|---|---|
| Third (South) | 4,171 | Let |
| Third (North) | 4,881 | Under Offer |
| Lower Ground | 4,823 | Available |
| **TOTAL AVAILABLE** | **4,823** | |

## 203

| FLOOR | SQ FT | AVAILABILITY |
|---|---|---|
| Fourth | 4,468 | Let |
| Third | 5,044 | Let |
| Second & Mezz | 6,626 | Let |
| Ground & Mezz | 4,318 | Let |
| Lower Ground | 4,278 | Available |
| **TOTAL AVAILABLE** | **4,278** | |

*Approx NIA. Plans are indicative only and not to scale.



163 EVERSHOLT STREET

183 EVERSHOLT STREET

203 EVERSHOLT STREET

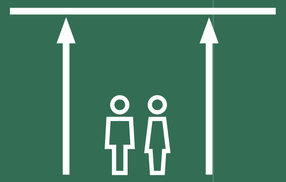
# OVERVIEW



Fully fitted suites



Concierge receptions with coffee bar



4m+ floor to ceiling heights



Demised WCs & Showers



Secure underground parking



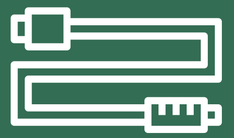
Best in class commuter facilities



Period & contemporary features



Wooden accessible flooring



Fibre throughout



Air conditioning



EPC: B



