

122 DRUMMOND STREET

LONDON NW1

TO LET

SELF-CONTAINED CLASS E PREMISES IN EUSTON
(OFFICE, PT, CONSULTATION, GALLERY)

GROUND FLOOR

179 SQ. FT.

RIB

ROBERT IRVING BURNS

122 Drummond Street



DESCRIPTION

The space is situated over the ground floor, providing an attractive work station for a smart operator.

The premises is fitted with a kitchenette space, WC, shower and Air conditioning (not tested). The unit also benefits from good ceiling height and a large shop frontage with a roller shutter already fitted, offering further security.

The unit is within walking distance to Kings Cross and is closely located to Warren Street station.

Drummond Street is ready immediately with vacant possession.



AMENITIES

- GOOD FRONTAGE
- AIR CONDITIONING (NOT TESTED)
- NATURAL LIGHT
- SHOWER
- KITCHENETTE
- WC
- ROLLER SHUTTER
- GOOD CEILING HEIGHT

Finances

TOTAL SIZE (SQ.FT.)	179
QUOTING RENT (P.A.)	£17,000
ESTIMATED RATES PAYABLE (P.A.)	£3,456
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£20,456







LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

Drummond Street is situated between North Gower Street and Cobourg Street and is very close to Euston Station. The building is within a short walk to Granary Square, Coal Drops Yard and Fitzrovia, which are home to a vibrant mix of shops, bars and restaurants.

The property has an excellent location for servicing the West End whilst still being on the fringe. Providing immediate access to a variety of underground lines and the Eurostar from St Pancras International. In addition Euston, Tottenham Court Road and Russell Square stations are within a few minutes walk. HS2 will deliver improved connections to Euston and Euston Square Underground stations.



FURTHER INFORMATION

LEASE

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

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

26B

VAT

TBC

FLOOR PLANS

Scaled floor plans available upon request.

CONTACT US

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RIB

ROBERT IRVING BURNS

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. April 2026