

PRE-LET OPPORTUNITY

24 | 32

STEPHENSON WAY

EUSTON NW1

**A SELECTION OF BOTH FULLY REFURBISHED
AND NEW OFFICE FLOORS**



Phase One

**4,210 SQ FT - 23,225 SQ FT
(391 SQ M - 2,158 SQ M) APPROX**

STEPHENSONWAY.LONDON



VIDEO LINK

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STEPHENSON WAY
EUSTON NW1



INTRODUCTION

The first phase of the fully refurbished office floors at 24-32 Stephenson Way have been fully let, and we are delighted to announce the impending availability of the second phase.



Phase One



Phase One



5th Floor. For indicative purposes

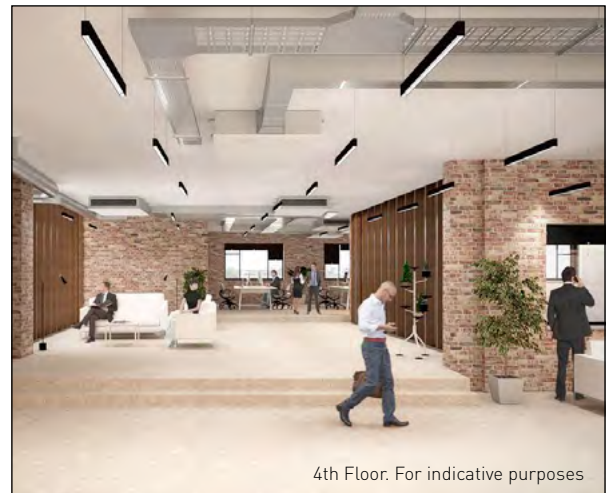
DESCRIPTION

The available offices are arranged over the 2nd, 3rd, 4th and 5th floors and provide a selection of both comprehensively refurbished and new offices.

The offices are accessed through a prominent ground floor entrance on Stephenson Way.



