365
EUSTON ROAD

TO LET

GROUND TO FIRST FLOOR

SELF CONTAINED
STRATEGICALLY LOCATED IN FITZROVIA/EUSTON

SUITABLE FOR NEW BUSINESS CLASS E
(SHOWROOM, MEDICAL, LEISURE, OFFICES ETC.)

1,774 - 5,062 SQ. FT

LOCATION.

The building is situated on the prominent corner of Euston Road and Conway Street offering fantastic window frontage. Famed for its restaurants, shops and leisure amenities, this district is highly sought after and synonymous with trendy, established companies. The property is closely located to Fitzroy Square and Regent's Park, perfect for a green escape when necessary.

Nearby multi-national retail occupiers include Pret-a-Manger, Wasabi, ITSU and Tesco Express amongst many others. There are also a number of conventional and serviced offices surrounding the property.

Transport links are excellent via Great Portland Street (Circle, Hammersmith and City and Metropolitan lines), Warren Street (Northern Line) and Regent's Park Station (Bakerloo line) Stations. Oxford Circus (Central and Victoria lines), Euston and Kings Cross stations are also close by.

Regent's Park

365 Euston Road

CONNECTIONS.

KING'S CROSS
5 min

LIVERPOOL STREET
14 min

PADDINGTON
10 min

VICTORIA STATION
14 min

GREAT PORTLAND STREET
1 min

OXFORD CIRCUS
15 min
5 min

BAKER STREET STATION
14 min
3 min

LONDON EUSTON
10 min
6 min

TOTTENHAM COURT ROAD
17 min
8 min

KEY:

- Circle
- Hammersmith & City
- Metropolitan Line
- Bakerloo
- Central
- Victoria Line
- Piccadilly
- Jubilee
- Overground
- Avanti West Coast
- Caledonian Sleeper
- West Midlands Trains
- TfL Rail
- Elizabeth Line
- Nothern Line
- District Line
- Gatwick Express
- Southern
- Southeastern
- Thameslink

ROBERT IRVING BURNS

This opportunity is arranged over ground floor and can come fully self-contained (subject to simple separation works).

The units benefits from fantastic corner ‘showroom style’ frontage offering excellent advertising potential across Euston Road and Conway Street.

The unit is fitted with vinyl flooring, has capped off services and 1 WC although there is provision to create more.

The entrance benefits from an electric roller shutter.

DESCRIPTION.

R&B
ROBERT IRVING BURNS

FINANCIALS.

Floor	Ground Floor	First Floor	Total
Total Size (sq.ft.)	1,774	3,288	5,062
Quoting Rent (p.a.) excl.	£140,000	£60,000	£200,000
Service Charge	TBC	TBC	TBC
Estimated Rates Payable (p.a.)	£44,137	£81,805	£125,943
Estimated Occupancy Cost excl. (p.a.)	**£184,137**	**£141,805**	**£325,943**

Business Rates

Based on advice received from a reputable rating consultant, neighbouring office properties on Euston Road are currently assessed at approximately £525 per sq m (£48.77 per sq ft).

Using the current multiplier, this equates to estimated rates payable of approximately £267.75 per sq m (£24.88 per sq ft).

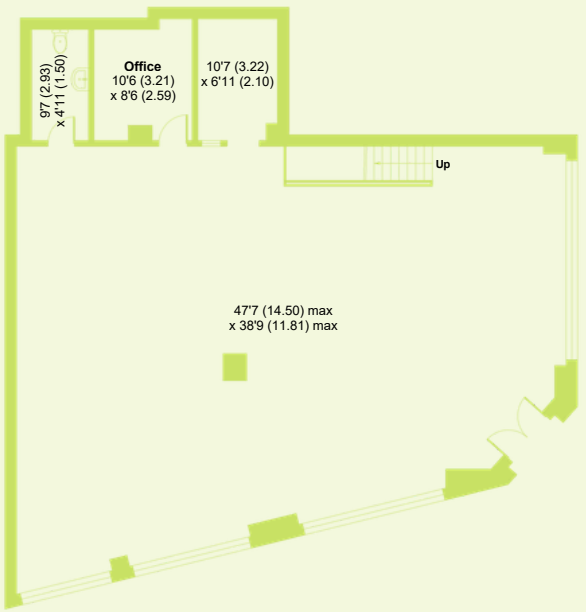
These figures can be applied to the Net Internal Area (NIA) of the accommodation to provide an indication of the overall rates liability.

Please note: the above figures are provided as an estimate only. Any alterations, improvements or changes of use undertaken by an occupier may affect the final assessment and rates payable.

AMENITIES.

- Prominent Corner
- Total Window Frontage: 17.76m
- Ground Floor Max. Ceiling Height: 2.6m
- Ground Floor Min. Ceiling Height: 2.26m
- Prime Location
- 2 x WCs (Ground Floor)
- Fitted Kitchenette (Ground Floor)
- Meeting Room (Ground Floor)

FLOOR PLAN.



GROUND FLOOR

ROBERT IRVING BURNS

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

EPC

Available upon request.

SCALE FLOOR PLANS

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

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.

CONTACT US

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