Managed Option



THE



SPACES



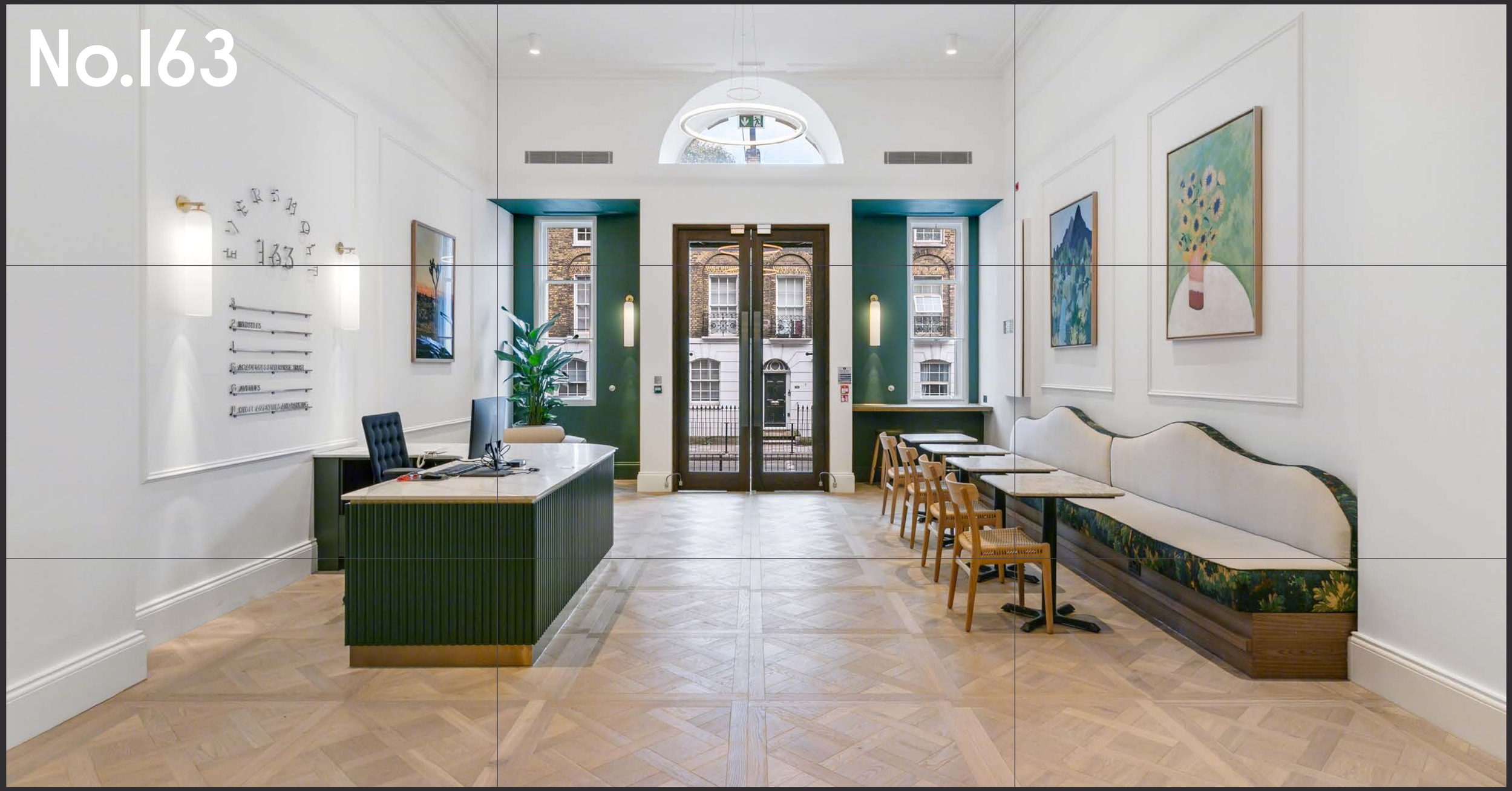




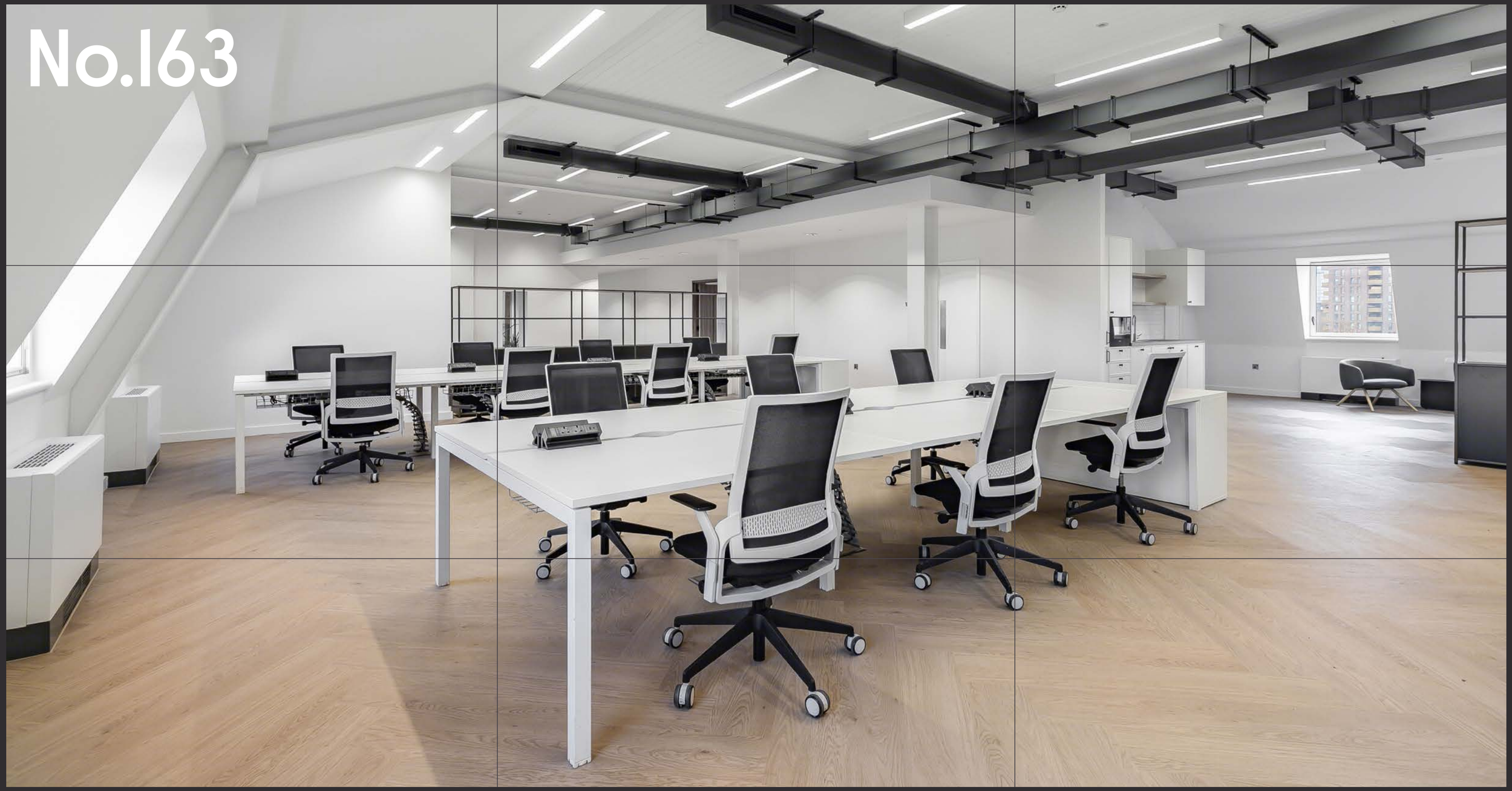




# No.163



# No.163



# No.163



# No. 163

## Third Floor 4,511 sq. ft | 419 sq. m

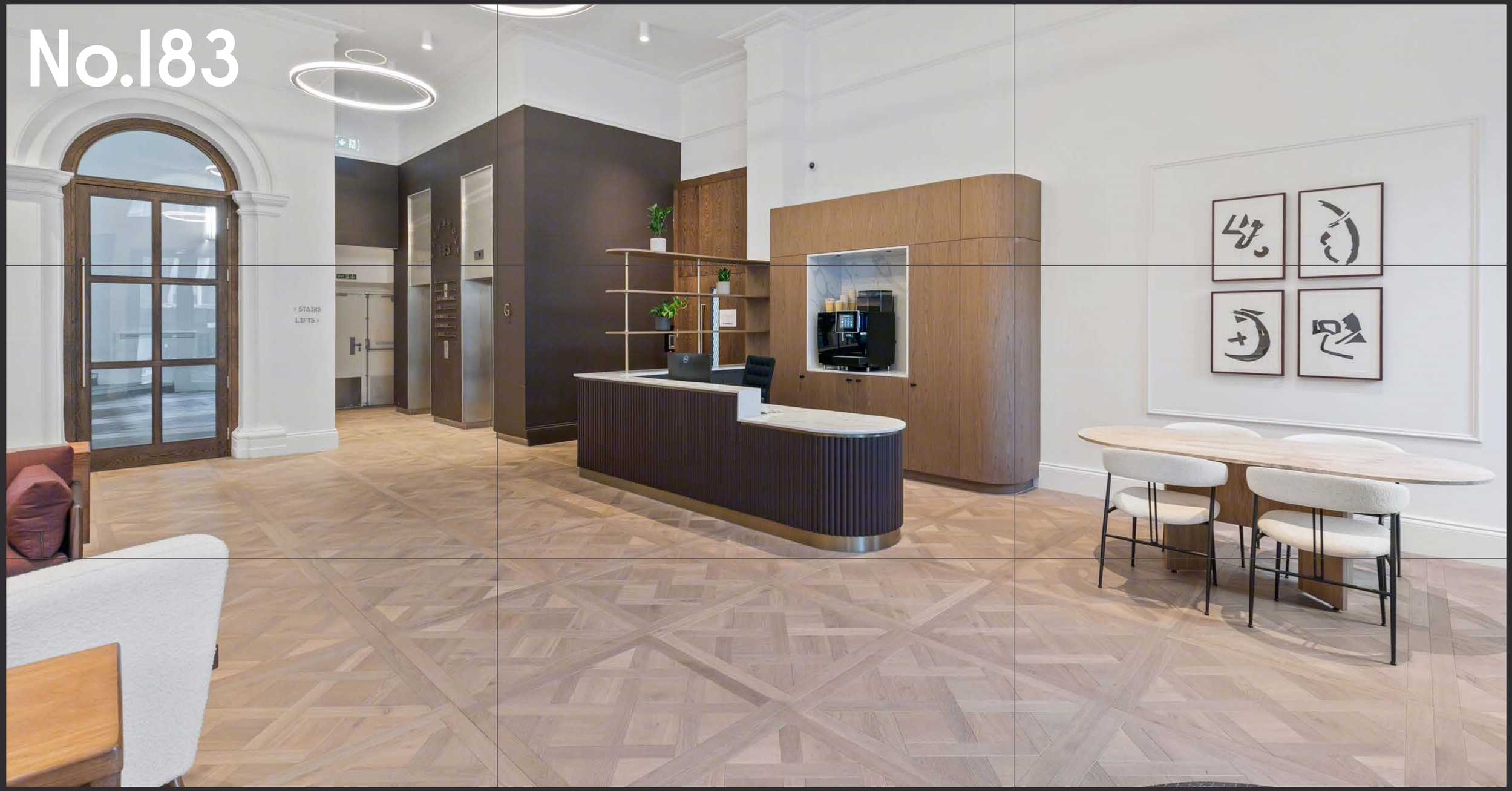
Eversholt Street




28x workstations
2x 10-person meeting rooms /
1x 20-person meeting room
1x reception area
1x kitchen / breakout
Drop-level rooms:
3x 4-person meeting rooms
2x informal meeting rooms

