

E



V



E



R



Euston

S



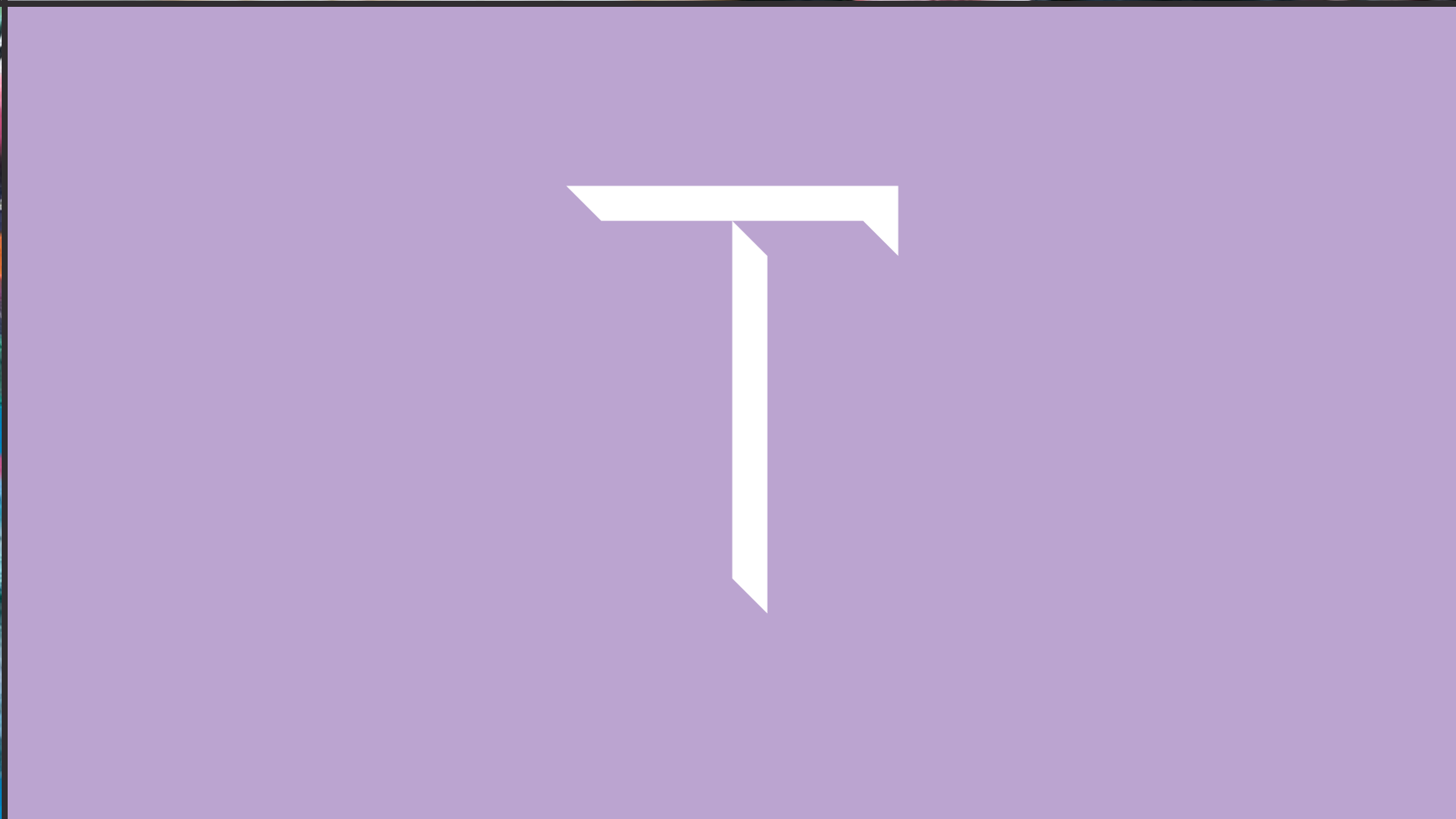
H



O



L



T

# THE EVERSHOLT

50,000 sq ft of 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



# AVAILABILITY

## 163

| FLOOR                  | SQ FT        | AVAILABILITY |
|------------------------|--------------|--------------|
| Third                  | 4,511        | Available    |
| <b>TOTAL AVAILABLE</b> | <b>4,511</b> |              |

## 183

| FLOOR                  | SQ FT        | AVAILABILITY |
|------------------------|--------------|--------------|
| Third (North)          | 4,823        | Available    |
| Lower Ground (North)   | 4,823        | Available    |
| <b>TOTAL AVAILABLE</b> | <b>9,646</b> |              |

## 203

| FLOOR                  | SQ FT         | AVAILABILITY |
|------------------------|---------------|--------------|
| Fourth                 | 4,468         | Available    |
| Third                  | 5,044         | Available    |
| Second & Mezz          | 6,626         | Available    |
| Lower Ground           | 4,278         | Available    |
| <b>TOTAL AVAILABLE</b> | <b>20,416</b> |              |

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



163 EVERSOLT STREET

183 EVERSOLT STREET

203 EVERSOLT STREET

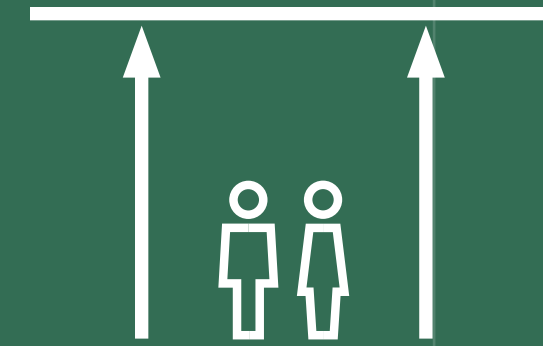
# OVERVIEW



Fully fitted & part fitted  
suites available



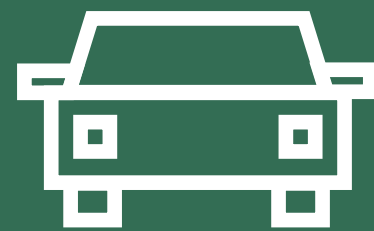
3x new concierge receptions  
with barista coffee bar



4m+ floor to ceiling heights  
(Ground to 2nd floors)



Upgraded WCs & showers



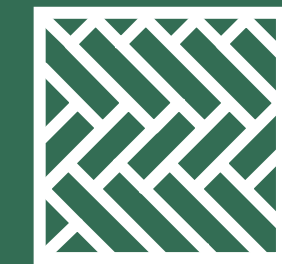
Secure underground parking



Secure cycle storage with  
best in class commuter facilities



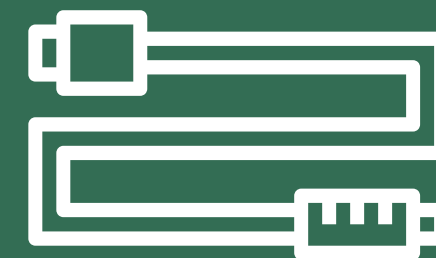
Unique combination of period  
& contemporary office space



