

105 - 111 Euston Street

LONDON, NW1

To Let

Office Space in the Heart of Euston

896 SQ.FT.

First Floor Front

Alternative Class E Uses will be

Considered Subject to Deed of Variation

RIB

ROBERT IRVING BURNS

105-111 EUSTON STREET



DESCRIPTION

The opportunity is located on the 1st floor front of this industrial style building.

The floor benefits from great natural light, private meeting room, carpeted flooring, comfort cooling (not tested), locker storage and kitchenette. The floor is accessed by a communal stairwell.



AMENITIES

- Great natural light
- Private meeting room
- Carpeted flooring
- Kitchenette
- Comfort cooling (not tested)
- Locker storage
- Access via communal stairwell

FINANCIALS

Floor	Total
Size (sq.ft.)	896
Quoting Rent (p.a.) excl.	£29,120
Service Charge	TBC
Estimated Rates Payable (p.a.)	£18,338
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	£47,458





LOCATION

LOCATED IN EUSTON

This attractive building is situated just off the prominent corner position with Euston Street and North Gower Street, just north of the Euston Road. Euston Underground and mainline train station together with Euston Square, Warren Street and Kings Cross are all within easy reach providing access across London and the National Rail networks.

105-111 EUSTON STREET





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

55-C

FLOOR PLANS

Available on request.

VAT

TBC

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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. September 2025.

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