

319-325 EUSTON ROAD
Fitzrovia



LDG



319-325 Euston Road







DESCRIPTION

Of interest to owner occupier and investors.

Located in the Northern Quarter of Fitzrovia, these two self-contained storefront units offer a unique distinctive working environment with substantial brand exposure from their full height glass windows. Both premises have been fitted to a high quality finish, which can easily be adapted to your own bespoke needs. It should also be noted that the units have historically been interconnected at the rear, creating a single premises. The location should be of particular interest to medical, science and educational occupiers, given its proximity to UCLH and the wider "Knowledge Quarter".

HIGHLIGHTS

- Two self-contained storefront units
- Substantial Window Frontages
- Perfect For Office Or Medical Uses
- Good Ceiling Heights On Ground Floor
- High quality Fit-Out
- Air-conditioning (not tested)
- Kitchenettes
- Restrooms & Shower
- Excellent Ceiling Height
- Wood Flooring
- Raised Mezzanine Working Areas
- Fibre

GUIDE PRICE

319 - £1,050,000 - STC AVAILABLE

325 - £1,100,000 - STC UNDER OFFER.

Consideration will be given to selling the units individually or combined.

TENURE

Long leasehold interests expiring December 2997 with a ground rent of £150 per annum.

VAT

The property is elected for VAT.

BUSINESS RATES

The units are currently rated together.

RV - £87,000.

Rates Payable - £41,760 pa payable.

Service charge information available upon request.

USE

Class-E - suitable for a variety of uses including offices, medical and showroom, to name a few.

POSTCODE

NW1 3AD

COMMUTE

Warren Street - 1 min

Great Portland Street - 2 mins

Regents Park - 4 mins

Euston - 13 mins

PARKING

ParkingBee, Clipstone Street - 6 mins.

FOODIE HOTSPOTS

- Bang Bang Vietnamese - Bento Ya

- Peyton & Byrne - Nazuki Garden

LIQUID LUNCH

- The George & Dragon - Remedy Wine Bar

- The Albany - Smugglers Tavern

A STRETCH AWAY

- Regents Park - PureGym

- Fitness First - Ringtone Boxing

FURTHER INFORMATION

EPC, headlease & other reports are available upon request.

WHEN CAN YOU MOVE IN?

immediately, subject to contract.

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Demise	sq ft	sq m	Availability
Ground - 319	1,195	111.02	Available
Lower Ground - 319	130	12.08	Available
Ground - 325	1,076	99.96	Under Offer
Lower Ground - 325	361	33.54	Under Offer
Total	2,762	256.60	

Ready to talk?



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