



THE OFFICE

This fully refurbished self-contained, town house style office space combines 2585sqft. over 5 floors. With long, elegant windows, this office gathers huge amounts of natural light. It is located on Endsleigh street, which is opposite Euston overground and underground stations. The reception leads to private courtyard, with access to a roof terrace, showers and bike storage. The property has been refurbished to a very high standard, with new air conditioning units and perimeter trunking, but has held on to some of its original features, from the charming high ceilings to original windows.



AVAILABILITY & FLOOR PLANS

A new effective full repairing and insuring Lease for a term by arrangement contracted outside the Landlord and Tenant Act.

SPECIFICATION

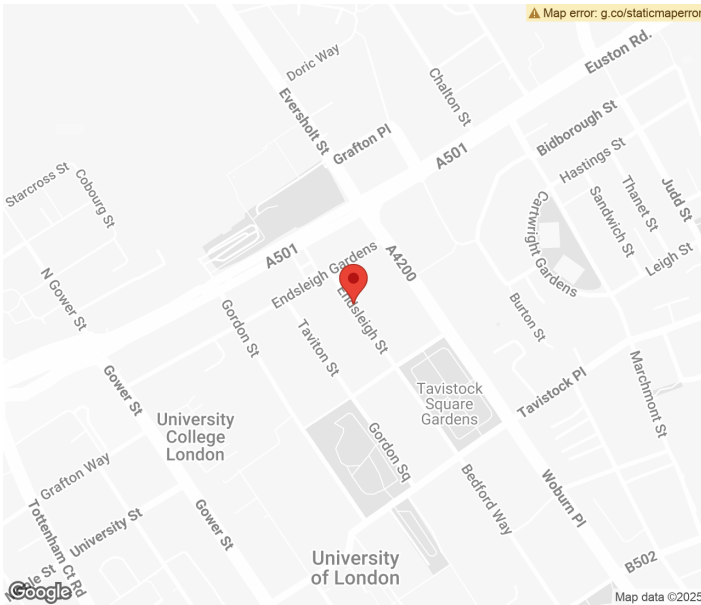
- Good Natural Light
- Air Con
- Great access to public transport
- Perimeter trunking
- Roof terrace
- Passenger Lift
- Meeting room
- Bike Storage
- Showers
- Reception
- Townhouse Style
- Full refurbished
- Private courtyard
- EPC - (TBC)

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
LG	30	320	£55	£9.52	£9.82	£23,788.80	Under Offer
LG	14	153	£55	£9.52	£9.82	£11,374.02	Under Offer
1	56.5	608	£69.50	£19.03	£9.8	£59,796.80	Under Offer
2	55	591	£69.50	£18.08	£9.82	£57,763.40	Under Offer
3	56	604	£69.50	£17.13	£9.82	£58,255.80	Under Offer
4	29	309	£69.50	£15.37	£9.82	£29,259.21	Under Offer

LOCATION



Conveniently located near the Kings Cross media hub and Euston Station. With great access within London, and to the rest of the UK, this office is surrounded by the academic institutions LSE & UCL, as well as plenty of hotels, restaurants and bars, such as the Hilton Hotel, Pret a Manger and Prezzo. Euston gardens are located opposite the office, where students and professionals alike gather to eat and relax. Within a short walk, the West end theatres, restaurants and bars are on your doorstep.



COMMUNICATION

Conveniently located within close walking distance of Euston underground and overground station.

WALKING TIMES From the building

 Euston Overground	1 Minute
 Euston Station	2 Minutes

CONTACT

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