

# 101 EUSTON ROAD

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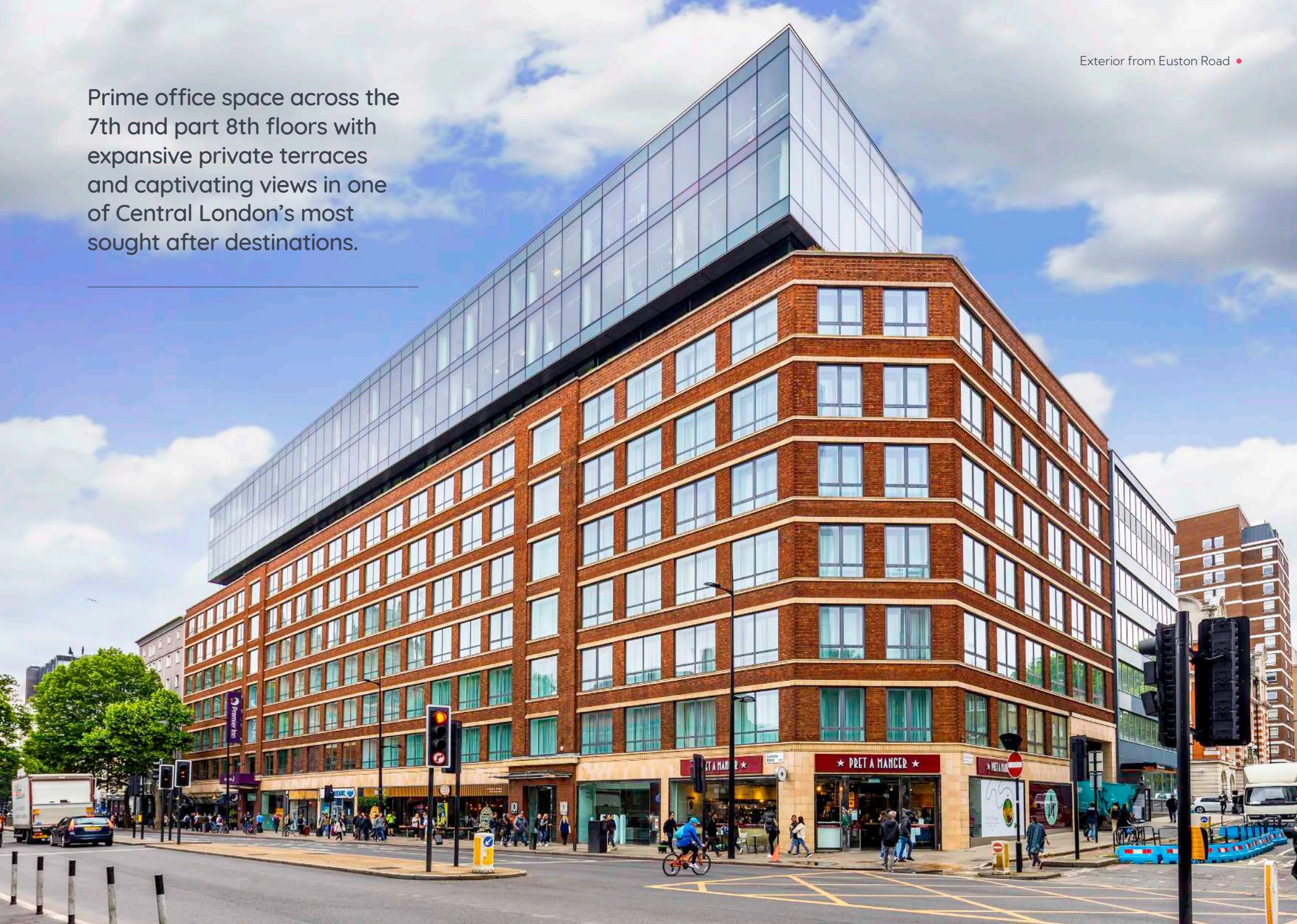
KING'S CROSS

A WORKSPACE BY



Prime office space across the 7th and part 8th floors with expansive private terraces and captivating views in one of Central London's most sought after destinations.

