

341EUSTON ROAD

Fitzrovia



LDG









DESCRIPTION

If you're looking for a West End office without the price tag, look no further! 341 Euston Road provides economic office accommodation within a former pub which was once called the Goat & Compasses. The building's standout architectural features are its ornate windows that flood natural light from three sides of the building. This is in addition to the building sweeping staircase within the entrance hall. The building entrances from leafy Fitzroy Street and is also moments to the iconic Fitzroy Square.

The property is most likely to suite office occupiers but could also be perfect for medical suites.

HIGHLIGHTS

- Economic Fitzrovia Building (Circa £32.50 PSF)
- Most Suitable For Offices Or Medical
- Natural Light From 3 Sides
- Good Ceiling Height
- Ornate Exterior Windows
- Sweeping Staircase Within Common Parts
- Wooden Flooring
- Demised WCs
- Demised Kitchenettes
- Existing Furniture Available
- Central Heating & AC
- Skylight (Second Floor)

LEASE

New leases. The landlord is open to term lengths to suit the tenants need.

USE

Class E - Most suitable for office and medical uses.

FURNITURE

Existing furniture can be provided.

CONNECTIVITY

We understand that the building benefits from fibre connectivity but urge tenants to make their own checks.

VIEWING

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

COMMUTE

Warren Street - 3mins
Great Portland Street - 5 mins
Goodge Street - 8 mins
Tottenham Court Road - 15 mins

PARKING

Clipstone Mews - 5 mins

FOODIE HOTSPOTS

- Passyunk Avenue - Bento Ya
- Miel - Honest Burger

LIQUID LUNCH

- Smugglers Arms - The Prince of Wales Feathers
- Grafton Arms - The Lore of the Land

A STRETCH AWAY

- The Gym - Tens Fitness
- Psyche - Grow Fitness

FURTHER INFORMATION

EPC & other reports are available upon request.

VAT

The premises is elected for VAT.

341 Euston Road



Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st	1,318	£43,000 /annum	£29,000 /annum	£13,500 /annum	£7,125	£85,500	Available
2nd	1,464	£48,000 /annum	£29,000 /annum	£15,000 /annum	£7,666.67	£92,000	Available
Total	2,782				£14,791.67	£177,500	

Ready to talk?



