



1 Eversholt Street, London NW1 2DN

TO LET

A high quality fully fitted office adjacent
to Euston Station

2,422 Sq Ft
(225 Sq M)

DESCRIPTION

The 8th floor office comprises 2,422 sq ft and is undergoing a full refurbishment. The office will be fully fitted with 16 desks and finished to a high specification with excellent views across Euston and Kings Cross. N.B - The CGI images are for illustration purposes only.

- ✓ Fully fitted
- ✓ Undergoing refurbishment
- ✓ Concierge
- ✓ 3 x passenger lifts
- ✓ Bike racks and showers
- ✓ Excellent views

LOCATION

Situated on Eversholt Street, just off the junction with Euston Road and less than one minute's walk of Euston mainline and underground station. Kings Cross St Pancras station is within a 10 minute walk where you can choose from six underground lines to travel across London. Euston Square and Great Portland Street stations are also within a short walk.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part 8th floor	2,422	225
Total	2,422	225

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES & SERVICE CHARGE

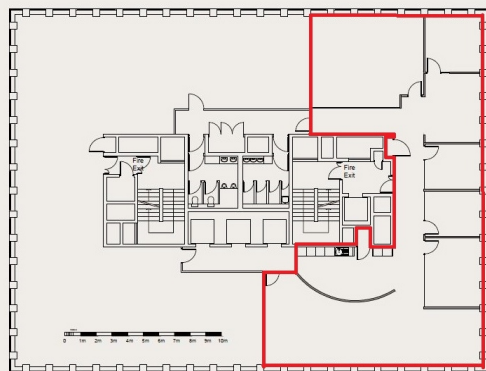
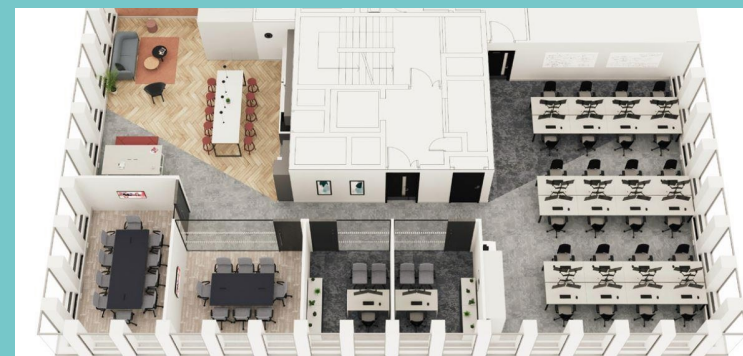
Business Rates are £22.00 per sq ft and Service Charge is c. £12.00 per sq ft (TBC).

TERMS

A new FRI Lease available directly from the Landlord at a quoting rent of £67.50 per sq ft.

EPC

EPC report is available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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