5th Floor. For indicative purposes



4th Floor. For indicative purposes



4th Floor. For indicative purposes

FEATURES

Substantially refurbished throughout

New 4th and 5th floors

Terraces at 4th and 5th floor levels

New exposed comfort cooling

Prominent ground floor entrance

Exposed brickwork

Part 'exposed' feature ceiling

Shower facilities

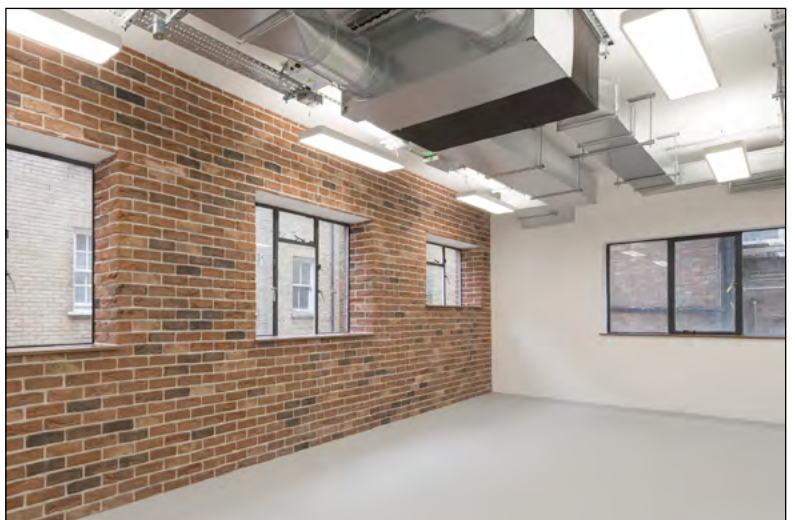
24 hour access

Cycle storage



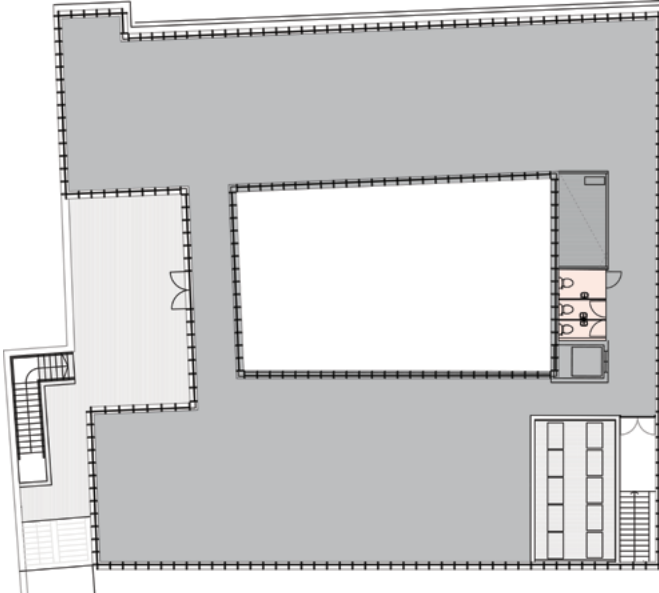
APPROXIMATE FLOOR AREAS

Floor	Sq ft	Sq m
5th Floor	4,210	391
4th Floor	5,170	480
3rd Floor	7,050	655
2nd Floor	6,795	631
TOTAL	23,225	2,157