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Views from the 7th floor terrace •

# Welcome to your new workspace

101 Euston Road provides 3,137 to 13,848 sq ft of high specification, fully-fitted workspace across the 7th and part 8th floors of this landmark building, located within the heart of King's Cross.

Floorplates provide floor to ceiling glazing throughout and expansive private terraces on the 7th floor showcase the local area with views of The British Library, St Pancras Renaissance Hotel and beyond. The part-8th floor has a smaller privately demised terrace.

The building was substantially redeveloped in 2013, providing three new floors of office accommodation accessed via a dedicated ground floor reception.

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Large flexible floorplates  
with clear runs of space  
and superb natural light.

# Your workspace, designed for you

The 7th and part 8th floors are offered to market fully fitted and ready for occupation.

However should you require a more bespoke design, Romulus' CustomBuild team of inhouse experts are on hand to help.

Our interior architects not only work with you to design your perfect office space, they

will manage the entire fit out process too, ensuring your workspace is ready for when you need it.

We can even take care of the daily office management, all wrapped up in one simple monthly payment.



## OFFICE ACCOMODATION

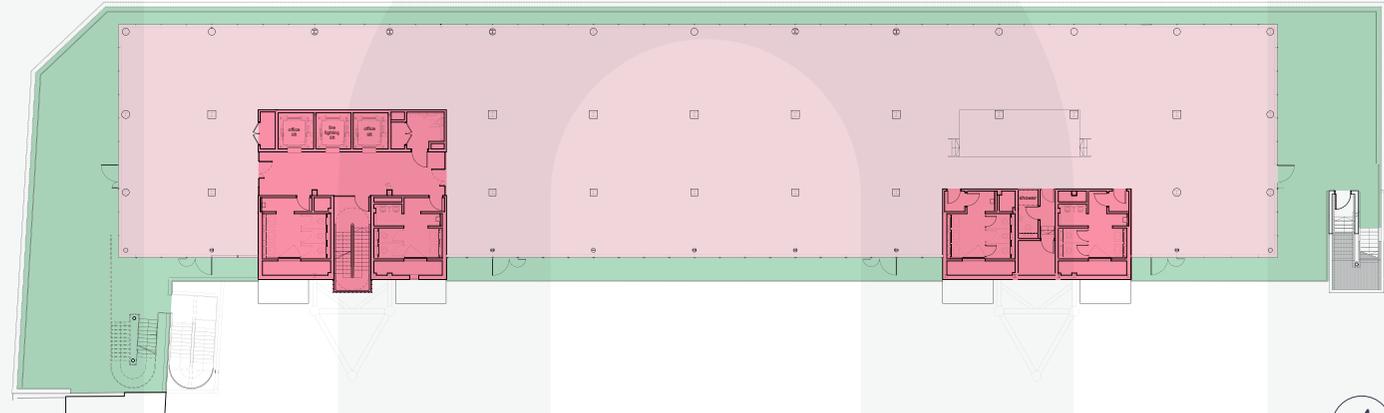
FLOOR	OFFICE NIA sqft	TERRACE sqft	STATUS
9th	—	—	Digital Catapult
Part 8th	—	—	Siemens
Part 8th	3,137	274	Available
7th	10,711	4,465	Available
<b>Total</b>	<b>13,848</b>	<b>4,739</b>	



