

THE EVERSHOLT

50,000 sq ft of sustainably refurbished, fitted and part fitted space designed by Anomaly architects on behalf of Akoya. Just 300m from Euston Station this unique heritage building combines period and contemporary space with floor-to-ceiling heights in excess of 4m.



Akoya by



AVAILABILITY

163

FLOOR	SQ FT	AVAILABILITY
Third	4,511	Available
First & Mezz	8,420	Under Offer
TOTAL AVAILABLE	4,511	

183

FLOOR	SQ FT	AVAILABILITY
Third (North)	4,823	Available
Lower Ground (North)	4,823	Available
TOTAL AVAILABLE	9,646	

203

FLOOR	SQ FT	AVAILABILITY
Fourth	4,468	Available
Third	5,044	Available
Second & Mezz	6,626	Available
Ground & Mezz	5,761	Under Offer
Lower Ground	4,278	Available
TOTAL AVAILABLE	20,416	

*Approx NIA. Plans are indicative only and not to scale.



163 EVERSOLT STREET

183 EVERSOLT STREET

203 EVERSOLT STREET

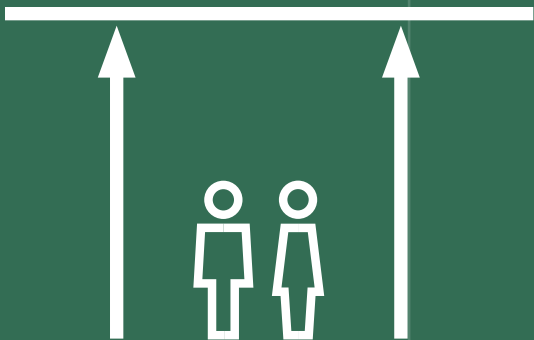
OVERVIEW



Fully fitted & part fitted
suites available



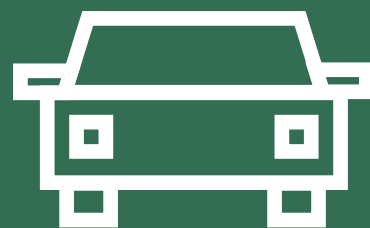
3x new concierge receptions
with barista coffee bar



4m+ floor to ceiling heights
(Ground to 2nd floors)



Upgraded WCs & showers



Secure underground parking



Secure cycle storage with
best in class commuter facilities



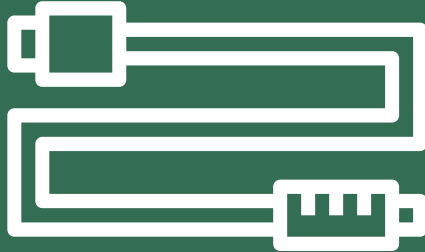
Unique combination of period
& contemporary office space



Wooden accessible flooring



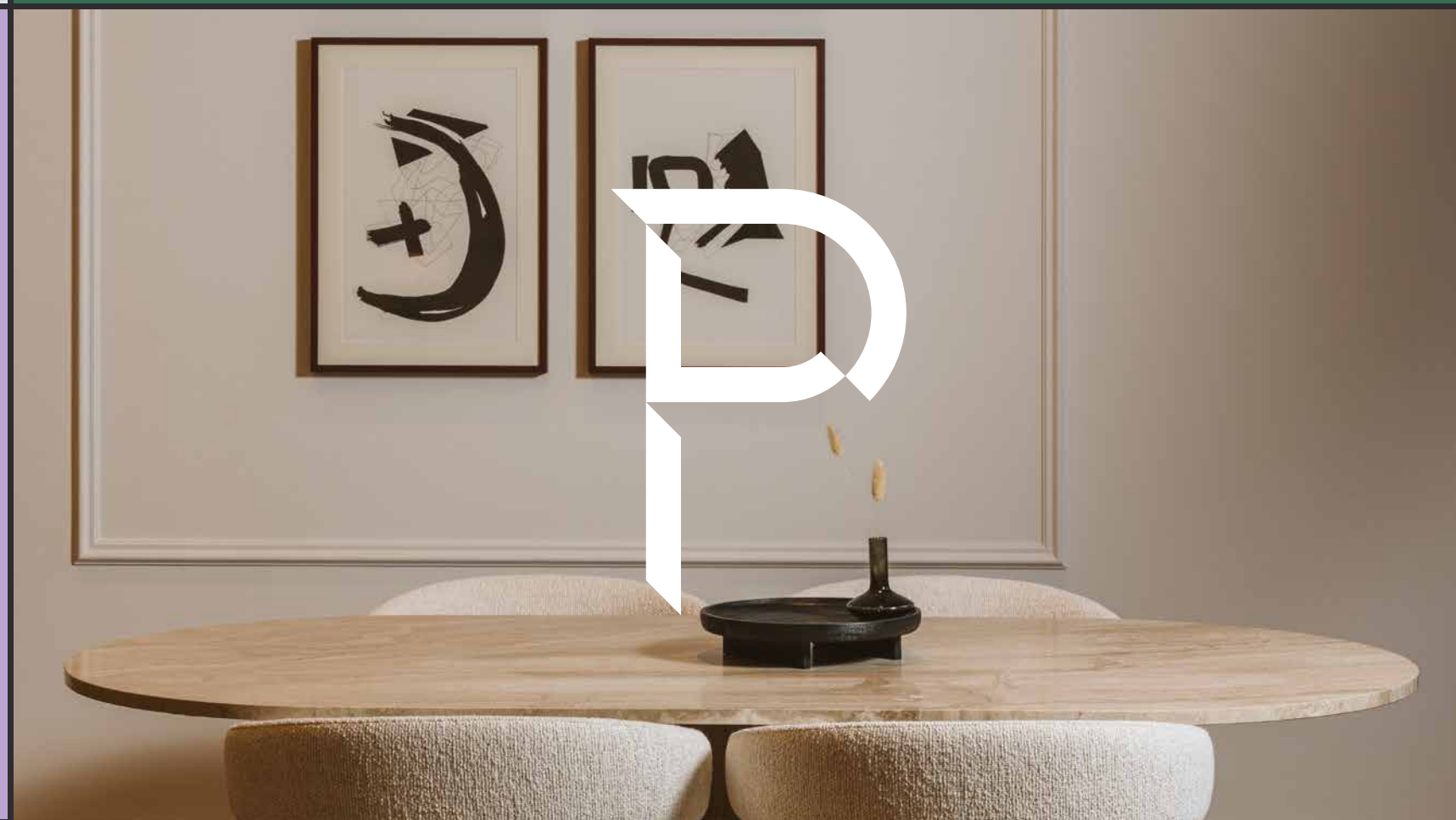
Air conditioning



Fibre throughout



EPC: B



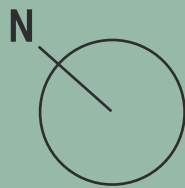
No.163



#163 reception

No. 163

Third Floor 4,511 sq ft | 419 sq. m



Eversholt Street



- 28x workstations
- 2x 10-person meeting rooms /
- 1x 20-person meeting room
- 1x reception area
- 1x kitchen / breakout
- Drop-level rooms:
- 3x 4-person meeting rooms
- 2x informal meeting rooms