**HARRY
ISAACS**

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**EMMA
HOLDER**

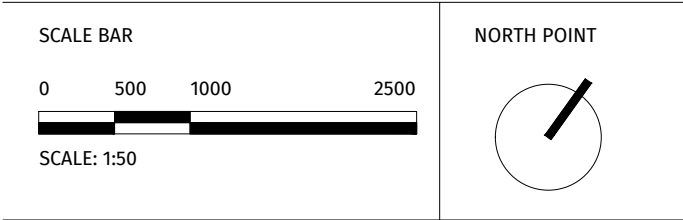
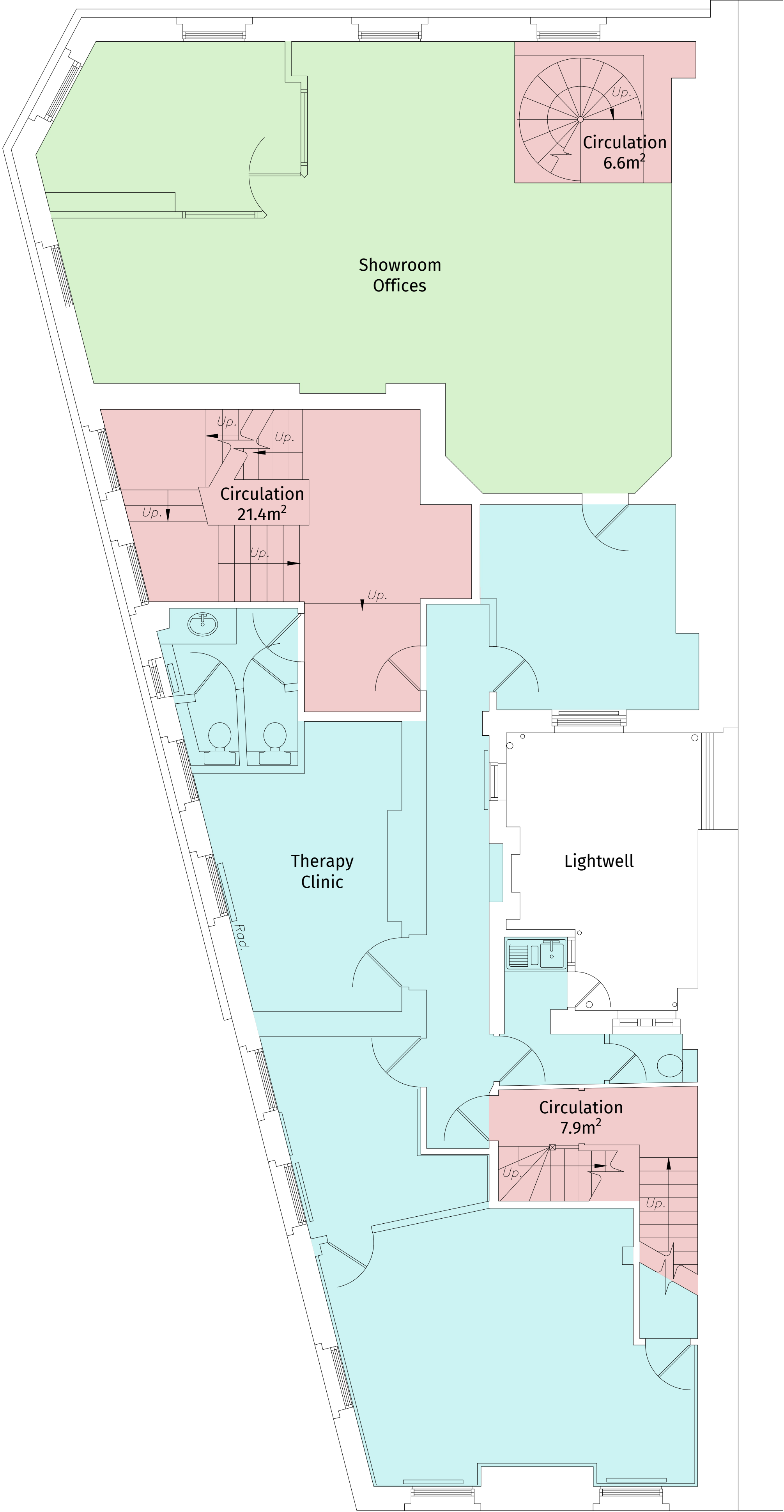
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341 Euston Road

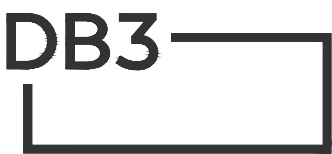


First Floor
Total Therapy Clinic Area - 84m²
Total Showroom Office Area - 60m²



P01	15.05.26	Issued for Planning Pre-Application Submission	PSa	PT
REV	DATE	DESCRIPTION	DR	CH

PLANNING



LONDON

First Floor, 20-25 Glasshouse Yard, London, EC1A 4JT
T: 020 7689 1434 www.db3group.com

CLIENT Panson					
PROJECT 341 Euston Road London					
TITLE Existing First Floor General Arrangement Plan					
CREATION DATE 10.02.2026	SCALE @ A2 150	DRN PSa	CHK PT	APP PT	SUIT S4
SHEET NO. 19162 - DB3 - B01 - 01 - DR - A - 20300					REVISION P01