Wooden accessible flooring



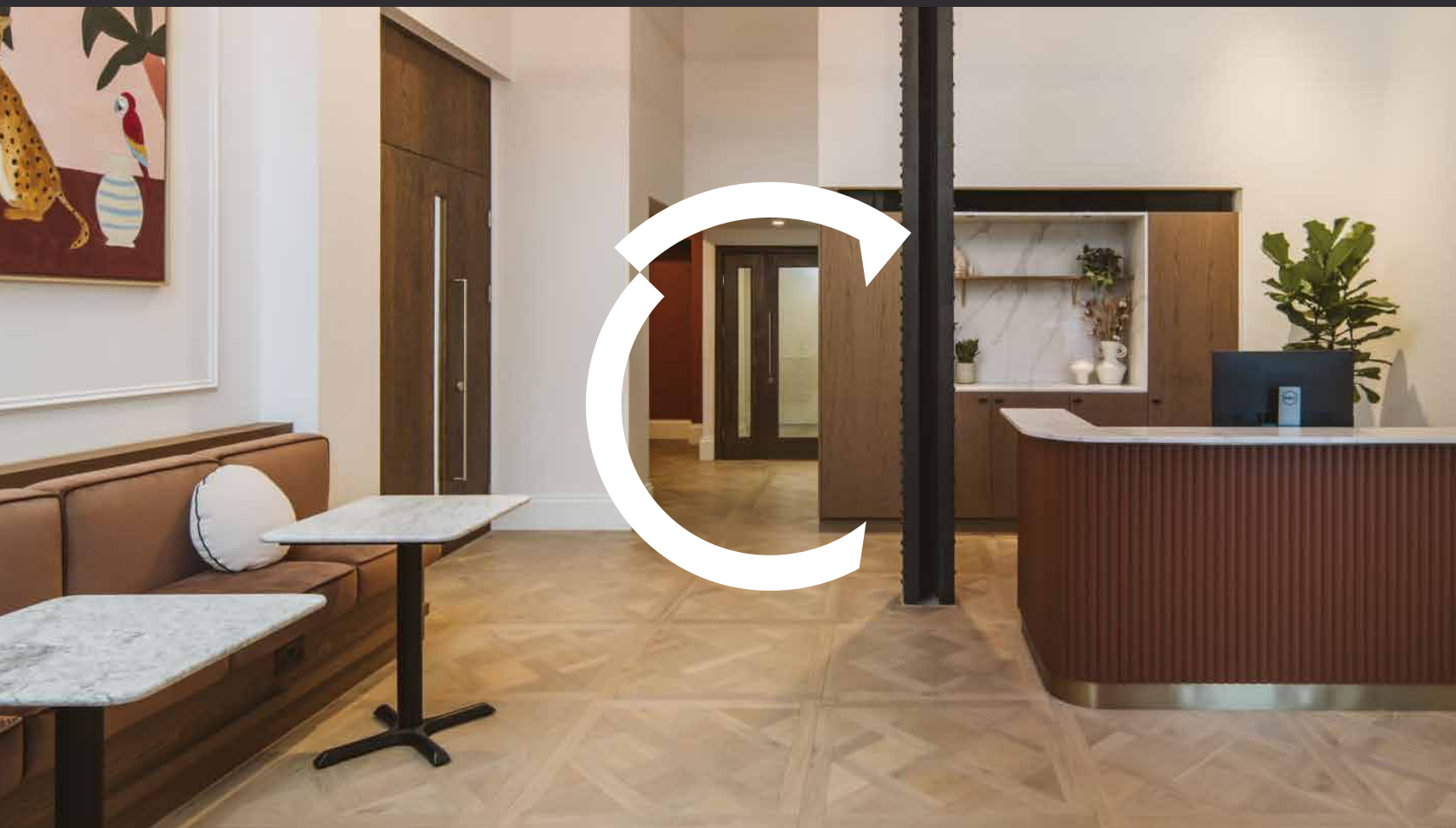
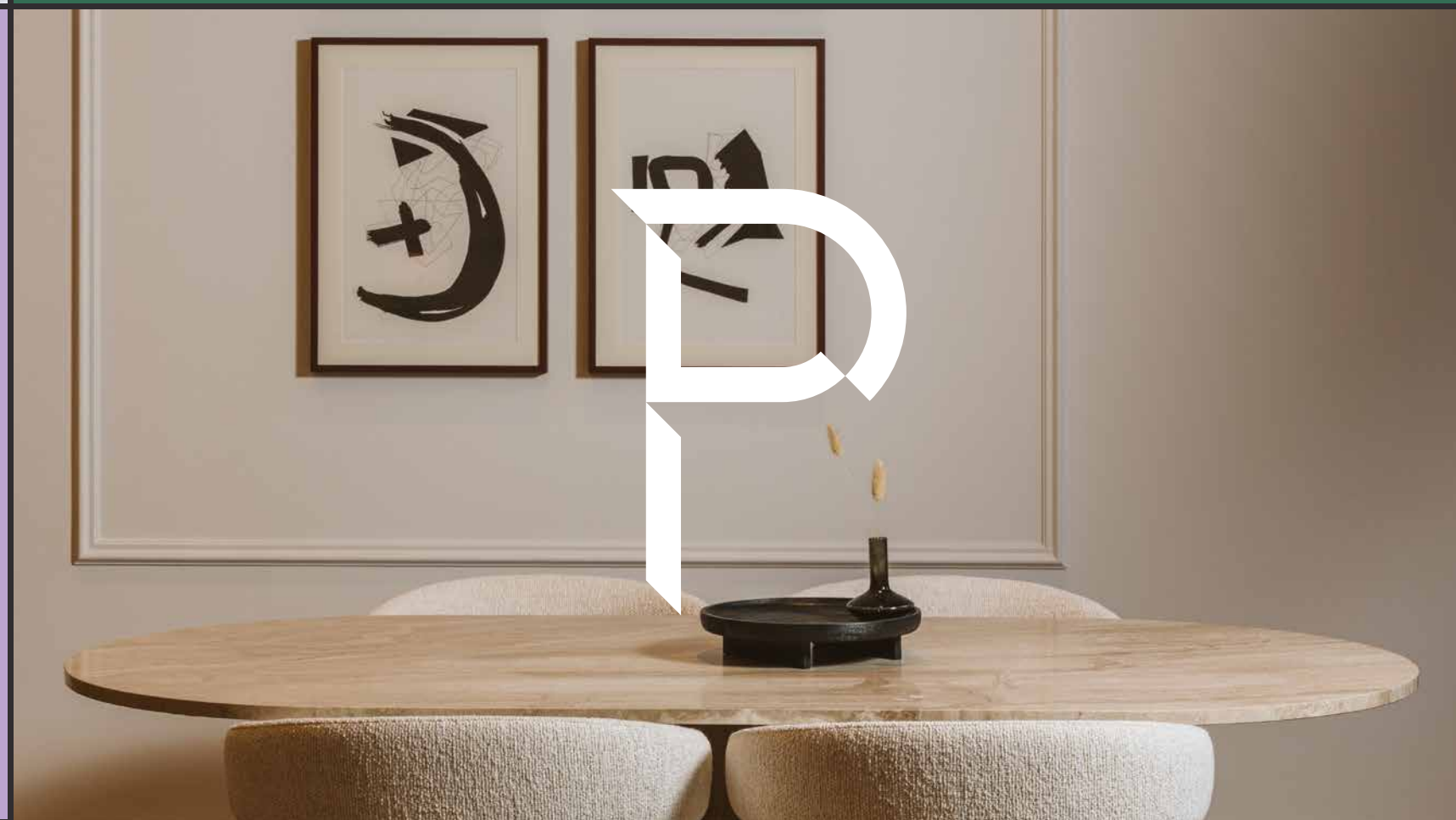
Air conditioning