# Get to know your space

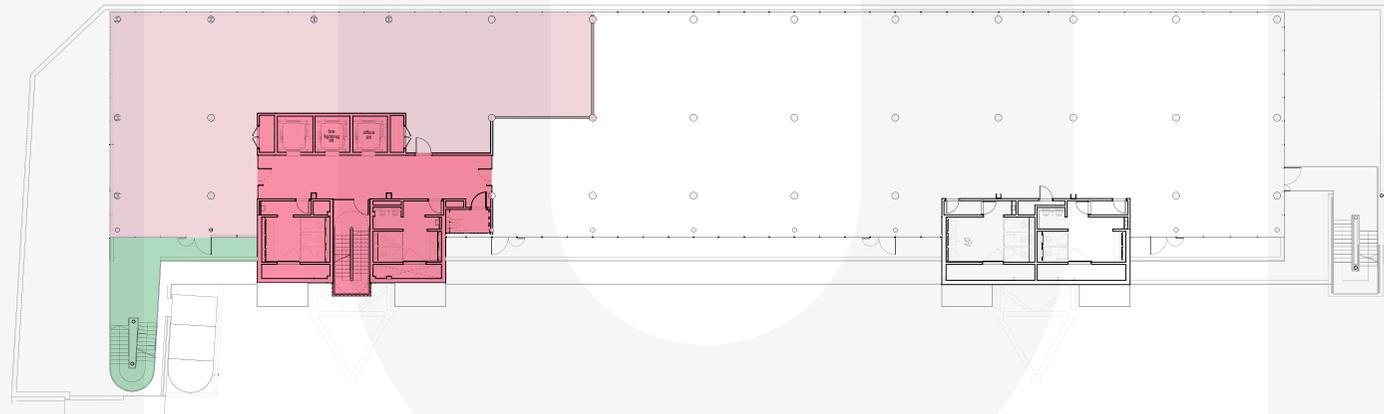
## 7th Floor

Office Space 10,711 sq ft  
Terrace 4,465 sq ft



## Part 8th Floor

Office space 3,137 sq ft  
Terrace 274 sq ft



-  OFFICE SPACE
-  TERRACE
-  CORE

EUSTON ROAD

10m

BIDBOROUGH STREET

Private terraces on the 7th and 8th floors with impressive views across London.





Coal Drops Yard

Granary Square

Facebook

The Francis Crick Institute

Google Head Quarters

King's Cross St Pancras Station  
🚉 🚏 🚶

The British Library

101 Euston Road

St Pancras Renaissance Hotel

# The local area

101 Euston Road is located within the heart of King's Cross and benefits from the best London has to offer with international transport connections, a thriving business and cultural scene and bustling local community.