Office

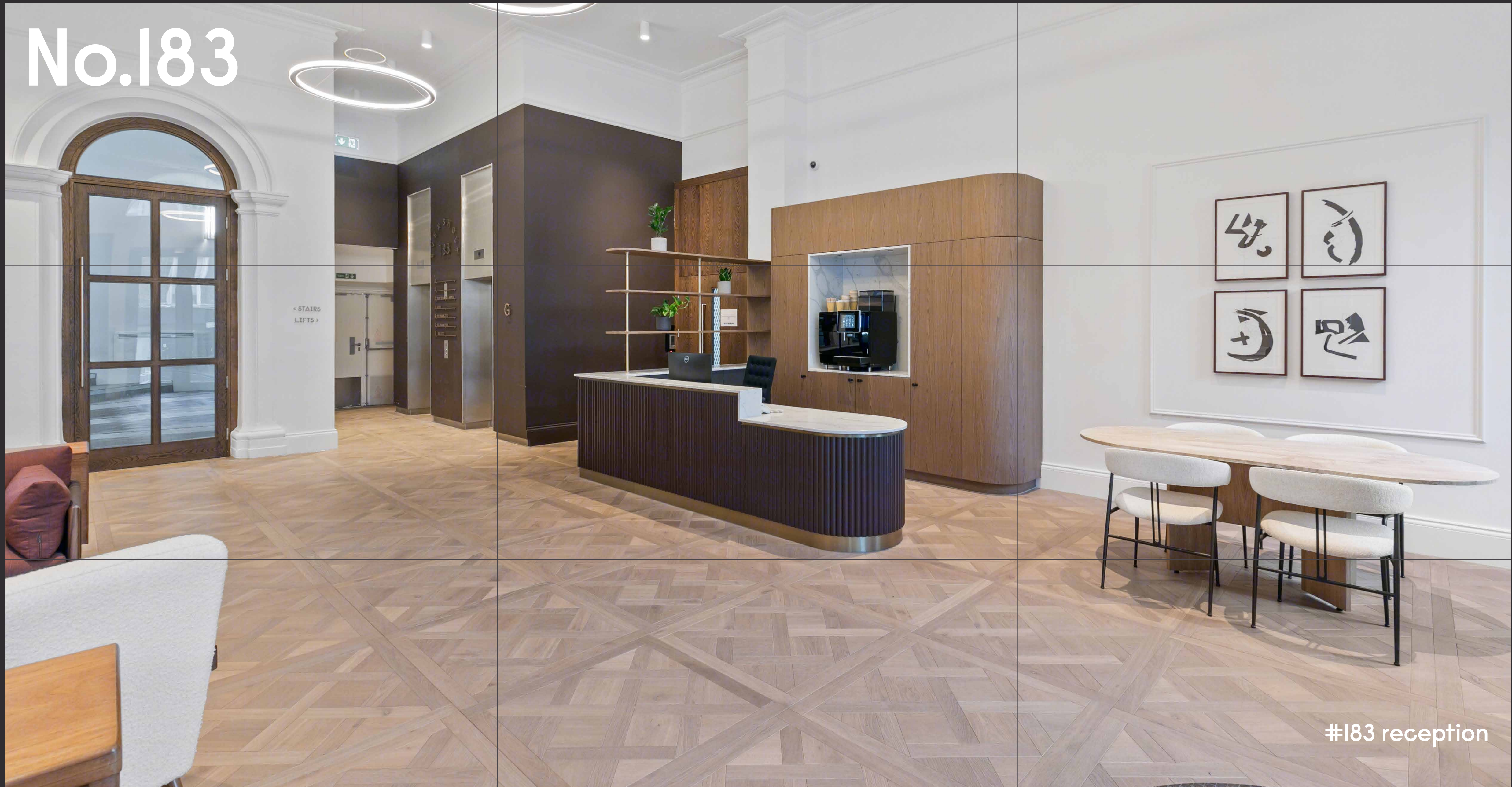
Core

No.163



#163 third floor

No.183

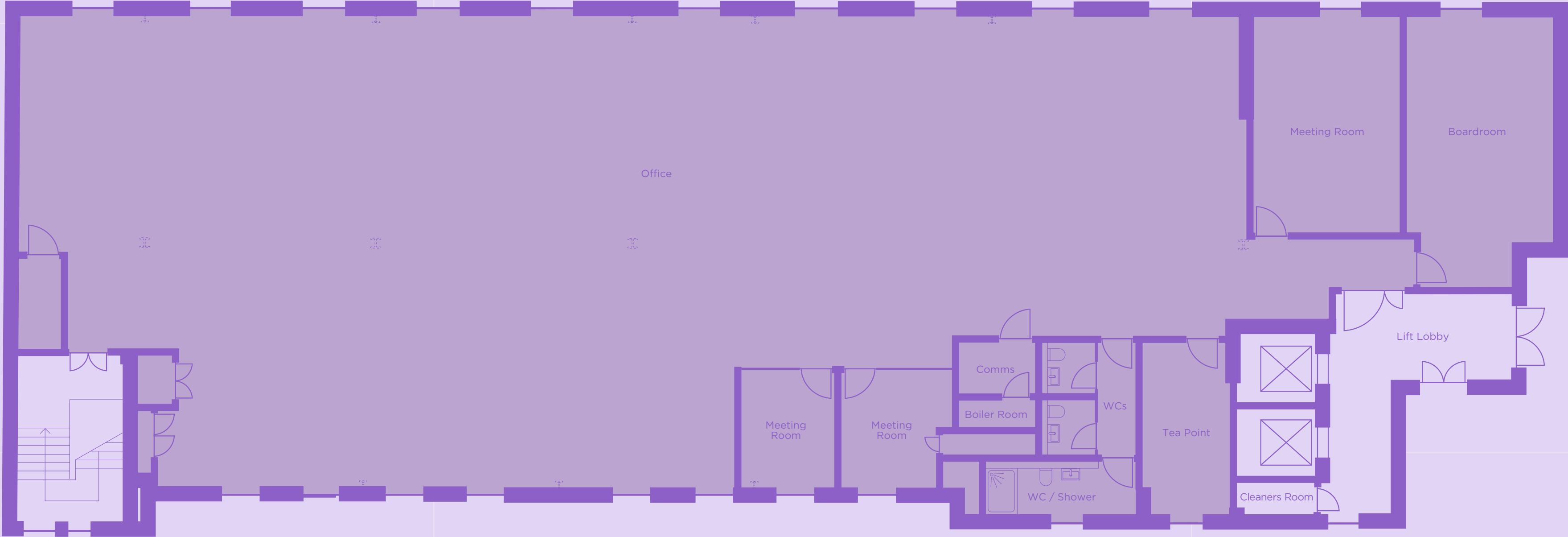
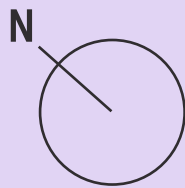