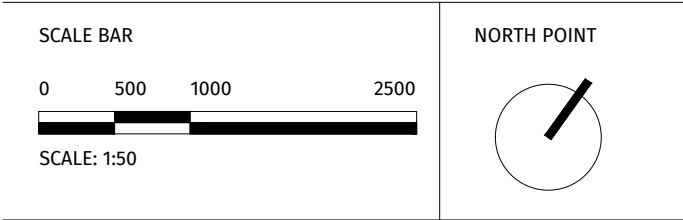
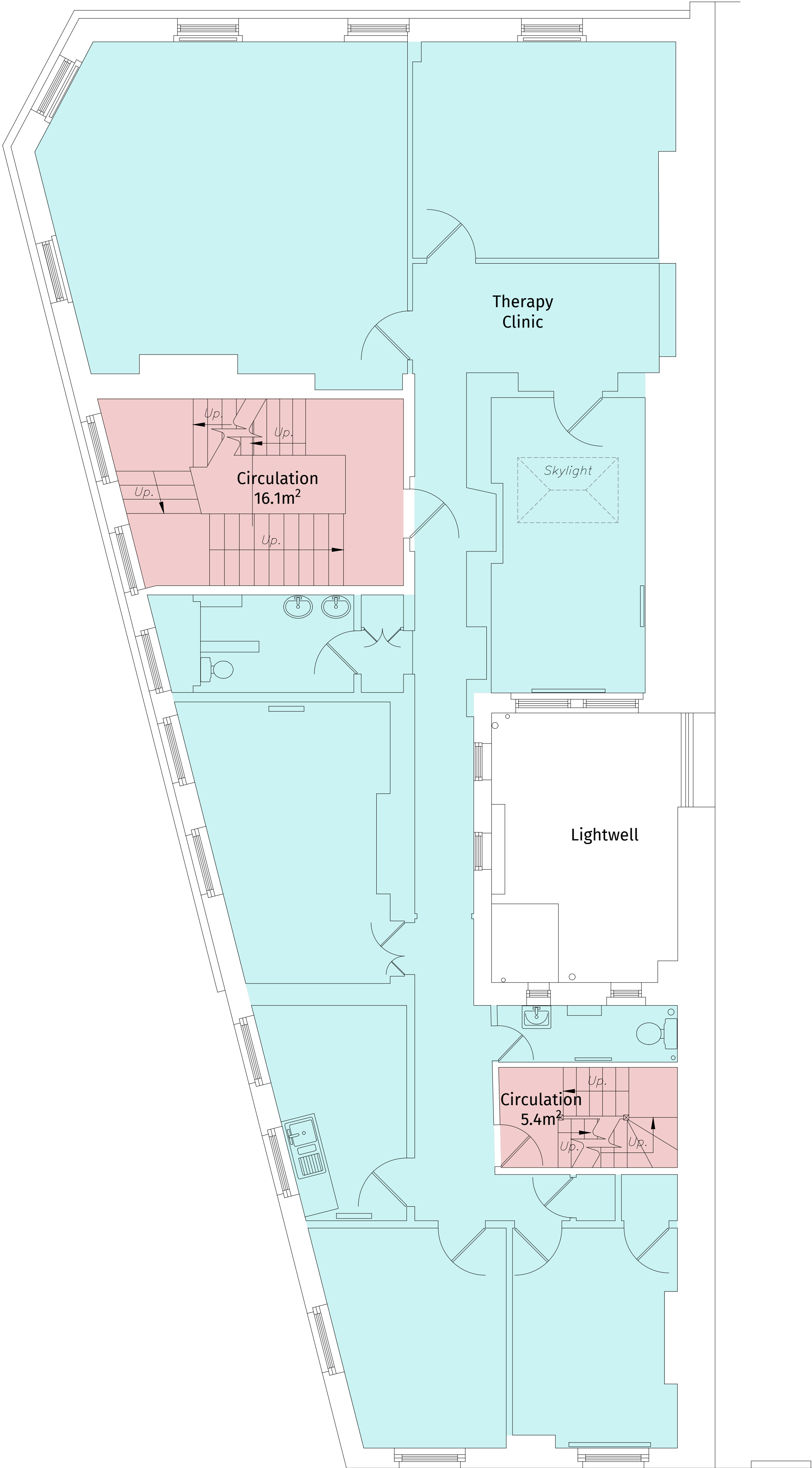
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01 | General Arrangement Plan

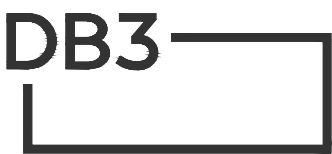
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Second Floor
Total Therapy Clinic Area - 160m²



P01	15.05.26	Issued for Planning Pre-Application Submission	PSa	PT
REV	DATE	DESCRIPTION	DR	CH

PLANNING



LONDON

First Floor, 20-25 Glasshouse Yard, London, EC1A 4JT
T: 020 7689 1434 www.db3group.com

CLIENT Panson					
PROJECT 341 Euston Road London					
TITLE Existing Second Floor General Arrangement Plan					
CREATION DATE 10.02.2026	SCALE @ A2 150	DRN PSa	CHK PT	APP PT	SUIT S4
SHEET NO. 19162 - DB3 - B01 - 02 - DR - A - 20300					REVISION P01
PROJECT NO ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER					

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01 | General Arrangement Plan

SCALE:1:50