

RIB

ROBERT IRVING BURNS

319 - 325
EUSTON ROAD

LONDON NW1





DESCRIPTION

TO LET

**GROUND FLOOR OFFICE SHOWROOMS WITH GOOD FRONTAGE
SUITABLE FOR NEW BUSINESS CLASS E
(RETAIL, SHOWROOM, MEDICAL, LEISURE, OFFICES ETC.)**

319 & 325 EUSTON ROAD, LONDON NW1 3AD

The available accommodations are fully self-contained and are arranged over ground and lower ground floor.

The premises have undergone refurbishment and benefit from LED panel lighting, Comfort Cooling (not tested), fitted kitchenette, WCs, good window frontages, boardrooms, meeting rooms and private booths.



Comfort Cooling (Not Tested)



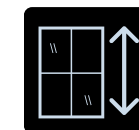
LED Panel Lighting



Fitted Kitchenette



2 WCs



Superior Window Frontage



Boardroom



Meeting Room



Private Booth



325 Euston Road (Ground Floor)



319 Euston Road



325 Euston Road



325 Euston Road (Ground Floor)



325 Euston Road (Lower Ground Floor)



325 Euston Road (Ground Floor)



319 Euston Road (Ground Floor)



319 Euston Road (Ground Floor)



319 Euston Road (Ground Floor)



LOCATION

The building is situated strategically along Euston Road offering good window frontage. The property is closely located to Fitzroy Square and Regent's Park, perfect for a green escape when necessary.

Nearby multi-national retail occupiers include Pret-a-Manger, Wasabi, ITSU and Tesco Express amongst many others. There are also a number of conventional and serviced offices surrounding the property.

Transport links are excellent via Great Portland Street (Circle, Hammersmith and City and Metropolitan lines), Warren Street (Northern line) and Regent's Park Station (Bakerloo line) Stations. Oxford Circus (Central and Victoria lines), Euston and Kings Cross stations are also close by.

CONNECTIONS

GREAT PORTLAND STREET ⇄



5 min

EUSTON SQUARE ⇄



4 min

TOTTENHAM COURT ROAD ⇄



15 min 5 min

OXFORD CIRCUS ⇄



18 min 5 min

BAKER STREET STATION ⇄



17 min 8 min

LONDON EUSTON ⇄



8 min 4 min

VICTORIA STATION ⇄



12 min

PADDINGTON ⇄



12 min

LIVERPOOL STREET ⇄



15 min

KING'S CROSS ⇄



5 min

KEY

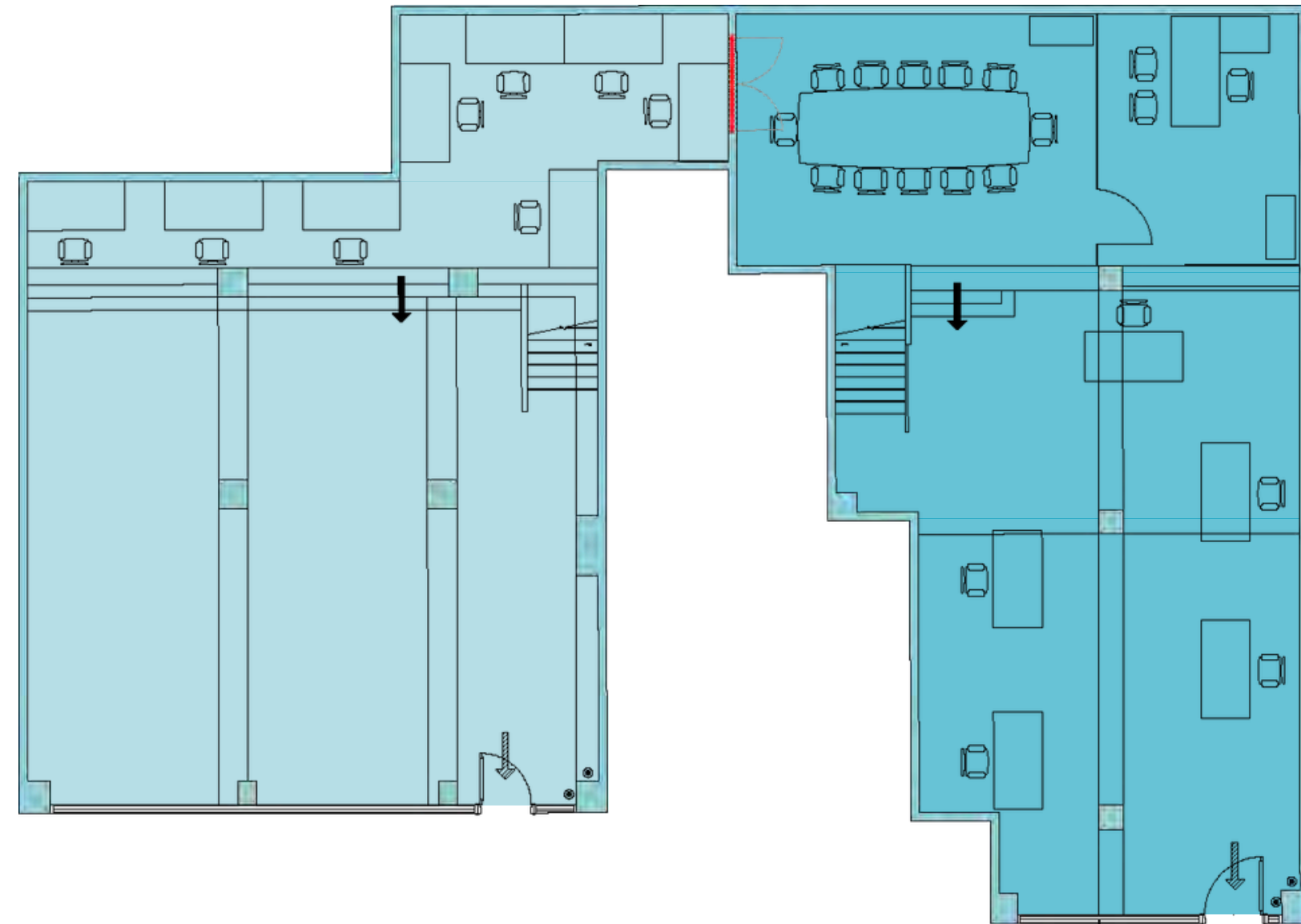
- Circle
- Northern Line
- Hammersmith & City
- TfL Rail
- Metropolitan Line
- Elizabeth Line
- Bakerloo
- District Line
- Central
- Gatwick Express
- Victoria Line
- Southern
- Piccadilly
- southeastern
- Avanti West Coast
- Thameslink
- Caledonian Sleeper
- West Midlands Trains