#183 reception

No. 183

Third Floor (North) 4,881 sq ft | 453 sq. m

Eversholt Street



- Office
- Core

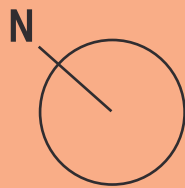
No.203



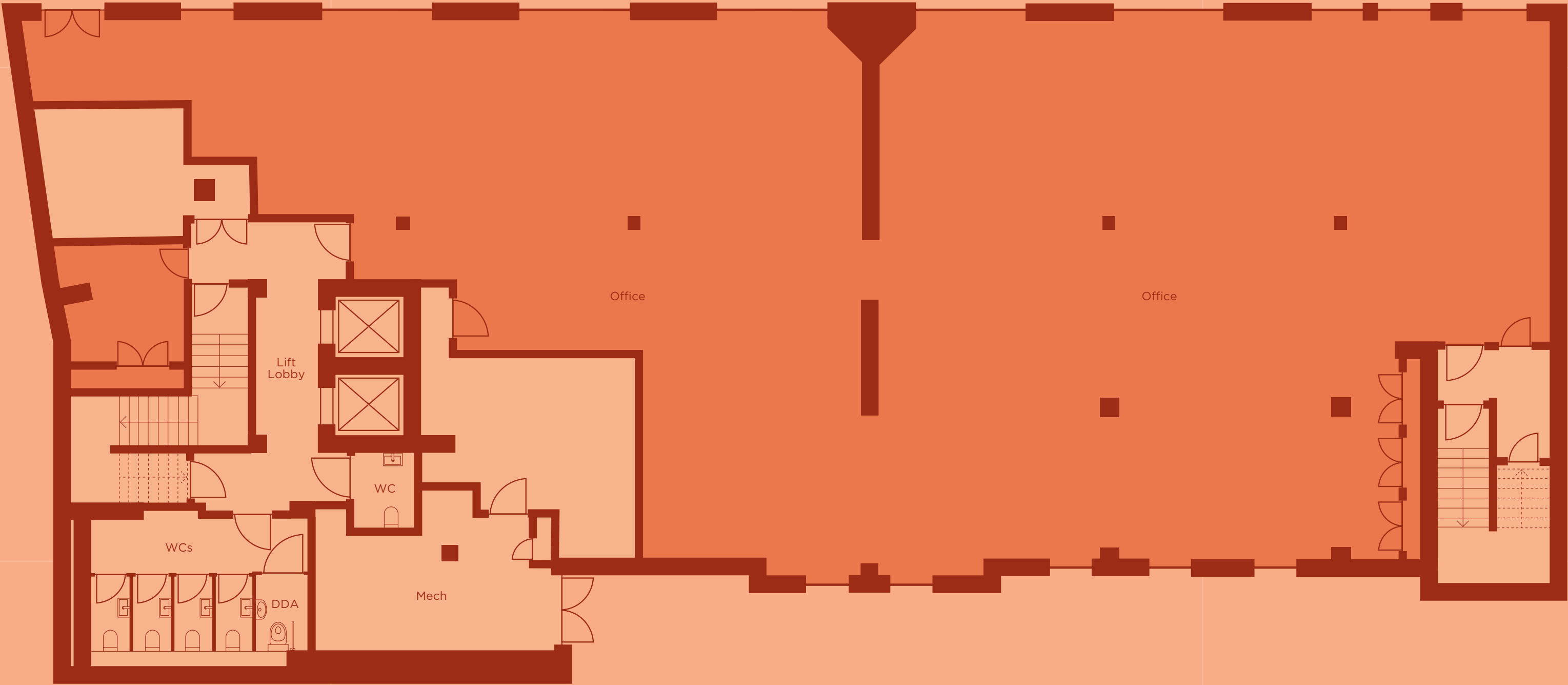
#203 reception

No.203

Lower Ground Floor 4,278 sq ft | 397 sq. m



Eversholt Street

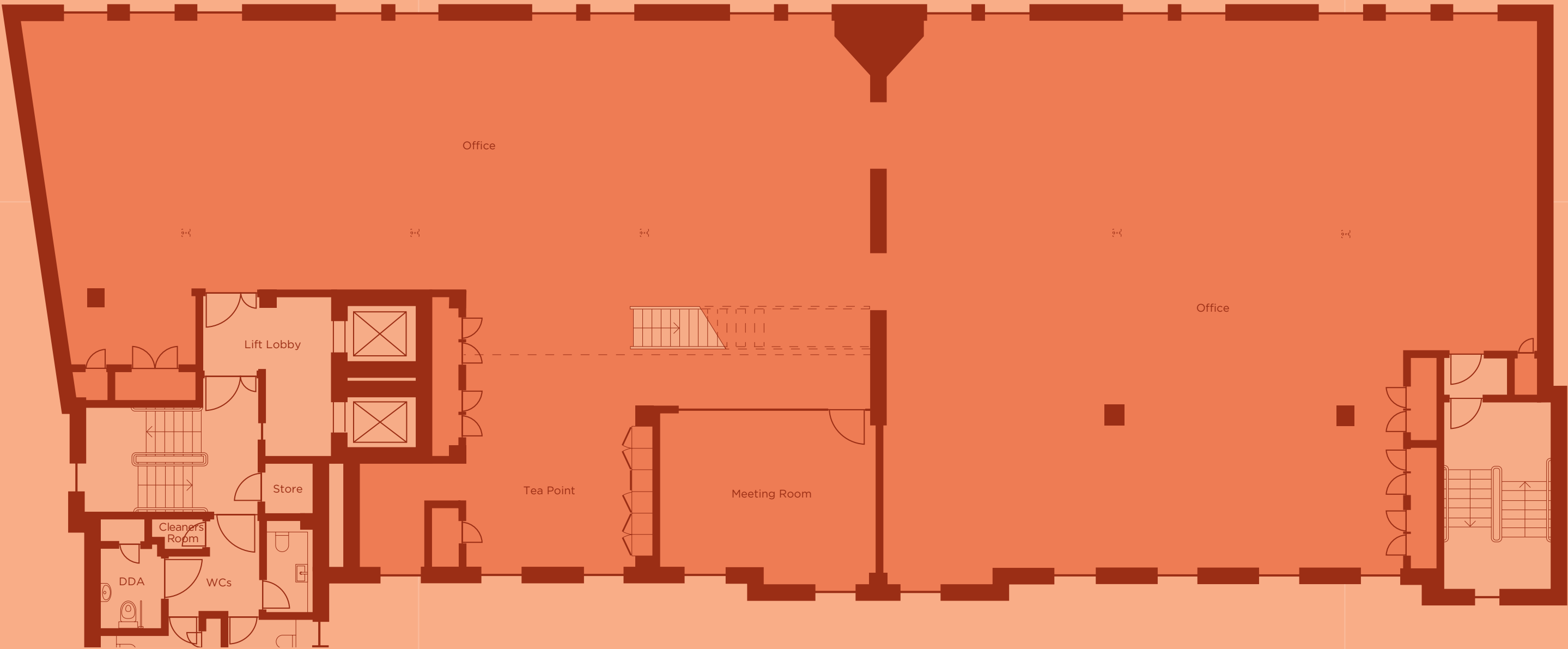
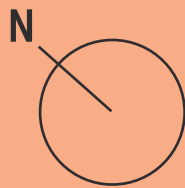