Fibre throughout



EPC: B



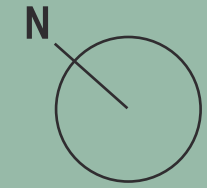
# No.163



#163 reception

# 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

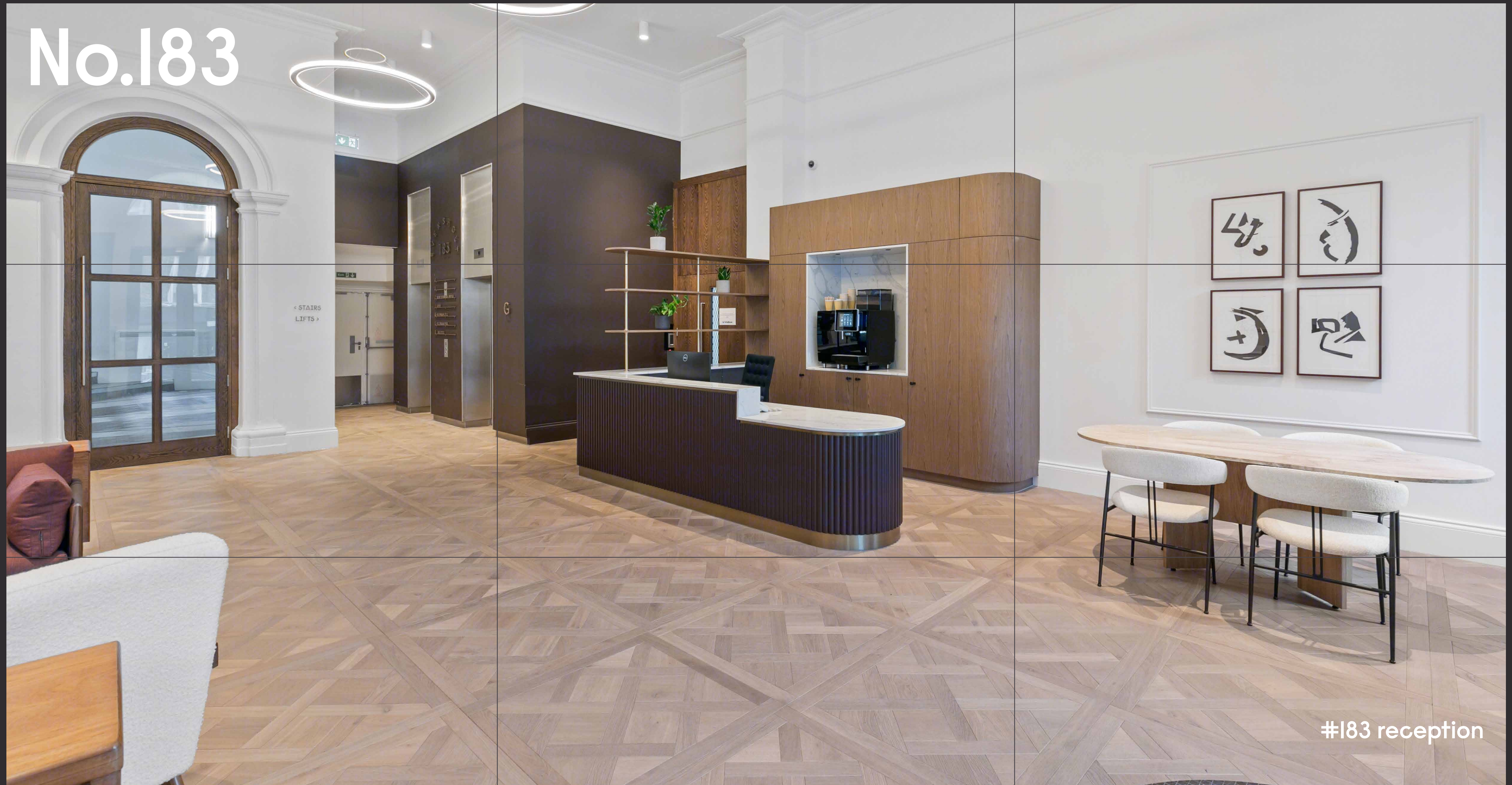
-  Office
-  Core

# No.163



#163 third floor

# No.183

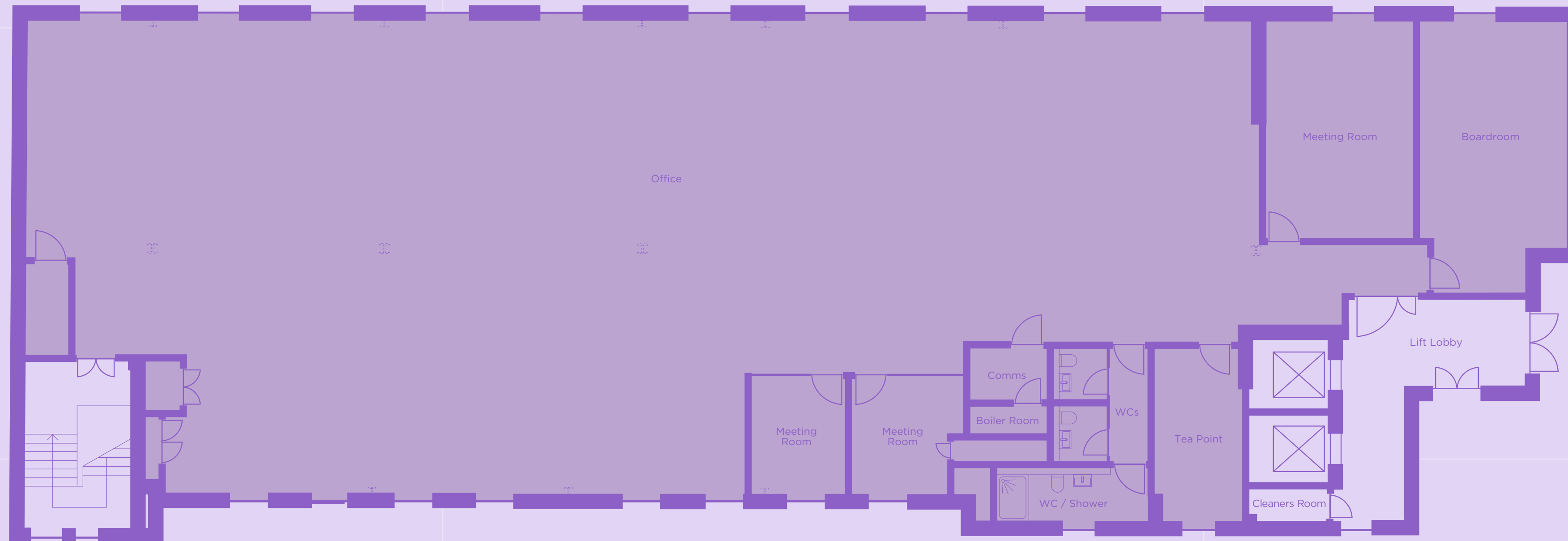
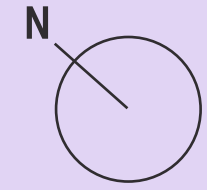