Office
Core

# No.183

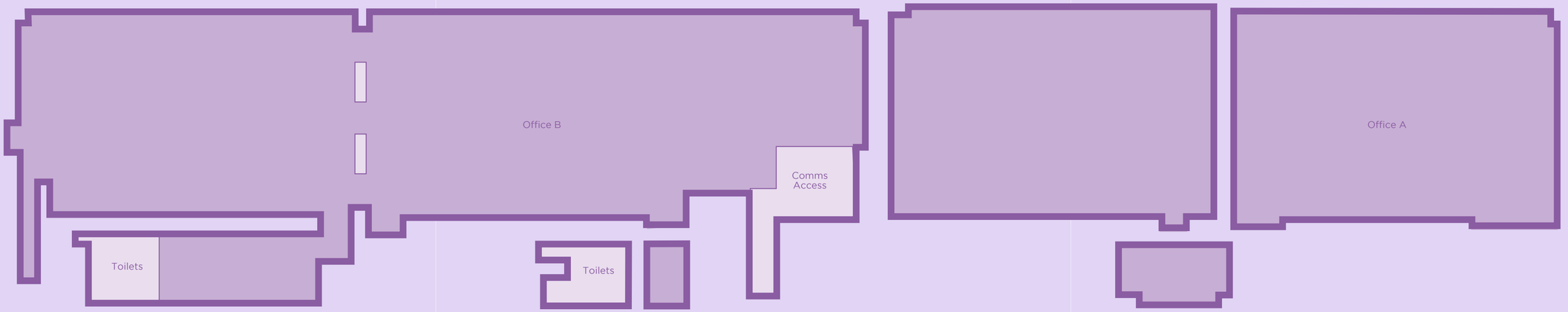


# No. 183

## Lower Ground Floor 4,823 sq. ft | 448.1 sq. m

N

Eversholt Street




Office

Core

# No.203

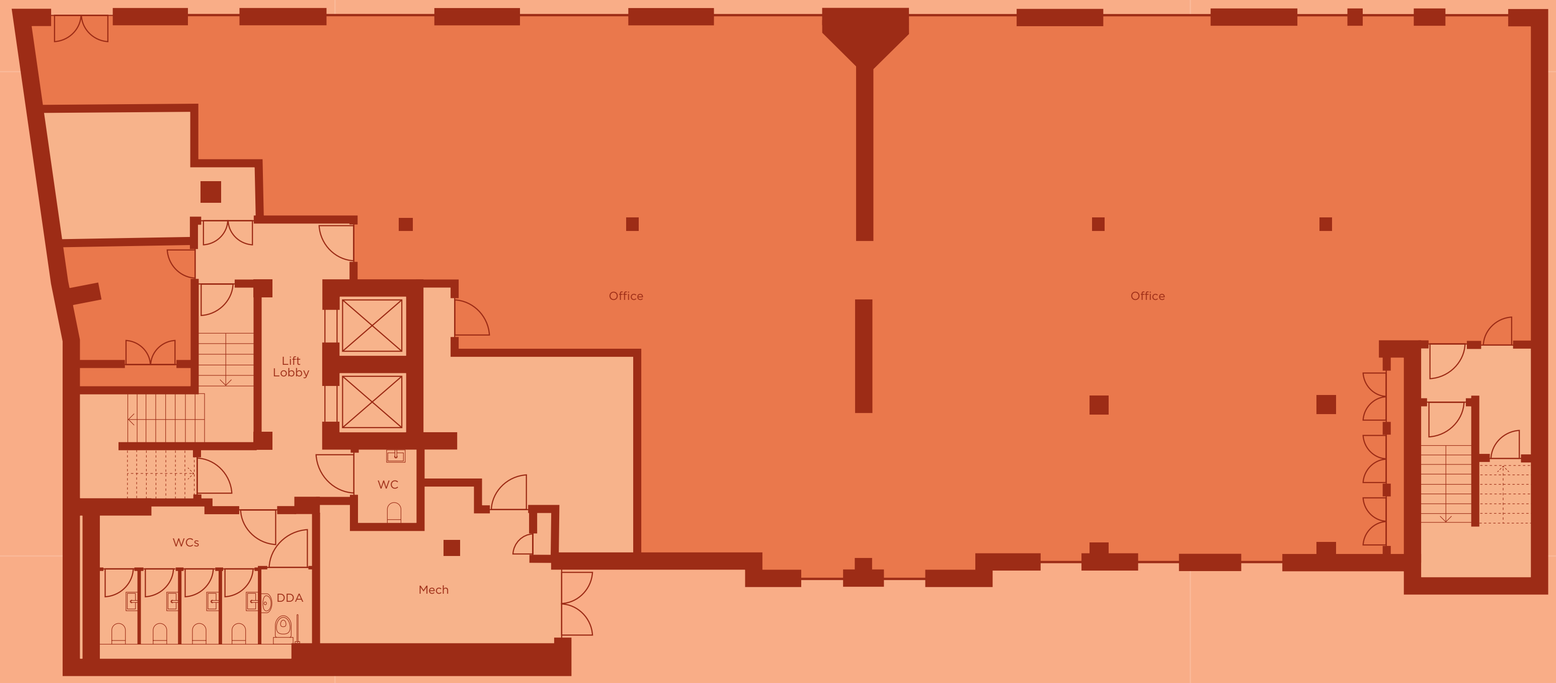


# No.203

## Lower Ground Floor 4,278 sq. ft | 397 sq. m

N

Eversholt Street




Office

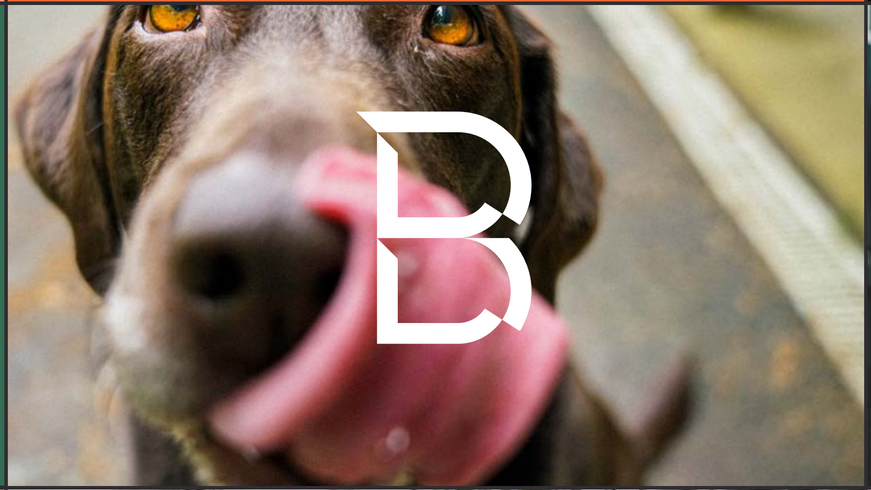
Core




E

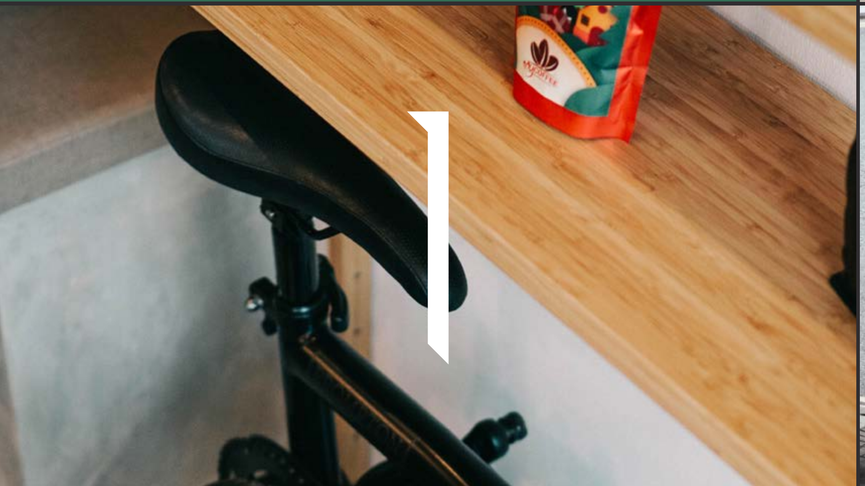


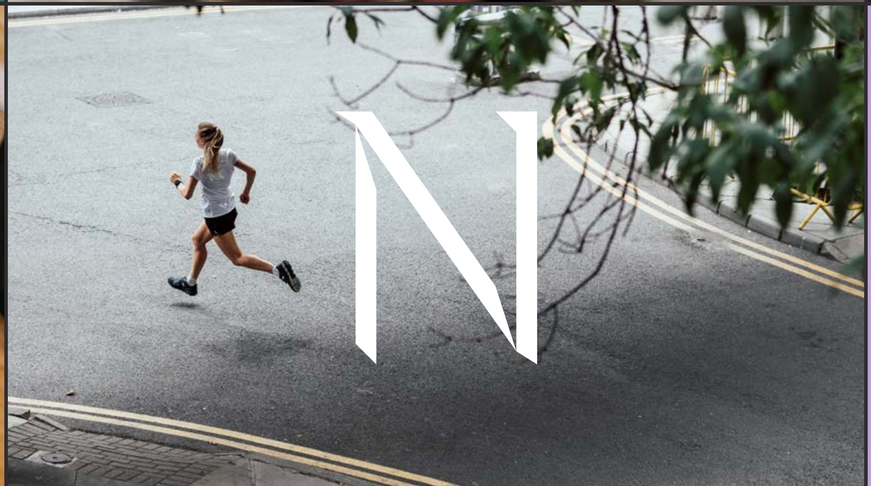

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# ESG, SUSTAINABILITY AND WELL WORKING



## The Akoya approach is to challenge the norm in the construction and property industry by investing, building and managing assets, guided by the UN Sustainable Development Goals.

### Connectivity and Technology

Best-in-class connectivity through digital as well as community platforms. Reliable internet speeds.