- Office
- Core

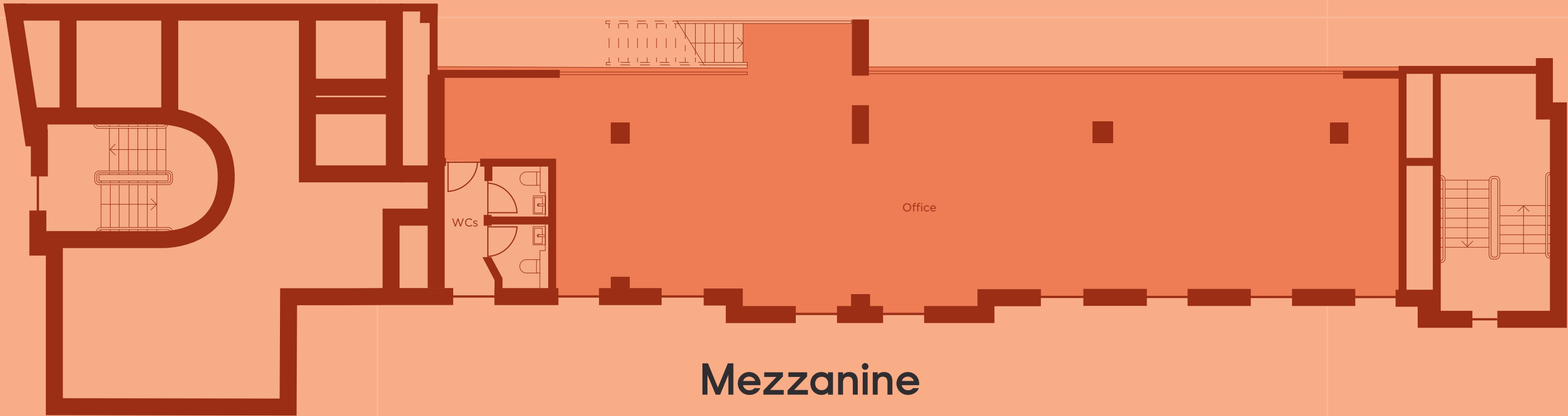
No.203

Second Floor & Mezzanine 6,626 sq ft | 616 sq. m

Eversholt Street

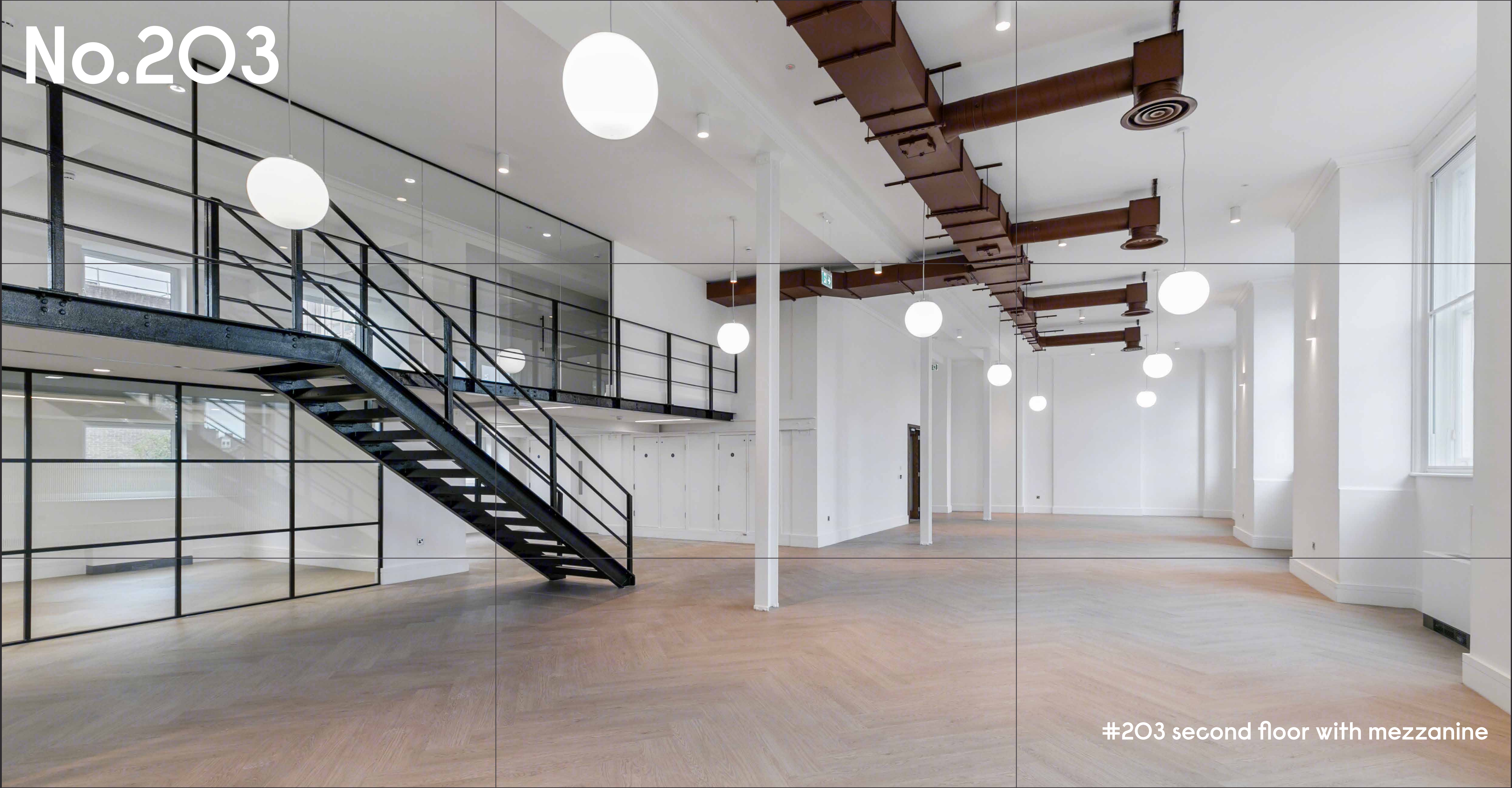


Second Floor



Mezzanine

- Office
- Core

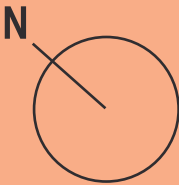


No.203

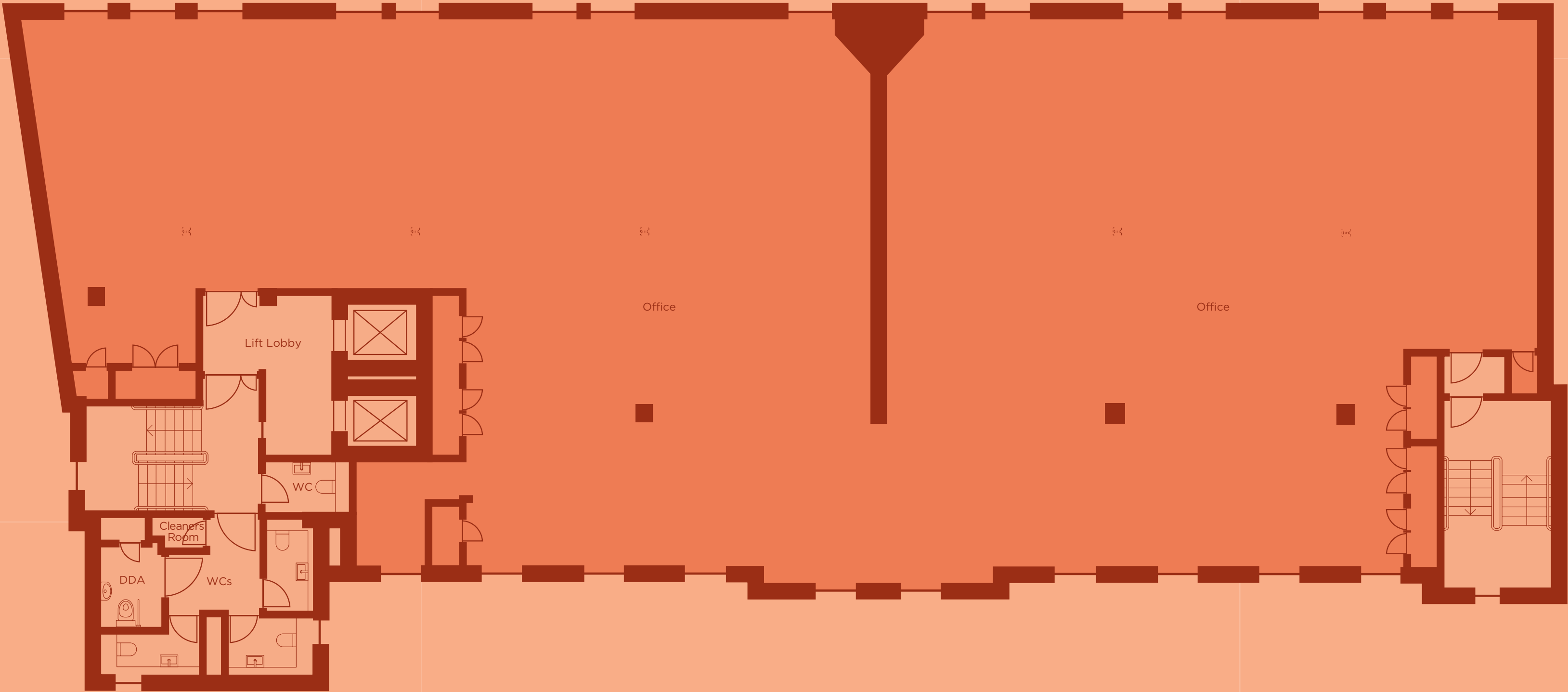
#203 second floor with mezzanine

No.203

Third Floor 5,044 sq ft | 487 sq. m



Eversholt Street



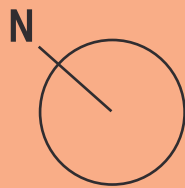
- Office
- Core

No.203

#203 third floor

No.203

Third Floor 5,044 sq ft | 487 sq. m



Eversholt Street



Indicative Space plan

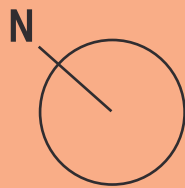
- 48x workstations
- 1x 10-person meeting room
- 1x 6-person meeting room
- 1x 5-person meeting room
- 18x collaboration desks
- 4x informal seating areas
- 1x kitchen/breakout
- 3x call booths
- 1x comms room
- 2 no. store rooms

