

## Attractive Landmark Building To Let

101 Euston Road, NW1

Pt 8th & 7th (terrace)  
3,137 - 13,175 sq. ft  
(291.44 - 1,224 sq. m)

### Highlights

- Expansive Private Terrace
- Raised Floors with 110m clear void
- Ground Floor Cycle Racks and Shower Facilities
- 3 x 13 person passenger lift
- Contemporary Reception Entrance
- Excellent Natural Light
- Highly Presentable and useable existing fit out
- 2.75m ceiling height & floor to ceiling glazing
- Excellent Natural Light
- VRF air conditioning
- Commissionaire & 24 hour security

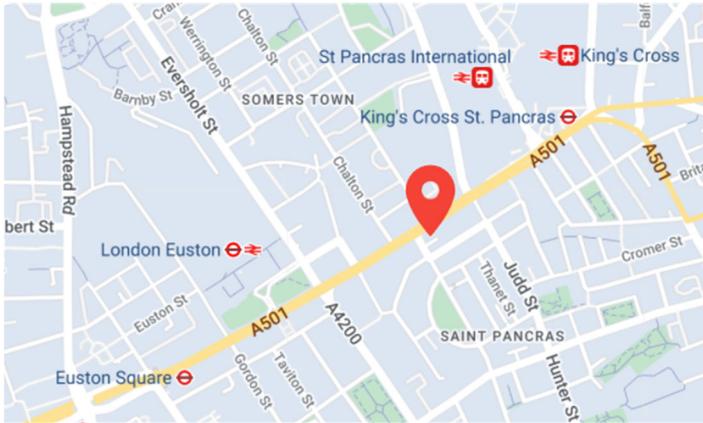


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[avisonyoung.co.uk/111389](http://avisonyoung.co.uk/111389)

## Location

Situated between King's Cross St Pancras and Euston stations, it provides excellent links across Central London (Northern, Victoria, Piccadilly, Metropolitan, Circle, Hammersmith & City underground lines), to Europe via Eurostar and to the North via mainline terminals



## Description

101 Euston Road is an attractive landmark building which provides modern high specification offices with panoramic views across London.

## Accommodation

Floor	Sq Ft	Sq M
8th - part	3,137	291.44
7th - terrace	10,038	932.56

## Terms

New lease direct from the Landlord.

## Rent

Rent on Application

## Rates

£31.54 per sq ft

## Service Charge

£13.19 per sq ft

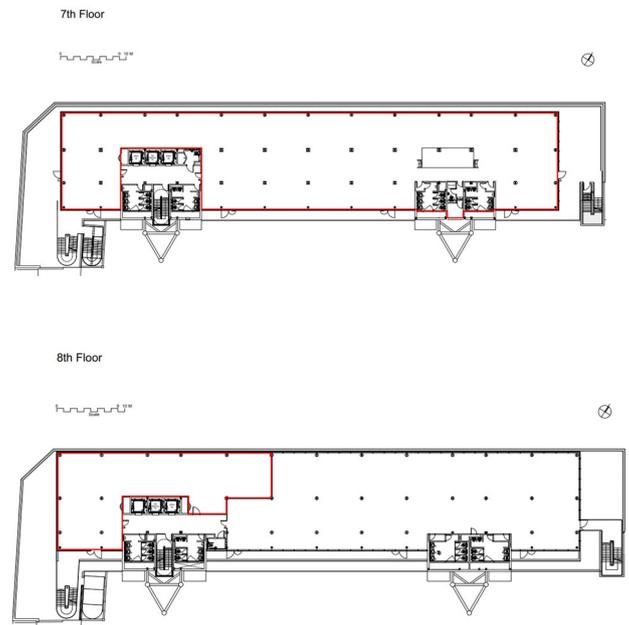
## VAT

The property is elected for VAT purposes

## EPC Rating

EPC Rating B (33)

## Floorplans



For further information or to arrange a viewing please contact:

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