

365 EUSTON ROAD NW1



RIB

ROBERT IRVING BURNS

365 EUSTON ROAD

TO LET

SUBSTANTIAL GROUND & 1ST FLOOR PREMISES
STRATEGICALLY LOCATED IN FITZROVIA/EUSTON
SUITABLE FOR NEW BUSINESS CLASS E
(SHOWROOM, MEDICAL, LEISURE, OFFICES ETC.)

Ground Floor: 1,900 sq. ft.

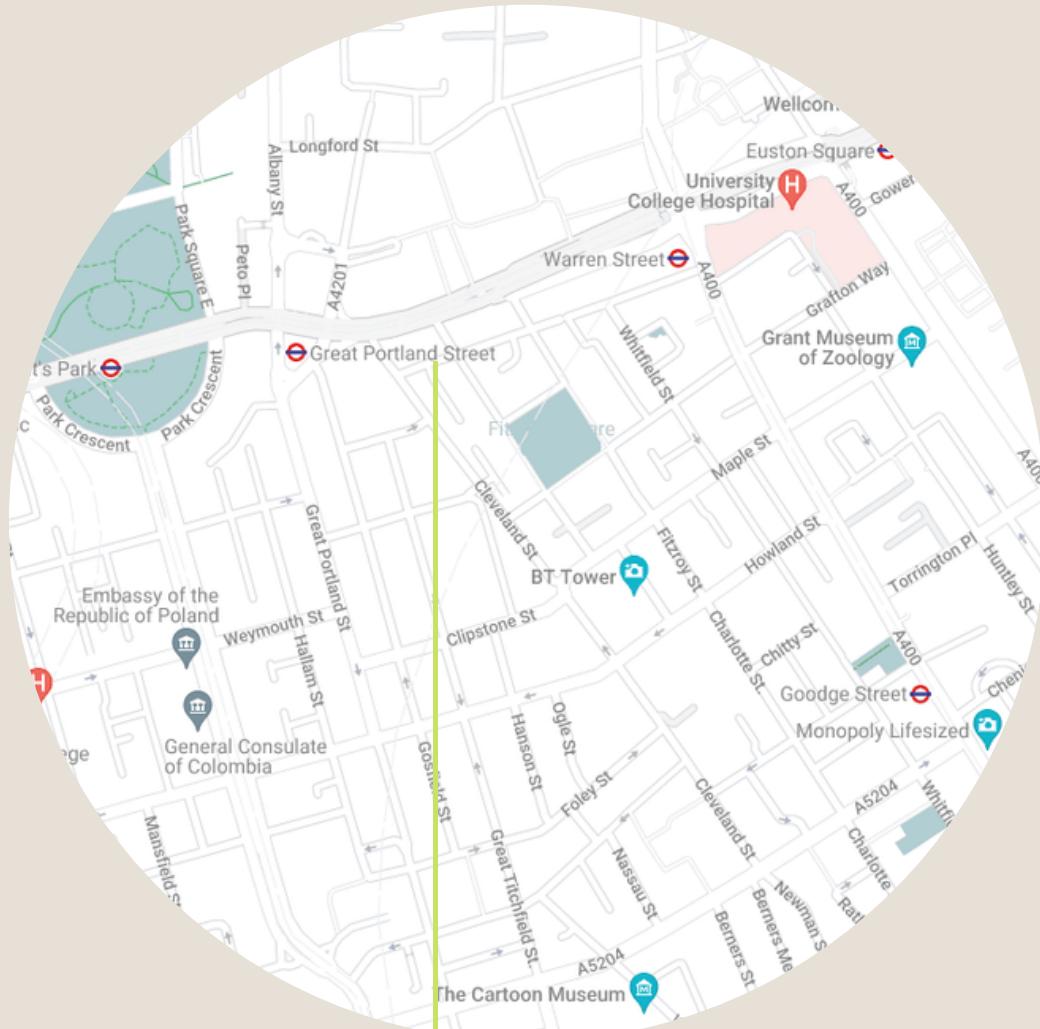
Part 1st & Part Ground Floor: 3,200 sq. ft.

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LOCATION.



365
EUSTON
ROAD



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.

CONNECTIONS.

