

# 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.)

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.

<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



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

ROBERT IRVING BURNS

# FINANCIALS.

Floor	Ground & First Floor
Total Size (sq.ft.)	5,062
Quoting Rent (p.a.) excl.	£243,640
Service Charge	TBC
Estimated Rates Payable (p.a.)	£85,953
Estimated Occupancy Cost excl. (p.a.)	£329,593

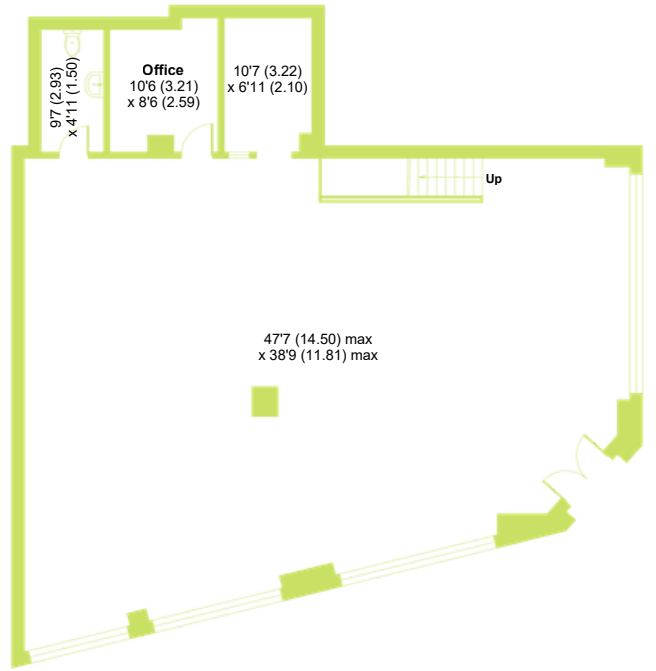
In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

# AMENITIES.

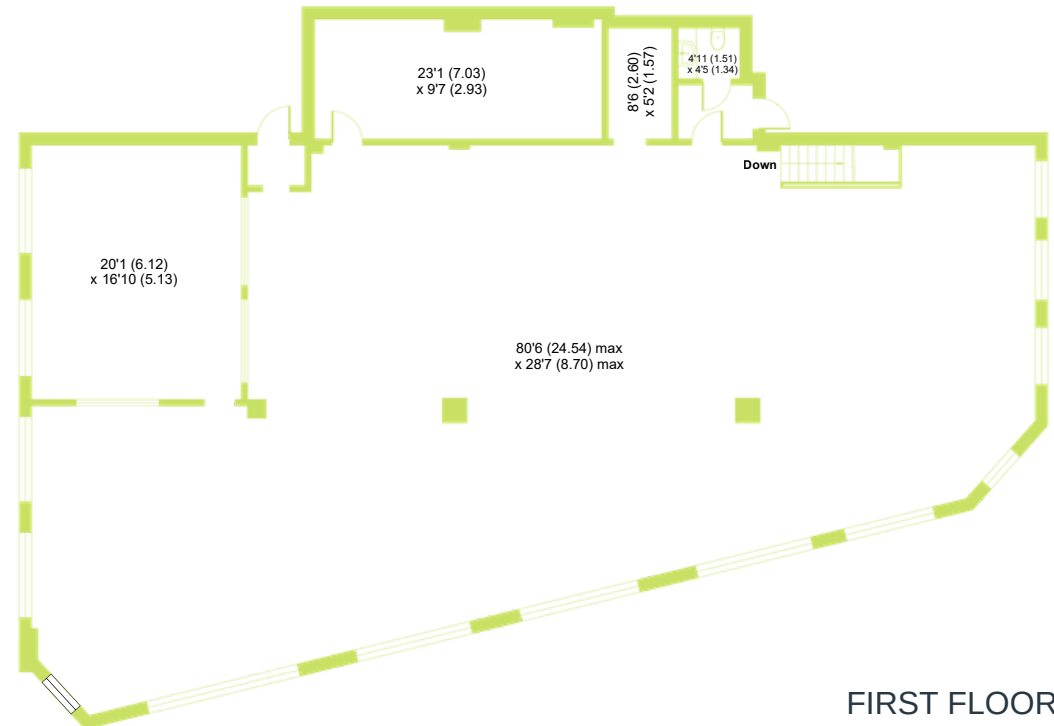
- Prominent Corner
- Total Window Frontage: 17.76m
- Ground Floor Max. Ceiling Height: 2.6m
- Ground Floor Min. Ceiling Height: 2.26m
- 1st Floor Max. Ceiling Height: 2.45m
- 1st Floor Min. Ceiling Height: 2.26m
- Prime Location
- 2 x WCs (Ground Floor)
- 1 x WCs (1st Floor)
- Fitted Kitchenette (Ground Floor)
- Meeting Room (Ground Floor)
- 3 Phase Power - 60M each - 180 AMPs

# FLOOR PLANS.

NOT OT SCALE



GROUND FLOOR



FIRST FLOOR

Ground Floor Area = 1,774 sq ft / 164.8 sq m  
First Floor Area = 3,288 sq ft / 305.4 sq m  
Total = 5,062 sq ft / 470.2 sq m

## 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. April 2026

## CONTACT US

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