### Natural Capital

Creating spaces that foster biodiversity, protecting water, air, earth and all living things.

### Local Community

Playing our part in the community, promoting social betterment, diversity and inclusion.

### Climate & Environment

Aiming to deliver a net zero portfolio.

### Wellbeing

Projects where air quality, temperature control, exercise amenities and natural light allow tenants to thrive.

### Design

Breathing new life into existing buildings, by repurposing and reimagining.

**The goal is a Net Zero Society Achieved by:**

- Reducing energy demand
- Reducing system losses of energy
- Using low carbon energy sources
- Carbon capture and storage
- Carbon offset through investment schemes


SHOWERS &
CHANGING
FIRE EXIT
Streetsure vert45

# LOCAL AREA




## CAFES, BARS & RESTAURANTS

1. Cosy Cocktail bar
2. Coal Drops Yard
3. Pinner Cafe
4. Granary Square
5. The Captain Flinders
6. Origin Coffee
7. Somers Town Coffee House
8. The Booking Office
9. Pret A Manger
10. Roti King
11. Gail's
12. Pizza Pilgrims
13. Matcha Mochi
14. Prince Arthur
15. The Coffee Hub
16. The Pack & Carriage
17. Suda Coffee/Bakery
18. Lost Souls Pizza
19. Costa Coffee
20. Koko
21. Marks & Spencers Food
22. Wellcome Collection Cafe
23. Starbucks
24. Café Nero
25. Benugo
26. Hawksmoor Restaurant

## GYMS

1. Barry's London Central
2. Bloomsbury Fitness
3. Ringtone Boxing Gym
4. RebelStudio.
5. Anytime Fitness
6. PureGym
7. Metabolic London
8. IRebel

## TIMES TO TRANSPORT (WALKING)

| | |
|---|---|
| 3 Mins | Monington Crescent |
| 4 Mins | Euston Station, |
| 7 Mins | St Pancras Sation |
| 9 Mins | King Cross Station |

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