

# 365 EUSTON ROAD

## TO LET

1ST FLOOR – SELF CONTAINED  
STRATEGICALLY LOCATED IN FITZROVIA/EUSTON  
SUITABLE FOR NEW BUSINESS CLASS E  
(SHOWROOM, MEDICAL, LEISURE, OFFICES ETC.)

3,250 SQ. FT

RIB  
ROBERT IRVING BURNS

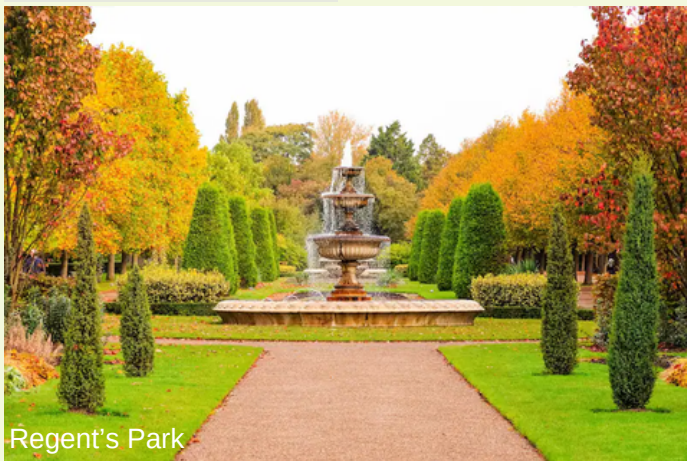


# LOCATION.

The building is situated on the prominent corner of Euston Road and Conway Street offering fantastic window frontage. Famed for its restaurants, shops and leisure amenities, this district is highly sought after and synonymous with trendy, established companies. 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.



Regent's Park



# CONNECTIONS.

|                         |     |
|-------------------------|-----|
| <b>KING'S CROSS</b>     | ⇒ ⚡ |
| 🚶 5 min                 |     |
| <b>LIVERPOOL STREET</b> | ⇒ ⚡ |
| 🚶 14 min                |     |
| <b>PADDINGTON</b>       | ⇒ ⚡ |
| 🚶 10 min                |     |
| <b>VICTORIA STATION</b> | ⇒ ⚡ |
| 🚶 14 min                |     |

|                              |     |
|------------------------------|-----|
| <b>GREAT PORTLAND STREET</b> | ⚡   |
| 🚶 1 min                      |     |
| <b>OXFORD CIRCUS</b>         | ⚡   |
| 🚶 15 min                     |     |
| 🚶 5 min                      |     |
| <b>BAKER STREET STATION</b>  | ⚡   |
| 🚶 14 min                     |     |
| 🚶 3 min                      |     |
| <b>LONDON EUSTON</b>         | ⇒ ⚡ |
| 🚶 10 min                     |     |
| 🚶 6 min                      |     |
| <b>TOTTENHAM COURT ROAD</b>  | ⇒ ⚡ |
| 🚶 17 min                     |     |
| 🚶 8 min                      |     |

## KEY:

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

R I B

ROBERT IRVING BURNS



This opportunity can come self-contained with entrance directly on to Euston Road. Providing ground floor reception with stylish steel stair up to the 1st floor.

The space comes in white box condition with one WC (there is provision for more to be installed).

The 1st floor benefits from natural light from 3 sides.

The space could suit a host of occupiers, whether an office user looking to implement their commercial fit out or a leisure user looking for a strategically placed operation. All uses within E class will be considered.



# DESCRIPTION.

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# FINANCIALS.

# AMENITIES.

- Prominent Corner
- 1st Floor Max. Ceiling Height: 2.45m
- 1st Floor Min. Ceiling Height: 2.26m
- Prime Location
- 1 x WCs (1st Floor)

| Floor                                 | First Floor |
|---------------------------------------|-------------|
| Total Size (sq.ft.)                   | 3,250       |
| Quoting Rent (p.a.) excl.             | £122,500    |
| Service Charge                        | TBC         |
| Estimated Rates Payable (p.a.)        | £63,332     |
| Estimated Occupancy Cost excl. (p.a.) | £185,832    |

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.

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## 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.

## EPC

Available upon request.

## SCALE FLOOR PLANS

Available upon request.

## LEGAL COSTS

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

## POSSESSION

Upon completion of legal formalities.

### 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.

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