Office

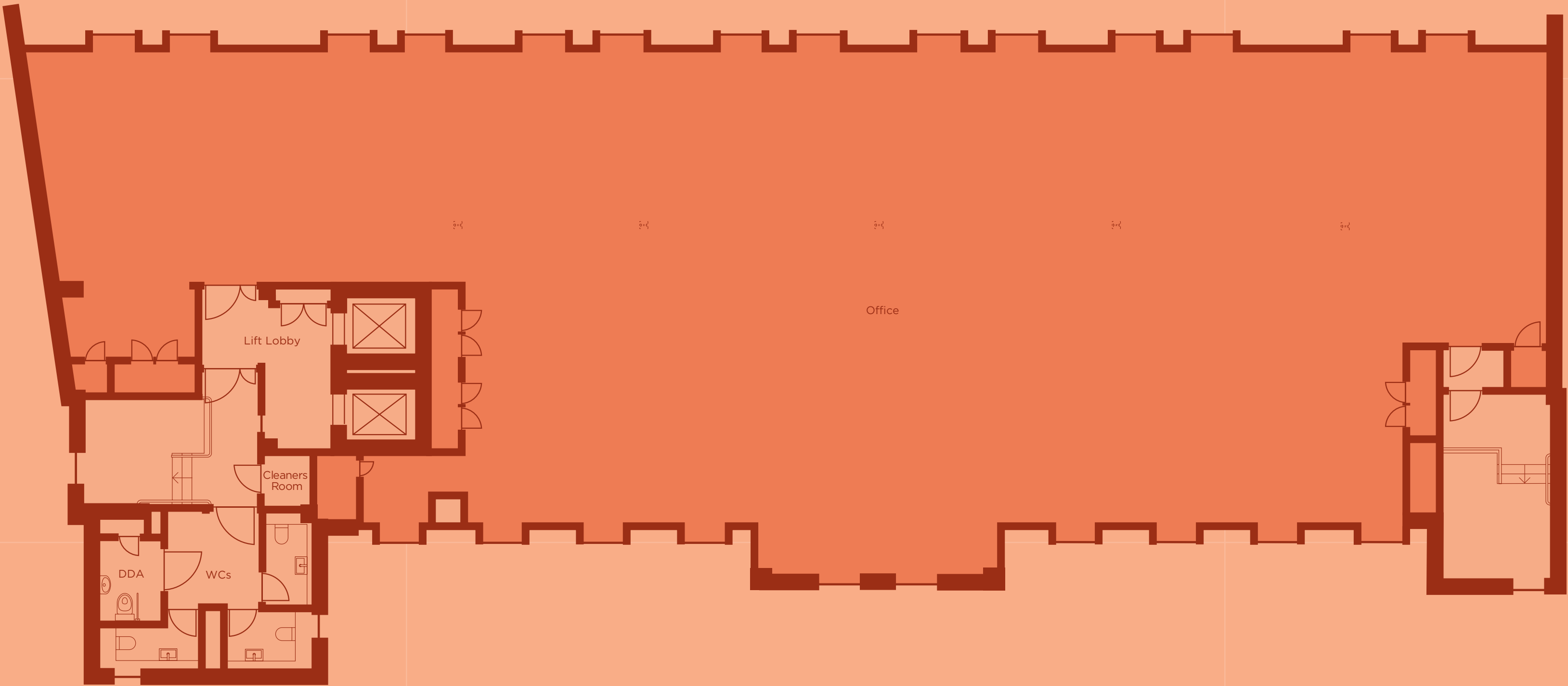
Core

No.203

Fourth Floor 4,486 sq ft | 417 sq. m



Eversholt Street



- Office
- Core

No.203

#203 fourth floor

[The Eversholt](#)

[Availability](#)

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[Wellbeing](#)

[Contact](#)



W



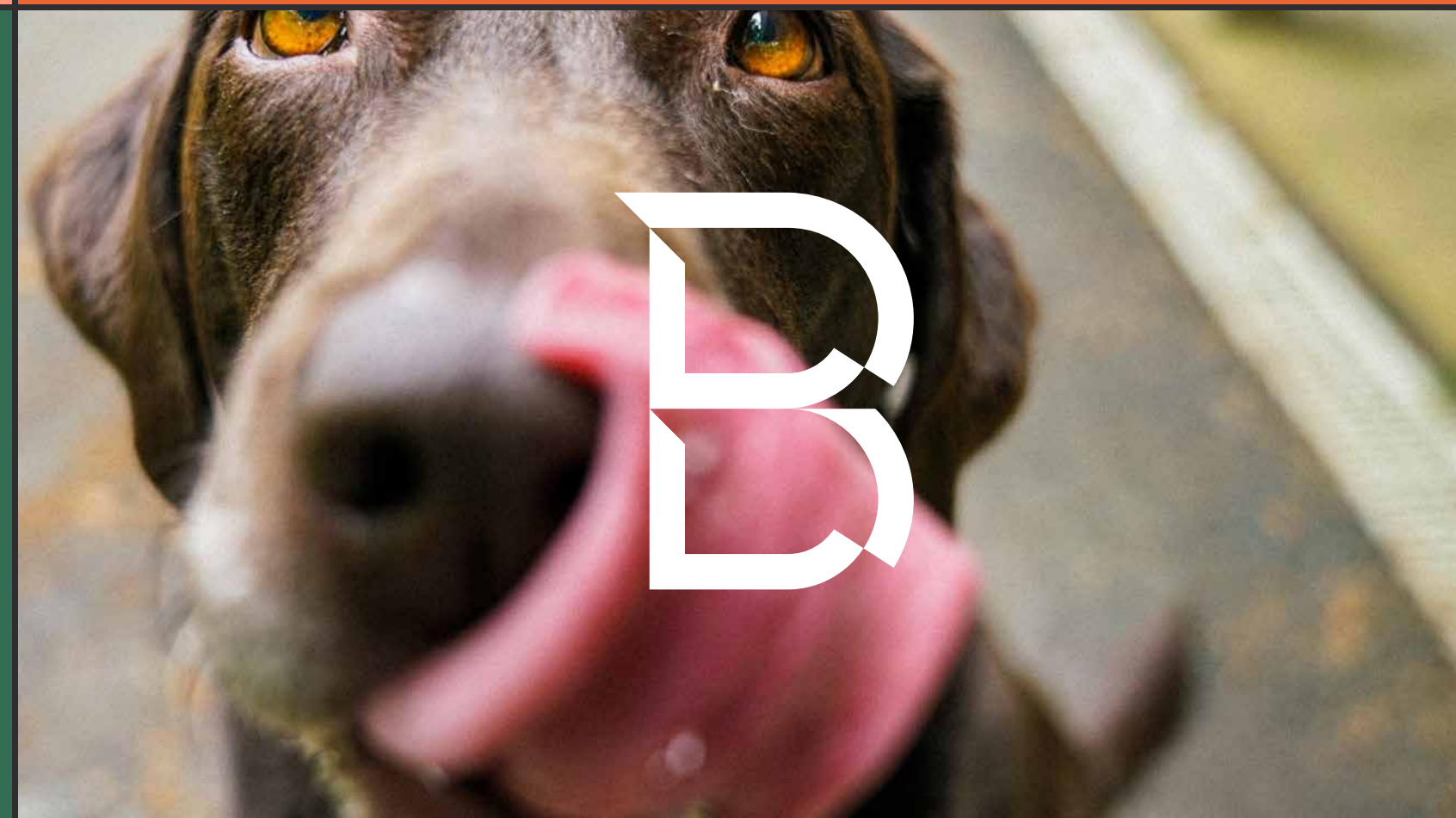
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L