GROUND FLOOR - 319

1,195 sq ft / 111.02 sq m

GROUND FLOOR - 325

1,076 sq ft / 99.96 sq m

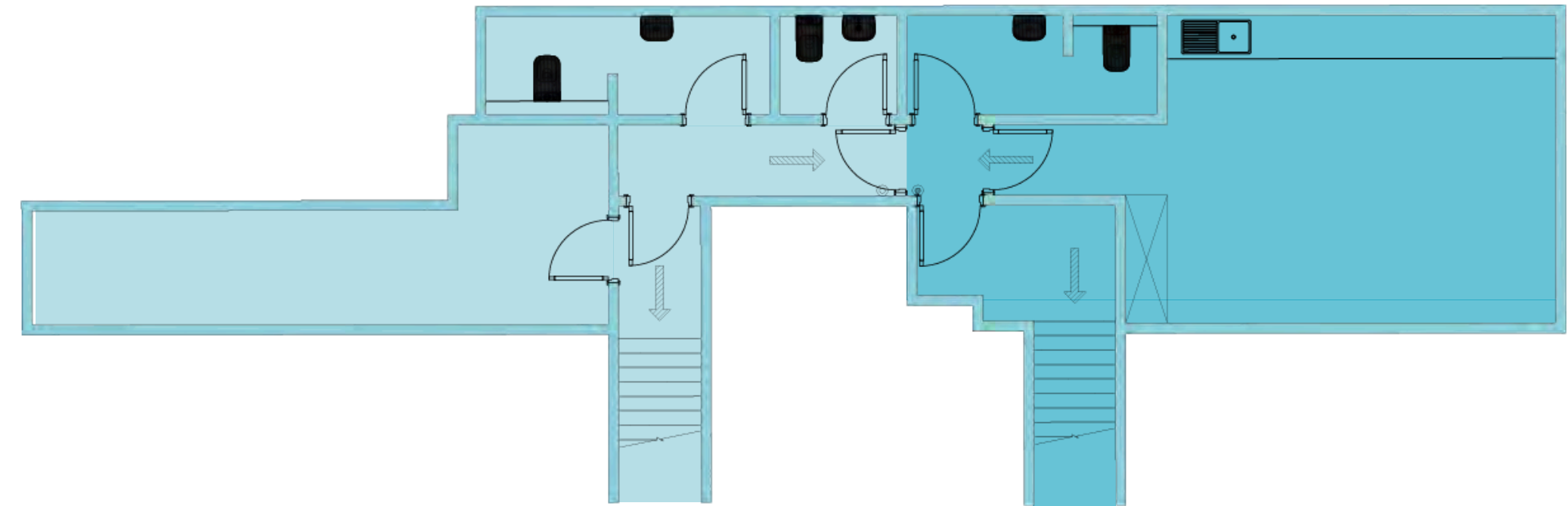


LOWER GROUND FLOOR - 319

130 sq ft / 12.08 sq m

LOWER GROUND FLOOR - 325

361 sq ft / 33.54 sq m



Floor	Ground & Lower Ground - 319	Ground & Lower Ground - 325	Total
Total Size (sq.ft.)	1,325	1,437	2,762
Quoting Rent (p.a.) excl.	£69,960	£75,874	£145,834
Service Charge	TBC	TBC	TBC
Estimated Rates Payable (p.a.)	£20,034	£21,727	£41,760
Estimated Occupancy Cost excl. (p.a.)	£89,994	£97,601	£187,594

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

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

Available on request.

FLOOR PLANS

Scaled plans available on request.

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

CONTACTS

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Matthew Mullan  

Thomas D'arcy  

RIB

ROBERT IRVING BURNS

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