#183 reception

# No. 183

Third Floor (North) 4,881 sq ft | 453 sq. m

Eversholt Street



-  Office
-  Core

# No. 203

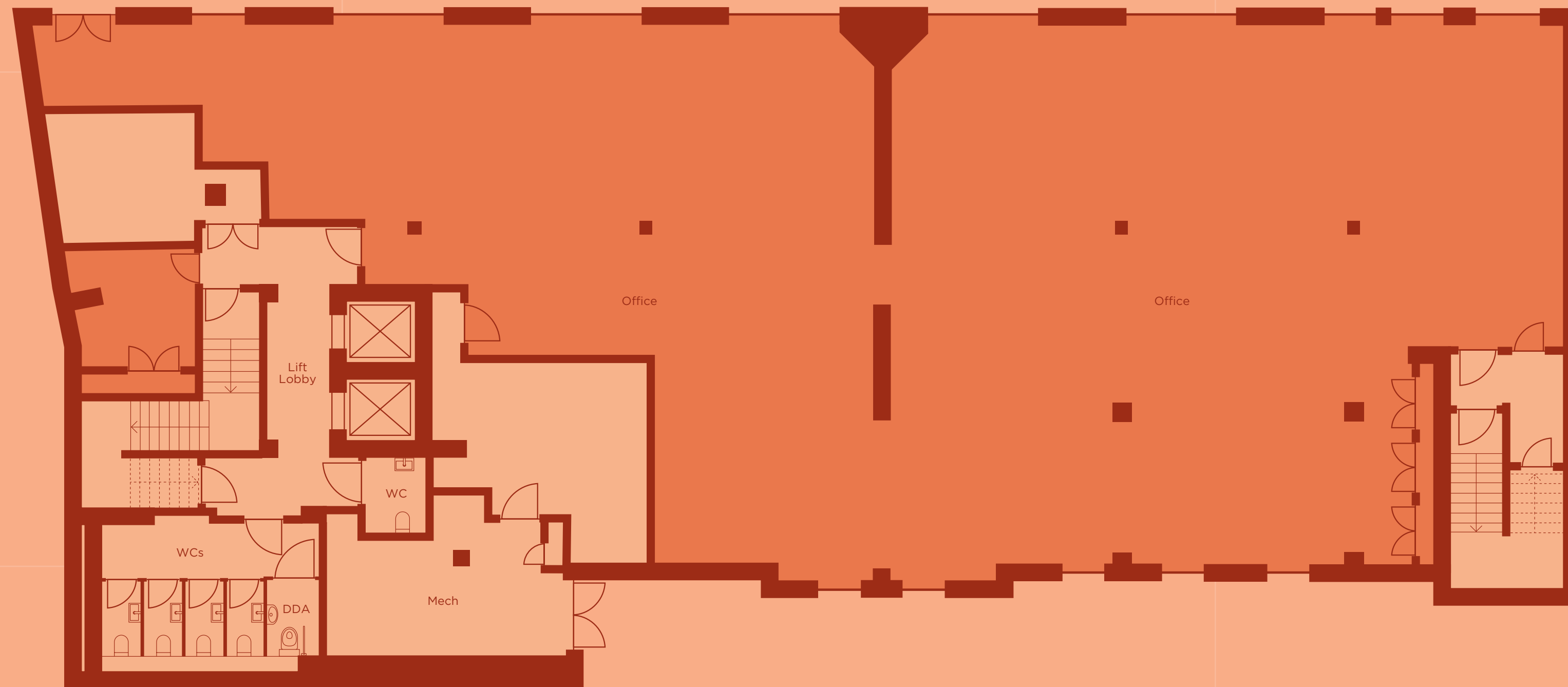
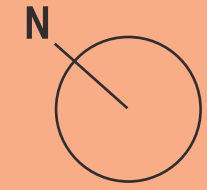


#203 reception

# No.203

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

Eversholt Street

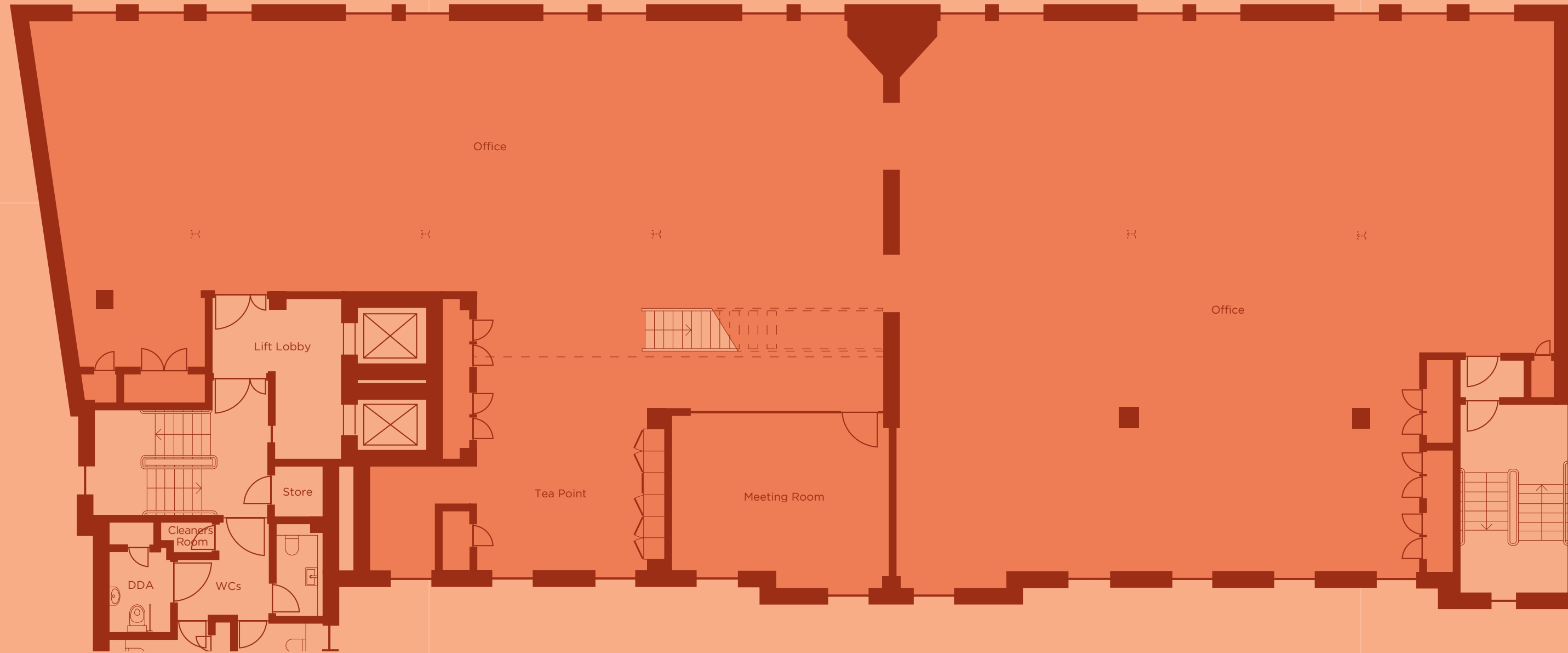
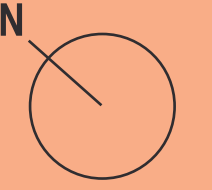


