

**160 Euston Road,
London, NW1**

4,328 – 28,517 sq ft of Office Space Next to Euston Station



OFFICE

London | Consultancy | Transactions | Independent | Experienced

Location

Evergreen House is situated in a prime Euston location on the north side of Euston Road and backing on to Grafton Place. The building is conveniently located adjacent to Euston Mainline Station and Underground station (Overground, Northern and Victoria lines). The building is also within easy walking distance of Kings Cross St. Pancras Mainline, Thameslink, International (Eurostar) and Underground Stations (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria).

Warren Street and Great Portland Street Underground Stations are also close by and between them serve Victoria, Piccadilly, Northern, Circle, Metropolitan and Hammersmith & City Underground Lines.

Description

The available accommodation will be newly refurbished to a CAT A condition and are conveniently accessed via a self-contained entrance directly from Euston Road. The upper floors offer panoramic views across central London. Occupiers in the building also see benefit from an on-site gym, roof terrace, games room and canteen

Accommodation (NIA)

4th Floor	4,428	411.4
3rd Floor	4,428	411.4
1st Floor	479	44.5
Ground Floor	6,377	592
Total	28,517	2,649

Lease Terms

A new lease is available for a term by arrangement directly from the Landlord.

Specification

- Newly refurbished to CAT A
- Self contained entrance
- Double height skylights in part
- Metal tiled suspended ceiling
- New LED lighting throughout



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- Demised WC's
- VRV air conditioning
- Fully accessible raised floor
- Commissionaires
- Showers
- Gym facilities
- Cafeteria
- 40 person boardroom available to hire
- Communal breakout area
- 3 passenger lifts
- Excellent levels of natural light

Rent

Description	per sq ft
3rd - 7th Floors	£65.00
1st Floor	£59.50
Ground Floor	£67.50

Service Charge

£17.50 per sq. ft.

Business Rates

Estimated at £30 per sq. ft.

Further Information

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