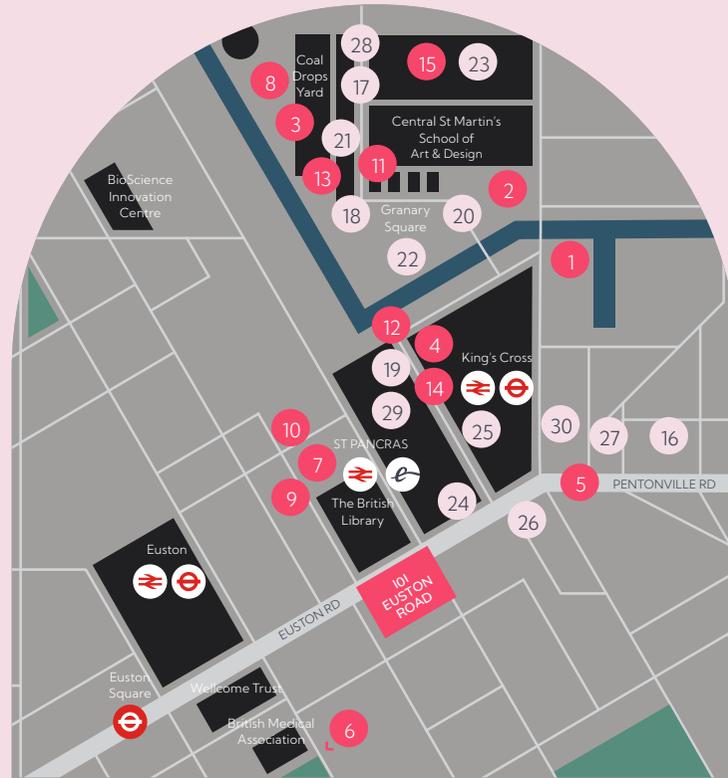
## TECH, MEDIA & LIFE SCIENCES

- |                     |                                |
|---------------------|--------------------------------|
| 1 The Guardian      | 9 The Alan Turing Institute    |
| 2 Art Fund          | 10 The Francis Crick Institute |
| 3 Nike HQ           | 11 Facebook                    |
| 4 Universal Music   | 12 Google HQ                   |
| 5 Vevo              | 13 Samsung KX LDN              |
| 6 Benevolent AI     | 14 YouTube                     |
| 7 Global Generation | 15 DeepMind                    |
| 8 in2 Science UK    |                                |

## LOCAL AMENITIES

- |                             |                                 |
|-----------------------------|---------------------------------|
| 16 Mildreds                 | 24 St Pancras Renaissance Hotel |
| 17 Dishoom                  | 25 Great Northern Hotel         |
| 18 The Coal Office          | 26 The Standard Hotel           |
| 19 German Gymnasium         | 27 Anytime Fitness              |
| 20 The Lighterman           | 28 Spiritland                   |
| 21 Caravan                  | 29 Vinoteca                     |
| 22 Granary Square Brasserie | 30 The Fellow                   |
| 23 Everyman Cinema          |                                 |

4 mins walk KING'S CROSS ST PANCRAS	5 mins tube FARRINGDON	8 mins tube LIVERPOOL STREET	10 mins tube BANK
10 mins Crossrail CANARY WHARF	12 mins Crossrail STRATFORD	33 mins Crossrail HEATHROW	1hr train STANSTED



Coal Drops Yard



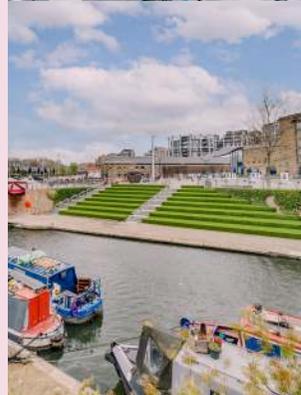
German Gymnasium Restaurant



King's Cross Station



Granary Square



## Floor Specification



Demised on-floor shower



Fibre connected floors



VRF air conditioning



Inspiring views across King's Cross and London



2.75 metre ceiling heights



Raised floors with 11m clear void



High quality fit out with bespoke option



Private terraces on the 7th and part 8th floors



Floor to ceiling glazing throughout

## Building Specification



Heat pumps to reduce carbon emissions



Renewable energy tariffs



Zero Waste to Landfill policy



3 x 13 person passenger lifts



New end-of-trip facilities (due 2022)



Electric charging points for e-bikes



Full refurbishment of ground floor reception (due 2022)



Ground floor concierge service



24 hour security

# Romulus

Romulus is a locally based workspace provider who own and manage over 1 million square feet of prime office, retail, hotel and leisure space across London.

Operating for over 50 years, we acquire, invest in and manage quality, sustainable buildings including coworking, flexible workspaces, headquarter buildings, leisure and retail.

We pride ourselves on managing the entire building lifecycle inhouse, from construction and refurbishment to leasing, building management and community engagement.

At Romulus, we place our occupiers and local communities at the heart of everything we do.

Our coworking and flexible workplace offering at Huddle provides space for start-ups and growing businesses whilst Hammersmith Campus provides over 350,000 sq ft of quality office space for scale ups and established businesses.

Together, Romulus and Huddle are your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive.

Find out more at [romulusuk.com](https://romulusuk.com)



## VIEWINGS

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Viewings are strictly  
by appointment only

Terms  
Upon application

EPC  
Available on request

Address  
101 Euston Road  
London NW1 2RA

## FOR MORE INFORMATION, CONTACT:

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