-  Office
-  Core

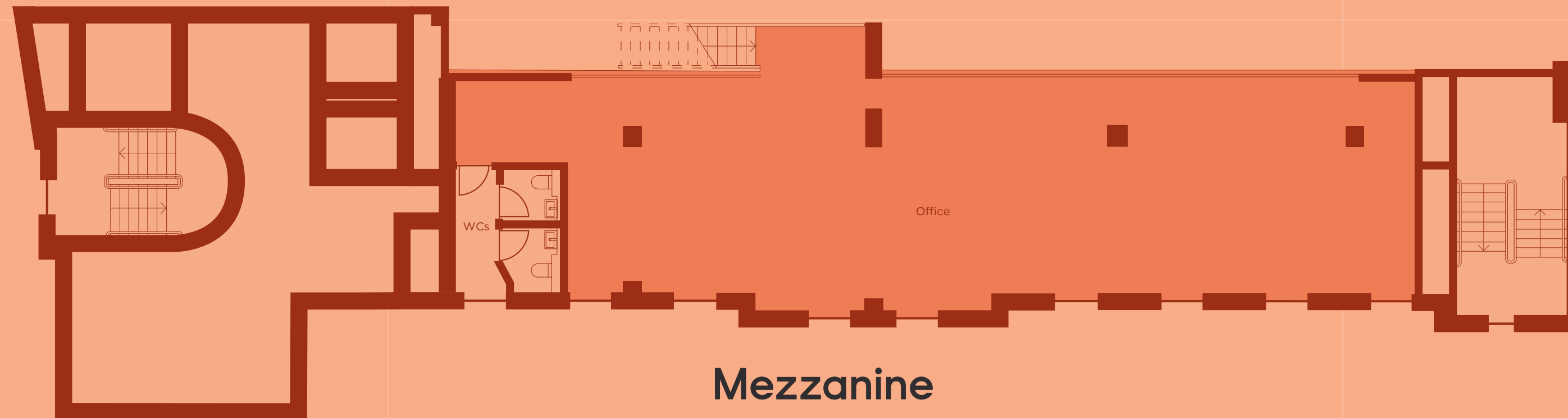
# No.203

Second Floor & Mezzanine 6,626 sq ft | 616 sq. m

Eversholt Street