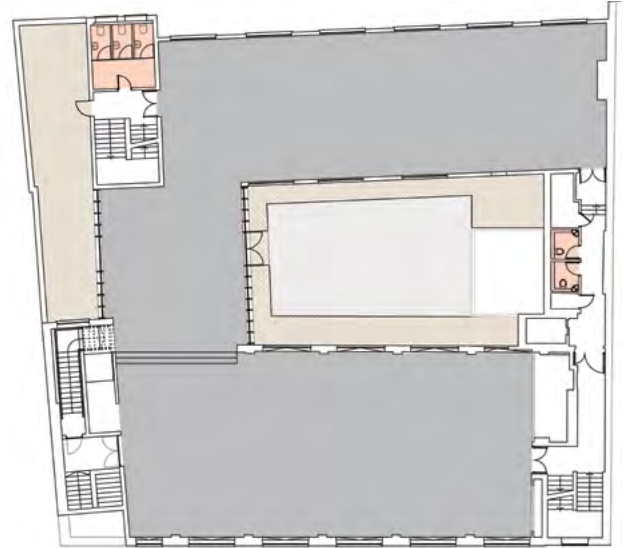
5TH FLOOR

4,210 sq ft • 391 sq m



4TH FLOOR

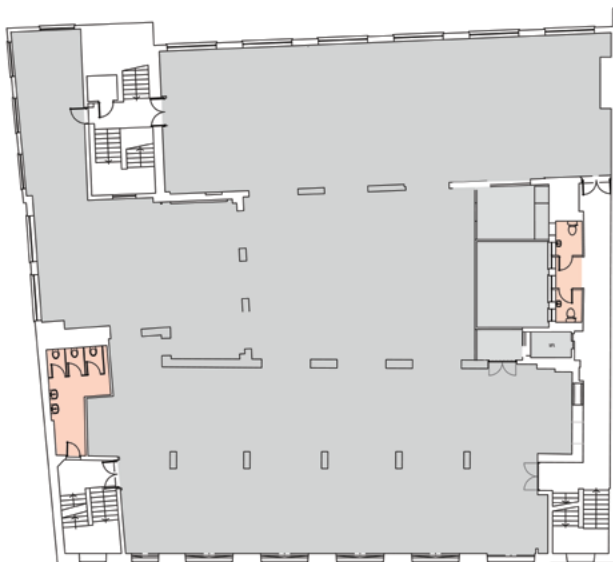
5,170 sq ft • 480 sq m



Floor plans subject to update

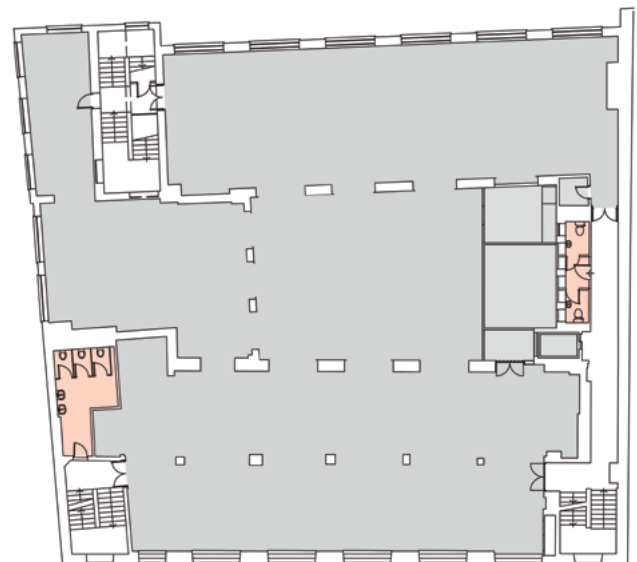
3RD FLOOR

7,050 sq ft • 655 sq m



2ND FLOOR

6,795 sq ft • 631 sq m



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STEPHENSON WAY
EUSTON NW1

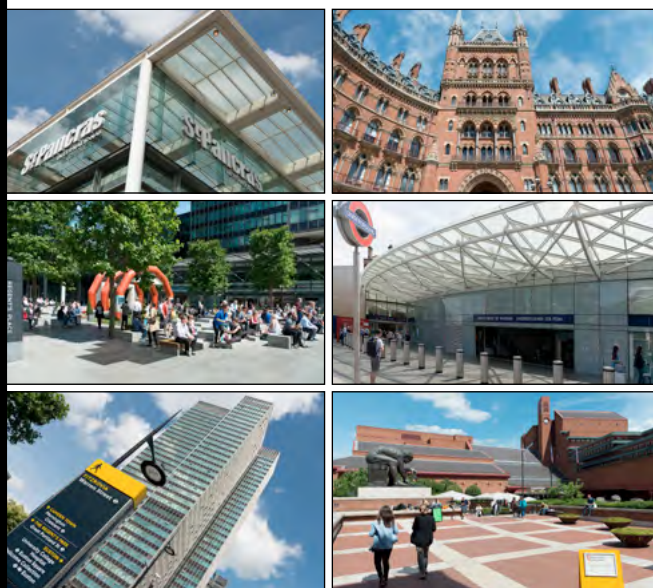
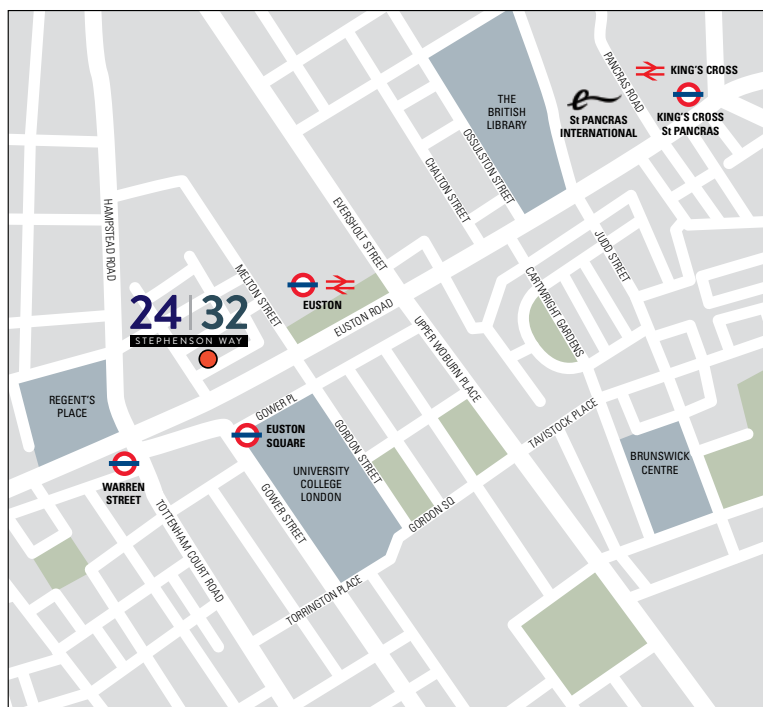
LOCATION

Situated on the north side of Stephenson Way, running off North Gower Street and just north of Euston Road.

The building is within a short walk of Regent's Place and Fitzrovia, which are home to a vibrant mix of shops, bars and restaurants.

CONNECTIONS

Stephenson Way is located within close proximity to Euston Square and Warren Street underground stations, providing immediate access to a variety of underground lines. In addition, Euston, Kings Cross and St Pancras International mainline stations within a few minutes' walk.



Euston Square
Circle,
Hammersmith & City,
Metropolitan

1 min

Euston
Northern,
London Overground,
Victoria

3 mins

Warren Street
Northern,
Victoria

4 mins

Kings Cross, St Pancras
Circle, Hammersmith & City,
Metropolitan, Northern
Piccadilly, Victoria

12 mins



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