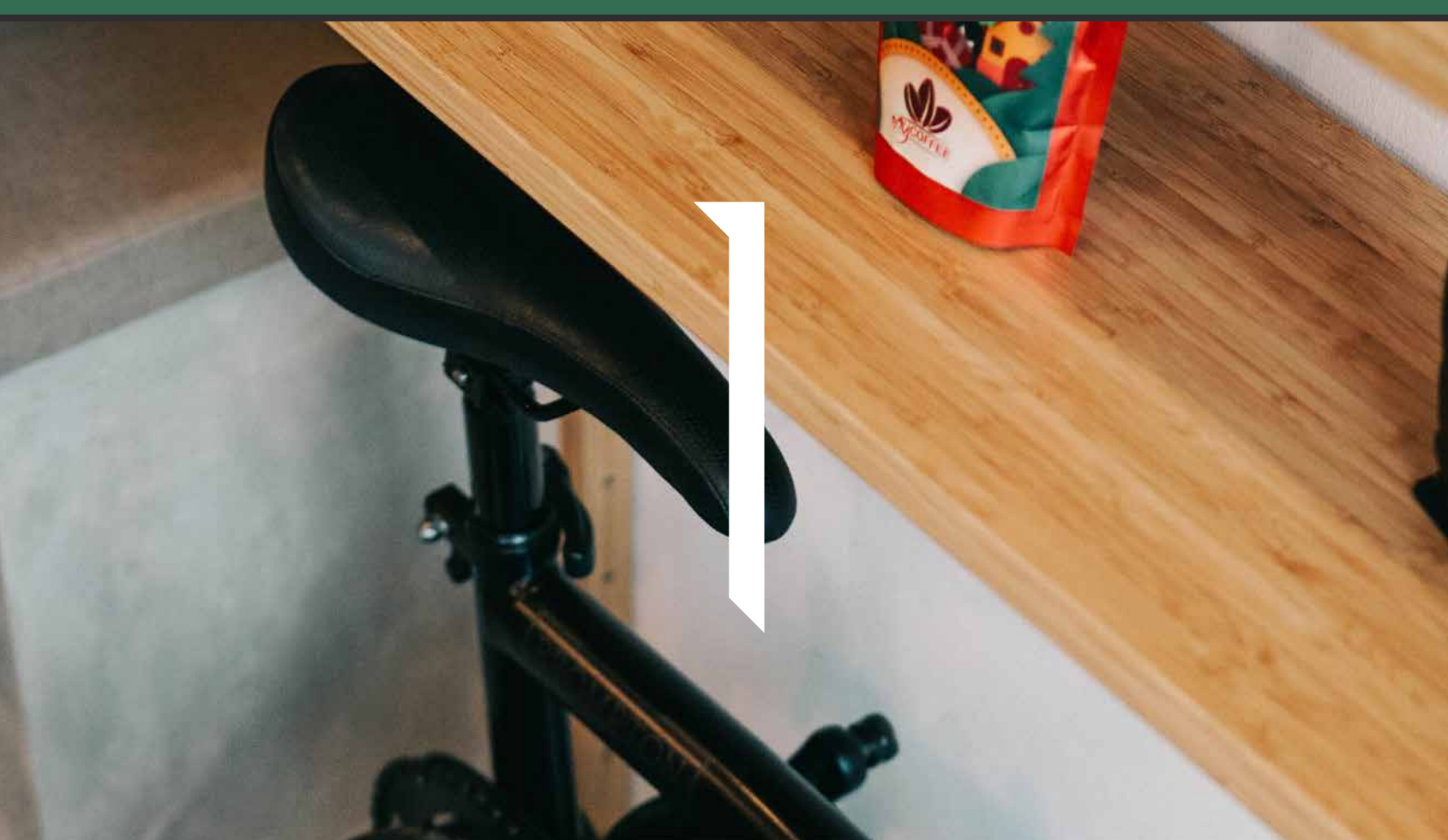
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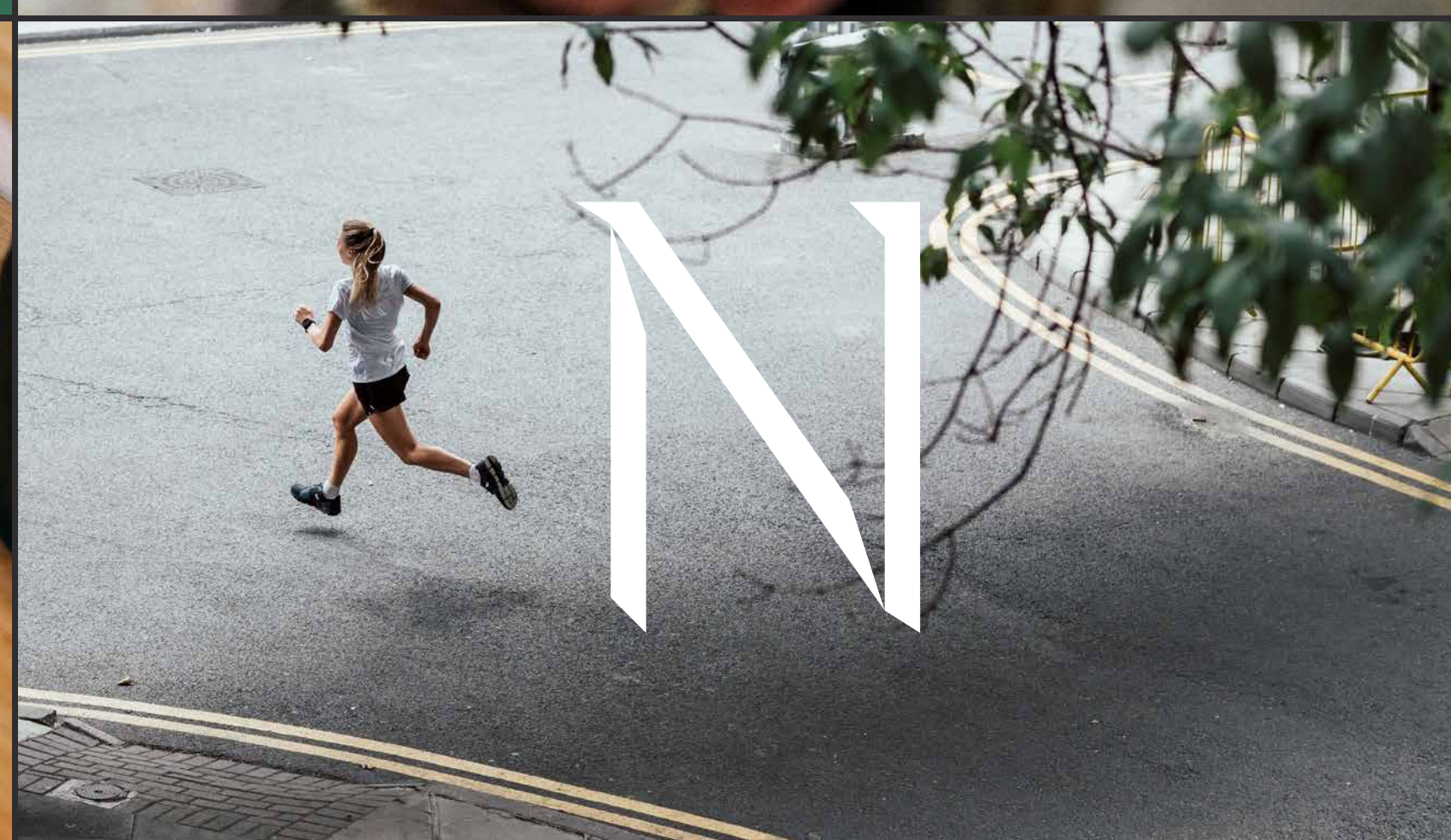
B



E



I



N



G

ESG, SUSTAINABILITY AND WELL WORKING



The Akoya approach is to challenge the norm in the construction and property industry by investing, building and managing assets, guided by the UN Sustainable Development Goals.