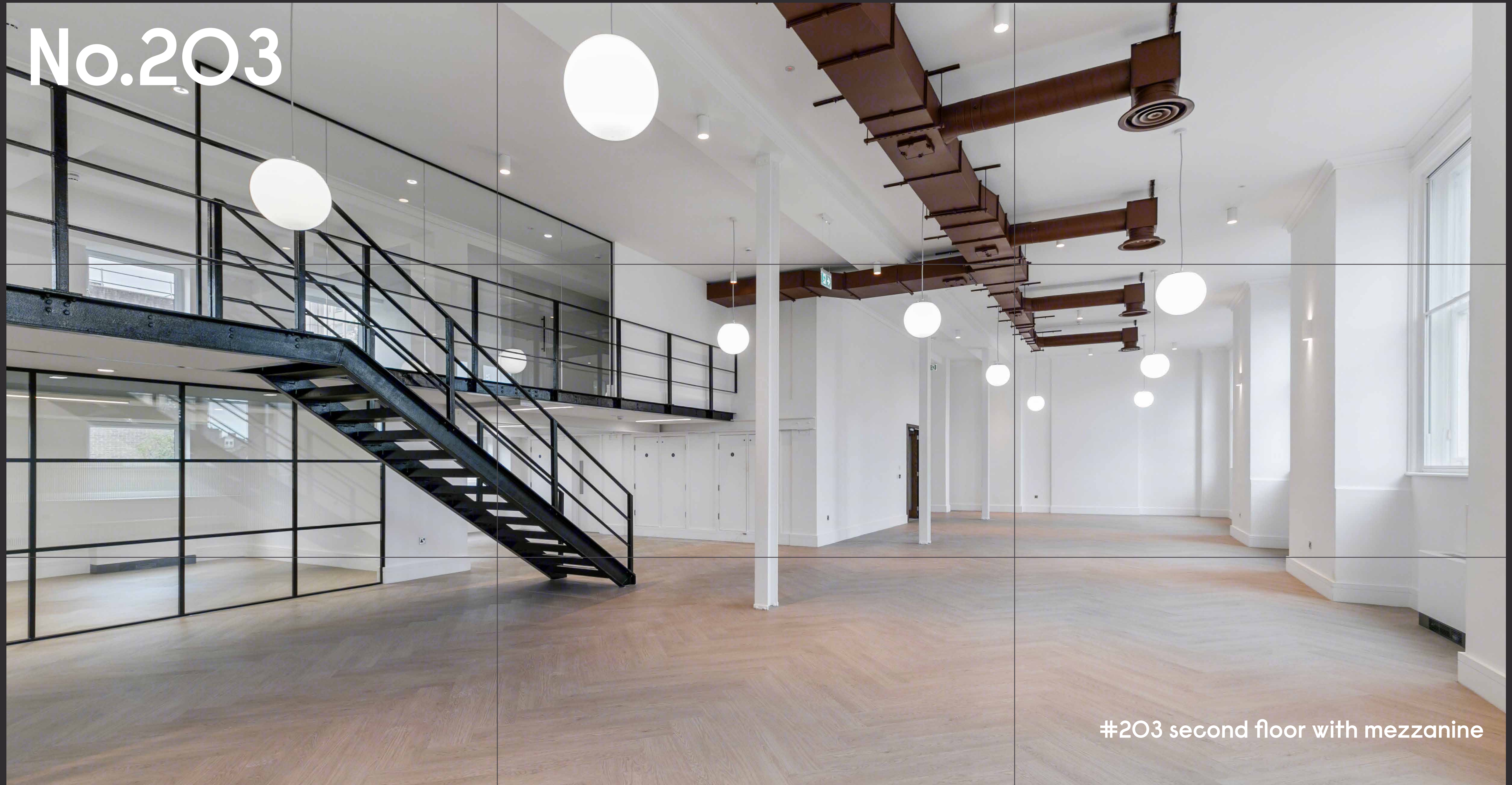
Second Floor



Mezzanine

-  Office
-  Core

No.203

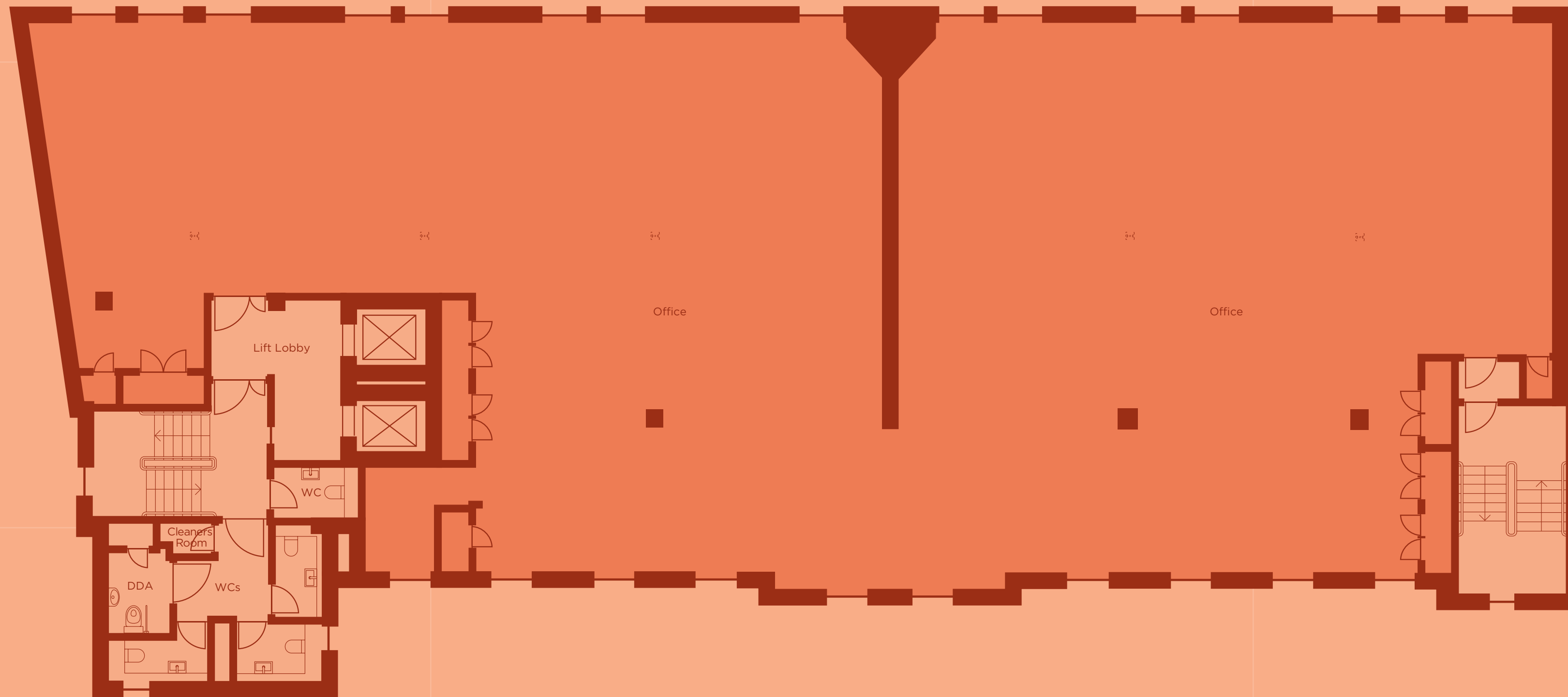
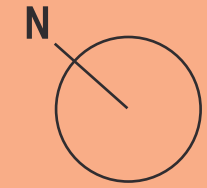