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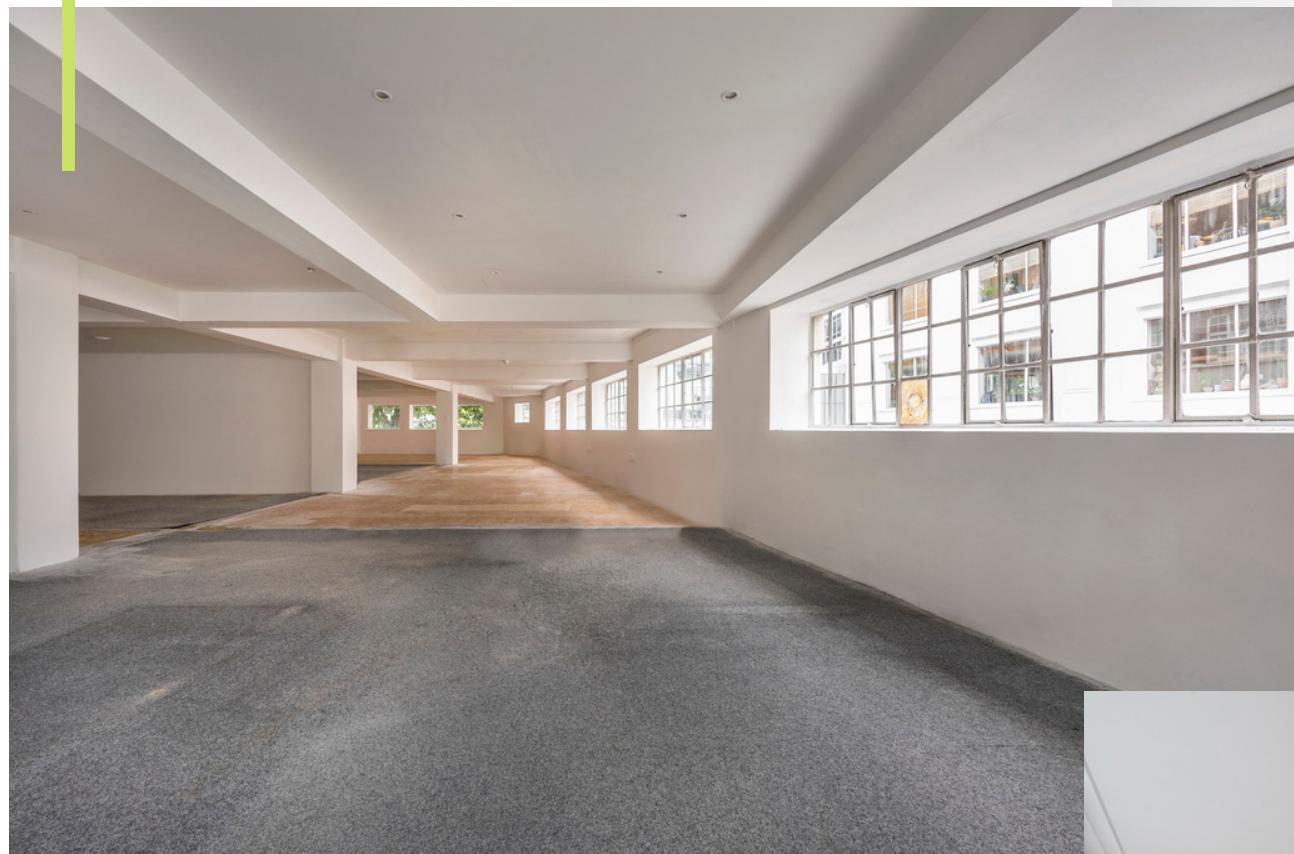
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KEY:

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

GREAT PORTLAND STREET	Circle
1 min	
OXFORD CIRCUS	Circle, Hammersmith & City, Metropolitan Line
15 min	
5 min	
BAKER STREET STATION	Circle, Hammersmith & City, Metropolitan Line
14 min	
3 min	
LONDON EUSTON	Circle, Hammersmith & City, Metropolitan Line, Bakerloo, Central, Victoria Line, Piccadilly, Jubilee, Overground, Avanti West Coast, Caledonian Sleeper, TfL Rail, Elizabeth Line, Northern Line, District Line, Gatwick Express, Southern, southeastern, Thameslink
10 min	
6 min	
TOTTENHAM COURT ROAD	Circle, Hammersmith & City, Metropolitan Line, Bakerloo, Central, Victoria Line, Piccadilly, Jubilee, Overground, Avanti West Coast, Caledonian Sleeper, TfL Rail, Elizabeth Line, Northern Line, District Line, Gatwick Express, Southern, southeastern, Thameslink
17 min	
8 min	

KING'S CROSS	Circle, Hammersmith & City, Metropolitan Line, Bakerloo, Central, Victoria Line, Piccadilly, Jubilee, Overground, Avanti West Coast, Caledonian Sleeper, TfL Rail, Elizabeth Line, Northern Line, District Line, Gatwick Express, Southern, southeastern, Thameslink
5 min	
LIVERPOOL STREET	Circle, Hammersmith & City, Metropolitan Line, Bakerloo, Central, Victoria Line, Piccadilly, Jubilee, Overground, Avanti West Coast, Caledonian Sleeper, TfL Rail, Elizabeth Line, Northern Line, District Line, Gatwick Express, Southern, southeastern, Thameslink
14 min	
PADDINGTON	Circle, Hammersmith & City, Metropolitan Line, Bakerloo, Central, Victoria Line, Piccadilly, Jubilee, Overground, Avanti West Coast, Caledonian Sleeper, TfL Rail, Elizabeth Line, Northern Line, District Line, Gatwick Express, Southern, southeastern, Thameslink
10 min	
VICTORIA STATION	Circle, Hammersmith & City, Metropolitan Line, Bakerloo, Central, Victoria Line, Piccadilly, Jubilee, Overground, Avanti West Coast, Caledonian Sleeper, TfL Rail, Elizabeth Line, Northern Line, District Line, Gatwick Express, Southern, southeastern, Thameslink
14 min	





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)
- AC can be installed via the landlord

DESCRIPTION

The available accommodation is fully self-contained and comprises the part Ground and 1st Floor which has been part stripped out, ready for tenant's occupation. The premises has previously served as a car showroom and features interconnecting staircase.

The space benefits from fantastic natural light with coverage wrapped around the whole ground floor corner. This is accentuated on the 1st floor from 3 sides.



FINANCIALS.



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Option 1		Option 2	
Floor	Part Ground and Part 1st Floor	Floor	Ground Floor
Total Size (sq.ft.)	3,515	Total Size (sq.ft.)	1,900
Quoting Rent (p.a.) excl.	£194,000	Quoting Rent (p.a.) excl.	£105,000
Service Charge	TBC	Service Charge	TBC
Estimated Rates Payable (p.a.)	£56,627	Estimated Rates Payable (p.a.)	£30,609
Estimated Occupancy Cost excl. (p.a.)	£250,627	Estimated Occupancy Cost excl. (p.a.)	£135,609

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 enquiries.

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.

February 2023

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