Connectivity and Technology

Best-in-class connectivity through digital as well as community platforms. Reliable internet speeds.



Natural Capital

Creating spaces that foster biodiversity, protecting water, air, earth and all living things.



Local Community

Playing our part in the community, promoting social betterment, diversity and inclusion.



Climate & Environment

Aiming to deliver a net zero portfolio.



Wellbeing

Projects where air quality, temperature control, exercise amenities and natural light allow tenants to thrive.

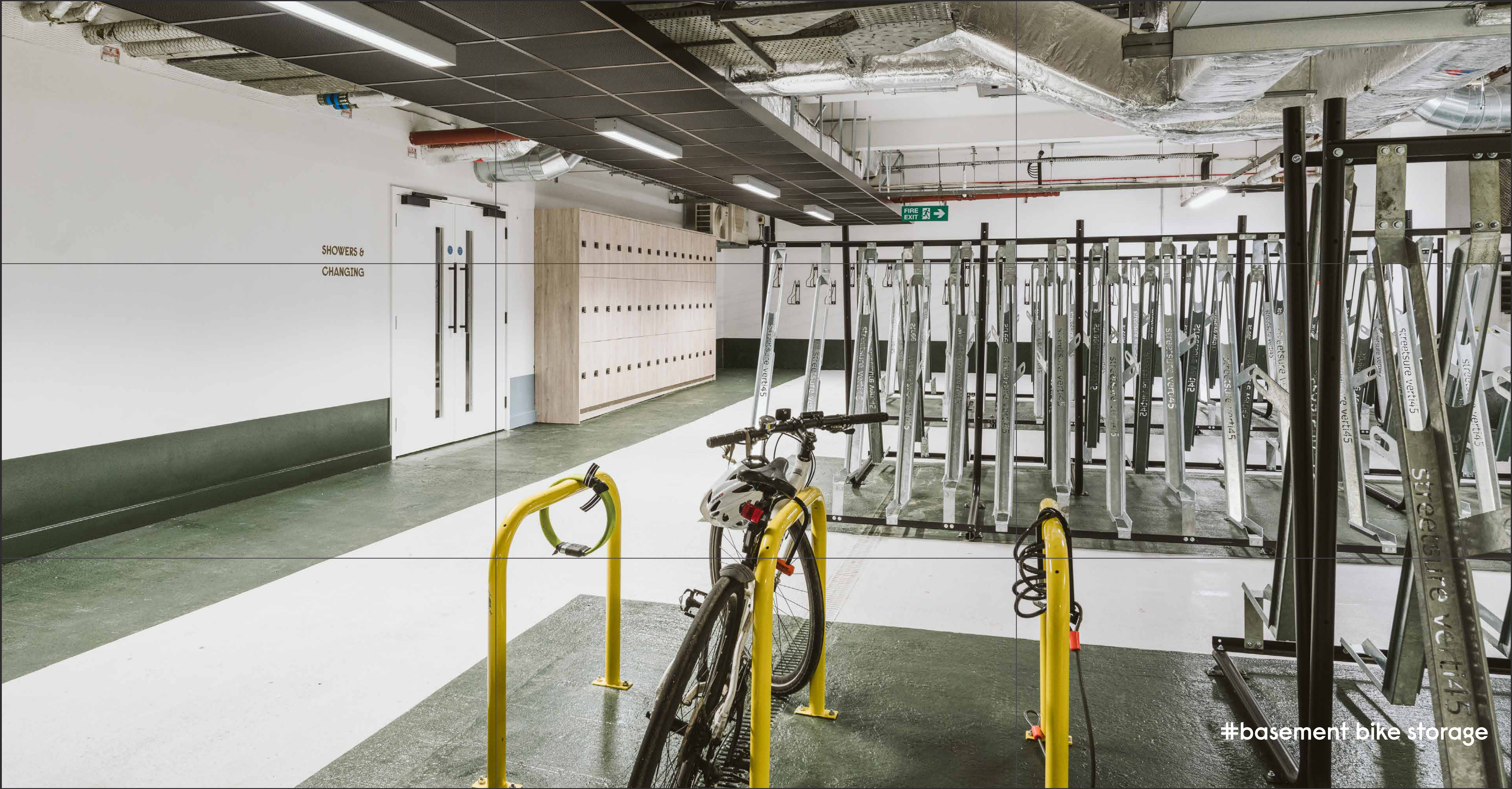


Design

Breathing new life into existing buildings, by repurposing and reimagining.

The goal is a Net Zero Society Achieved by:

- Reducing energy demand
- Reducing system losses of energy
- Using low carbon energy sources
- Carbon capture and storage
- Carbon offset through investment schemes



LOCAL AMENITIES



CAFES, BARS & RESTAURANTS

- | | |
|-----------------------------|------------------------------|
| 1. Cosy Cocktail bar | 14. Prince Arthur |
| 2. Coal Drops Yard | 15. The Coffee Hub |
| 3. Pinner Cafe | 16. The Pack & Carriage |
| 4. Granary Square | 17. Suda Coffee/Bakery |
| 5. The Captain Flinders | 18. Lost Souls Pizza |
| 6. Origin Coffee | 19. Costa Coffee |
| 7. Somers Town Coffee House | 20. Koko |
| 8. The Booking Office | 21. Marks & Spencer Food |
| 9. Pret A Manger | 22. Wellcome Collection Cafe |
| 10. Roti King | 23. Starbucks |
| 11. Gail's | 24. Caffé Nero |
| 12. Pizza Pilgrims | 25. Benugo |
| 13. Matcha Mochi | |

GYMS

- 1. Barry's London Central
- 2. Bloomsbury Fitness
- 3. Ringtone Boxing Gym
- 4. RebelStudio.
- 5. Anytime Fitness
- 6. PureGym
- 7. Metabolic London
- 8. IRebel

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BLUEBOOK

[bluebooklondon.com](https://www.bluebooklondon.com)

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Designed by Smart Soho

Akoya by