#203 second floor with mezzanine

# No.203

Third Floor 5,044 sq ft | 487 sq. m

Eversholt Street



-  Office
-  Core

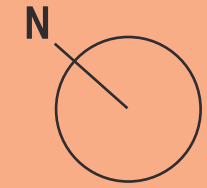
No.203



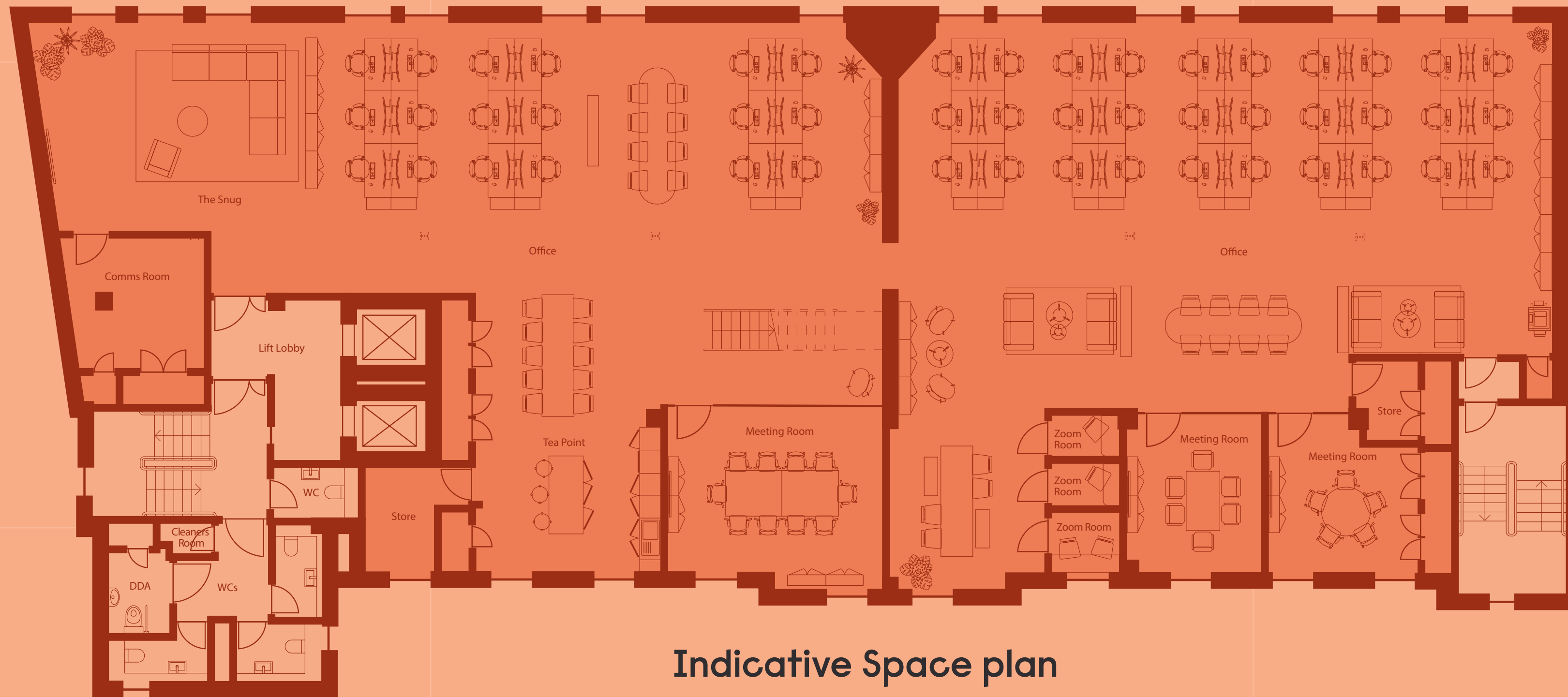
#203 third floor

# No.203

Third Floor 5,044 sq ft | 487 sq. m



Eversholt Street



Indicative Space plan

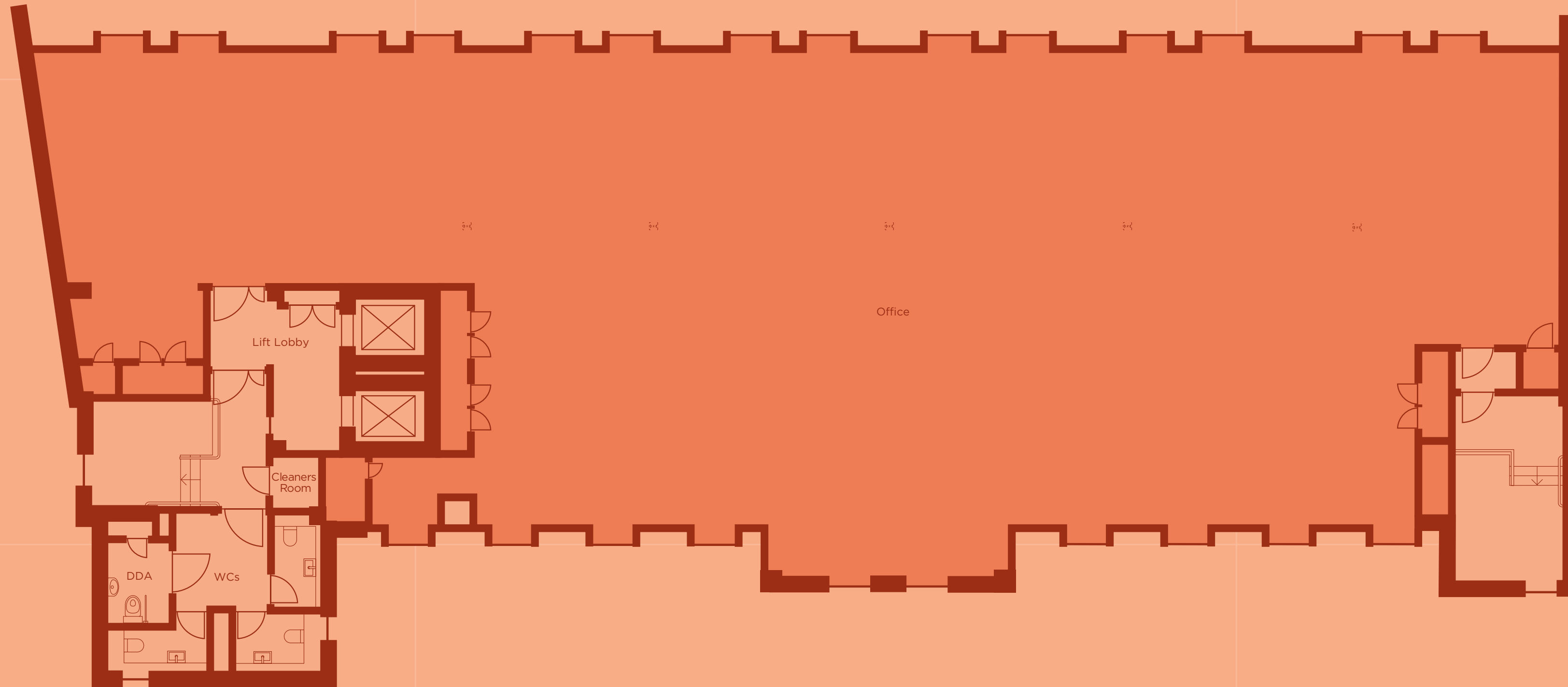
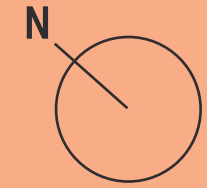
- 48x workstations
- 1x 10-person meeting room
- 1x 6-person meeting room
- 1x 5-person meeting room
- 18x collaboration desks
- 4x informal seating areas
- 1x kitchen/breakout
- 3x call booths
- 1x comms room
- 2 no. store rooms

