

365 EUSTON ROAD

TO LET

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

FLOORS CAN BE LET INDIVIDUALLY OR TOGETHER.

GROUND FLOOR 1,850 SQ. FT
FIRST FLOOR 3,250 SQ. FT

TOTAL 5,100 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



365 Euston Road

CONNECTIONS.

KING'S CROSS	⇒ ⊕	GREAT PORTLAND STREET	⊕
 5 min		 1 min	
LIVERPOOL STREET	⇒ ⊕	OXFORD CIRCUS	⊕
 14 min		 15 min	
PADDINGTON	⇒ ⊕	 5 min	
 10 min		BAKER STREET STATION	⊕
VICTORIA STATION	⇒ ⊕	 14 min	
 14 min		 3 min	
		LONDON EUSTON	⇒ ⊕
		 10 min	
		 6 min	
		TOTTENHAM COURT ROAD	⇒ ⊕
		 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



ROBERT IRVING BURNS



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

This opportunity provides significant self contained commercial space in a strategic location. The units benefits from fantastic corner 'showroom style' frontage offering excellent advertising potential across Euston Road and Conway Street. The space is arranged over ground & 1st Floor. The 1st floor is accessed by stylish steel stair up to the 1st floor.

The entrance, on the corner, benefits from an electric roller shutter.

The space comes in white box condition with 2 x WCs - one per floor (there is provision for more to be installed).

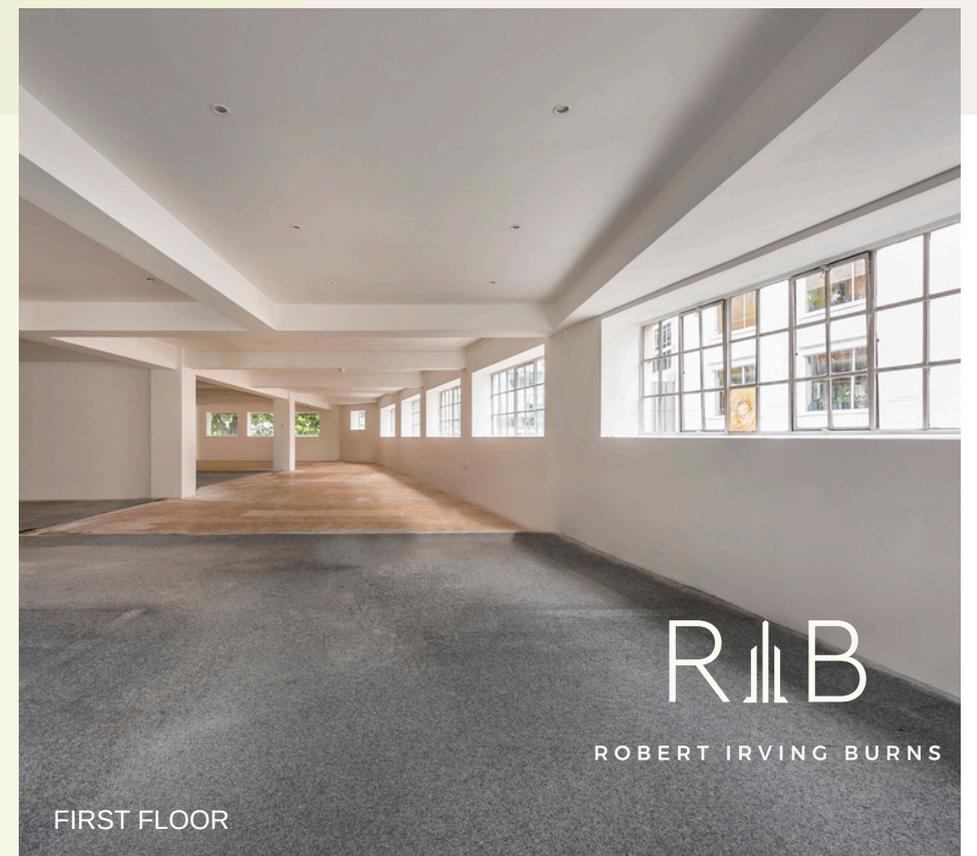
The ground floor space is fitted with vinyl flooring and there are further capped off services on both floors.

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

The space could suit a host of occupiers, whether a high end retailer, medical operator, 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.



GROUND FLOOR



FIRST FLOOR

DESCRIPTION.

RIB

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FINANCIALS.

FLOOR	GROUND FLOOR	FIRST FLOOR	TOTAL
Size (sq.ft.)	1,850	3,250	5,100
Quoting Rent (p.a.) excl.	£145,000	£97,500	£242,500
Service Charge	TBC	TBC	TBC
Estimated Rates Payable (p.a.)	£41,625	£54,773	£96,398
Estimated Occupancy Cost excl. (p.a.)	£186,625	£152,273	£338,898

Please note the premises is not currently rated and the figure shown is purely a guide. Interested parties are advised to make their own enquiries.

AMENITIES.

- Prominent Corner
- Total Window Frontage: 17.76m
- Ground Floor Max. Ceiling Height: 2.6m
- Ground Floor Min. Ceiling Height: 2.26m
- 1st Floor Max. Ceiling Height: 2.45m
- 1st Floor Min. Ceiling Height: 2.26m
- Prime Location
- 2 x WCs (Ground Floor)
- 1 x WCs (1st Floor)
- Fitted Kitchenette (Ground Floor)
- Meeting Room (Ground Floor)

R I B

ROBERT IRVING BURNS

LEASE

New effective Full Repairing and Insuring lease(s) 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.

VAT

The property is elected for VAT.

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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CONTACT US

Henry Bacon
020 7927 0646 | 077 8047 2942
Henry@rib.co.uk

Jim Clarke
020 7927 0631 | 078 8945 6957
Jim@rib.co.uk

19 Margaret Street, London, W1W 8RR
T 020 7637 0821 F 020 7637 8827

www.rib.co.uk