-  Office
-  Core

# No.203

Fourth Floor 4,486 sq ft | 417 sq. m

Eversholt Street

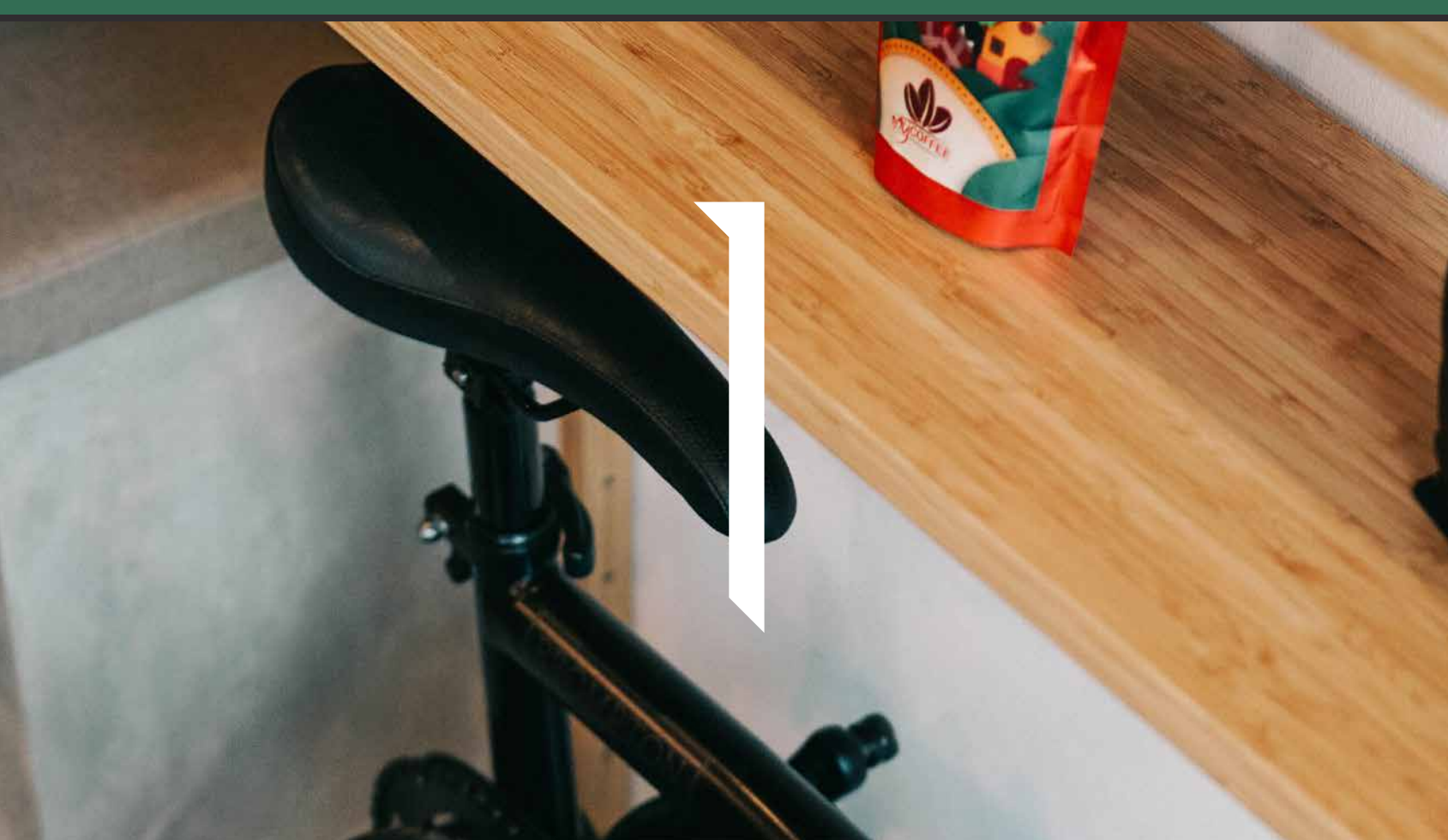
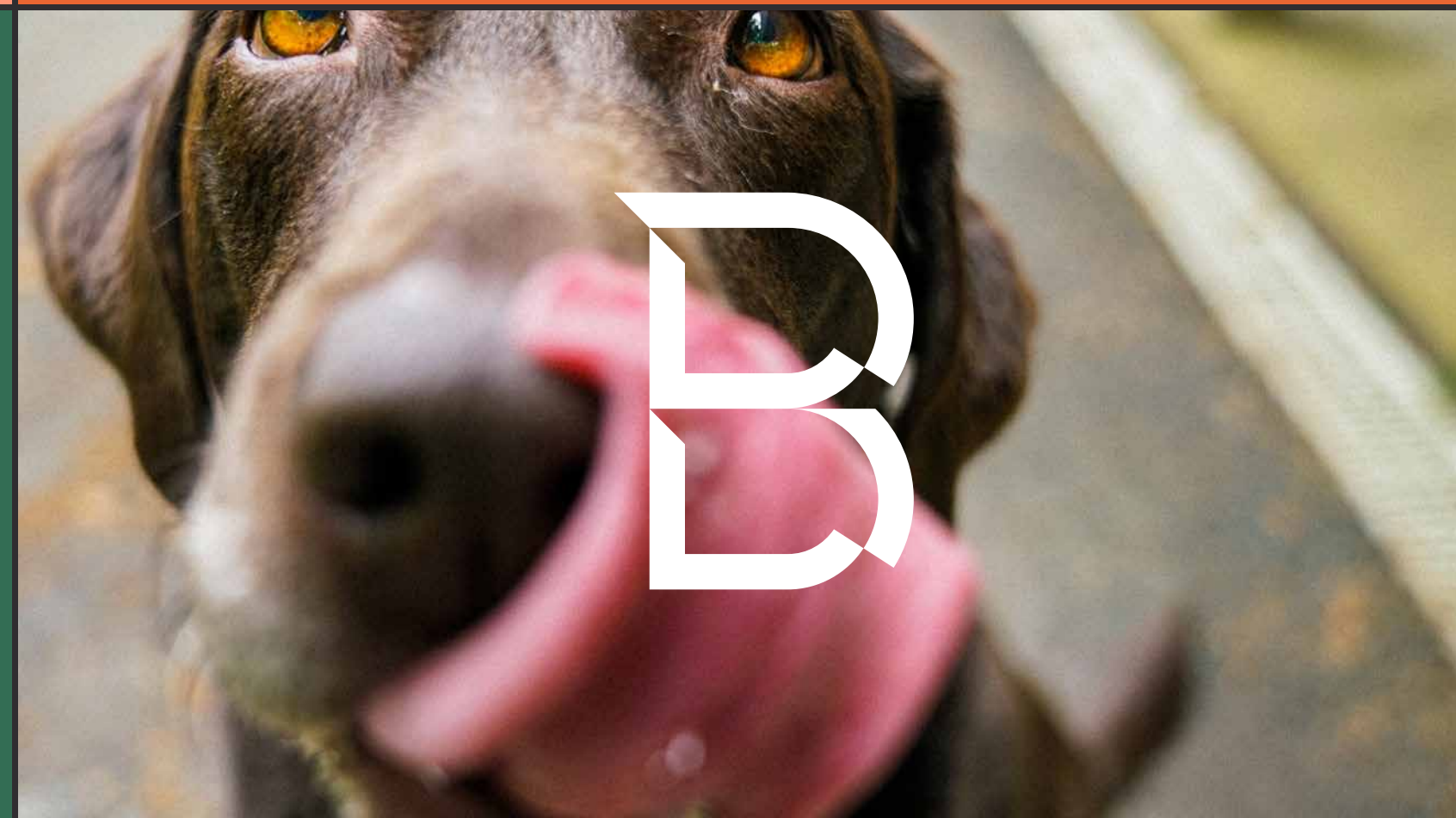


-  Office
-  Core

# No.203



#203 fourth floor



# 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



#basement bike storage

# LOCAL AMENITIES



## CAFES, BARS & RESTAURANTS

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

## 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

# CONTACTS

**Toby Pritchard-Davies**

M: +44 7468 724 284

E: [toby.pritchard-davies@knightfrank.com](mailto:toby.pritchard-davies@knightfrank.com)

**William Foster**

M: +44 7748 985 951

E: [william.foster@knightfrank.com](mailto:william.foster@knightfrank.com)

**Lucy Dowling**

M: +44 7557 310 233

E: [lucy.dowling@knightfrank.com](mailto:lucy.dowling@knightfrank.com)

**Eloise Wordie**

M: +44 7976 668 506

E: [eloise.wordie@knightfrank.com](mailto:eloise.wordie@knightfrank.com)



[knightfrank.com](https://www.knightfrank.com)

**Joe Fuller**

M: +44 7803 937 733

E: [joe@bluebooklondon.co.uk](mailto:joe@bluebooklondon.co.uk)

**George Knowles**

M: +44 7565 502 931

E: [george@bluebooklondon.co.uk](mailto:george@bluebooklondon.co.uk)

**Ollie Pardoe**

M: +44 7748 626 103

E: [ollie@bluebooklondon.co.uk](mailto:ollie@bluebooklondon.co.uk)

**Isobel Ewart-Fearn**

M: +44 7714 491 025

E: [isobel@bluebooklondon.co.uk](mailto:isobel@bluebooklondon.co.uk)

**BLUEBOOK**

[bluebooklondon.com](https://www.bluebooklondon.com)

Misrepresentation act 1967: Knight Frank and Bluebook, for themselves and for the lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending lessee must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor(s) do not make or give and neither Knight Frank nor Bluebook, nor any person in their employment has any authority make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Brochure and photographs. December 2025.

Designed by Smart Soho

Akoya by

