

4,405 - 28,426

DYNAMIC WORKSPACE IN
EUSTON WITH PANORAMIC
LONDON VIEWS

**GRAFTON
PLACE** NW1





LOCATION LOCATION LOCATION



DRAKE AND MORGAN



GRANARY SQUARE BRASSERIE

FRANCIS CRICK INSTITUTE



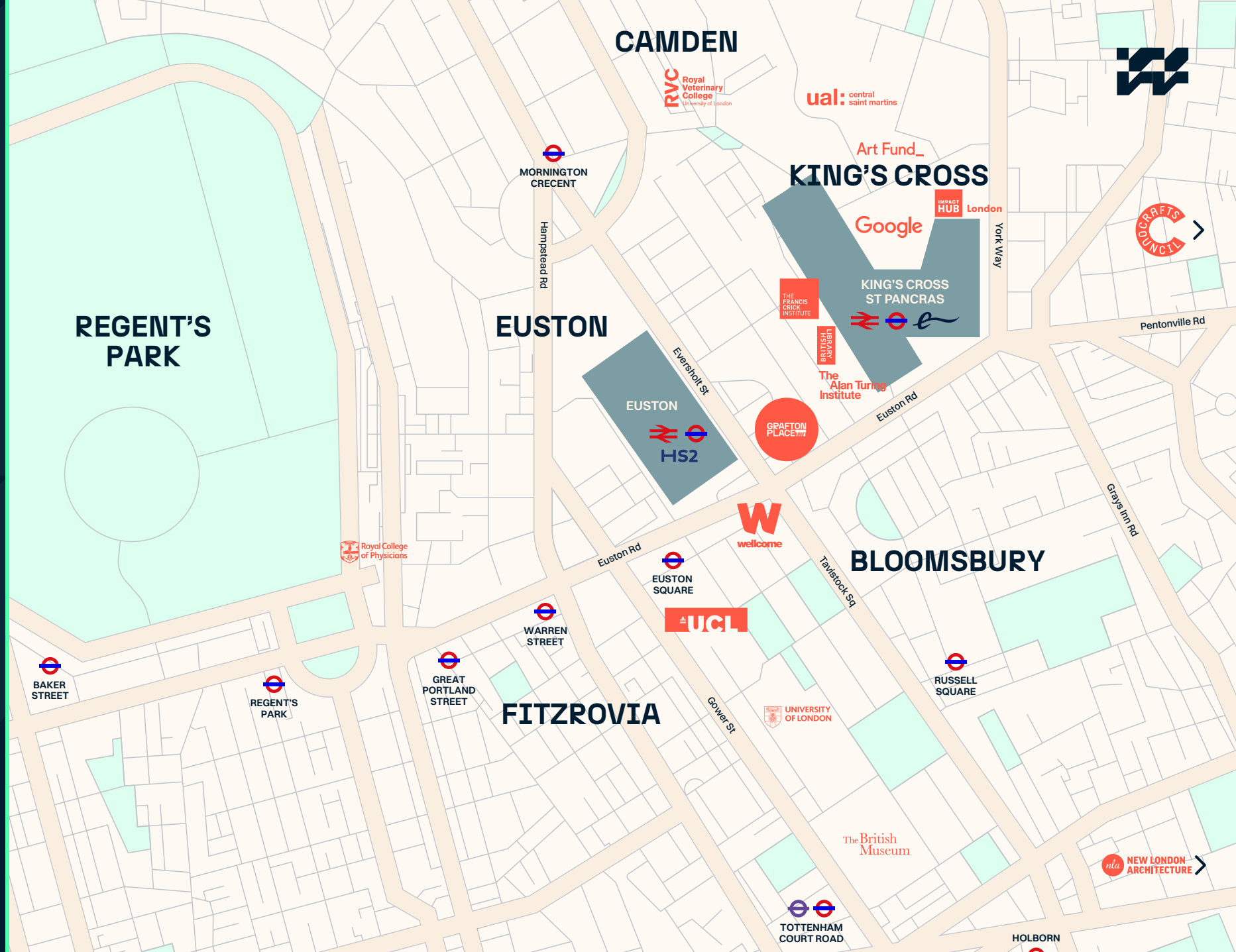
COAL DROPS YARD



Grafton Place is strategically located in the heart of the Knowledge Quarter, positioned on the north side of Euston Road. This prime location is just steps away from Euston Mainline and Underground stations (Overground, Northern, and Victoria lines), ensuring seamless connectivity across London and beyond. Additionally, Kings Cross St. Pancras, offering Mainline, Thameslink, International (Eurostar), and multiple Underground lines, is within easy walking distance, providing unparalleled access to both domestic and international travel hubs.

A WORLD-CLASS KNOWLEDGE CLUSTER

Evergreen House is positioned in the heart of one of the world's leading knowledge hubs. Located within London's prestigious Knowledge Quarter, Evergreen House offers a prime setting for collaboration and innovation, with an unmatched opportunity to connect with world-leading experts and creative minds, all within a vibrant, thriving community.





LOCAL AMENITY

Become part of a thriving community of forward-thinking businesses based in Euston. Evergreen House is surrounded by a diverse range of industries, from finance and technology to innovative startups, offering endless opportunities for networking and collaboration.

FOOD & BEVERAGE

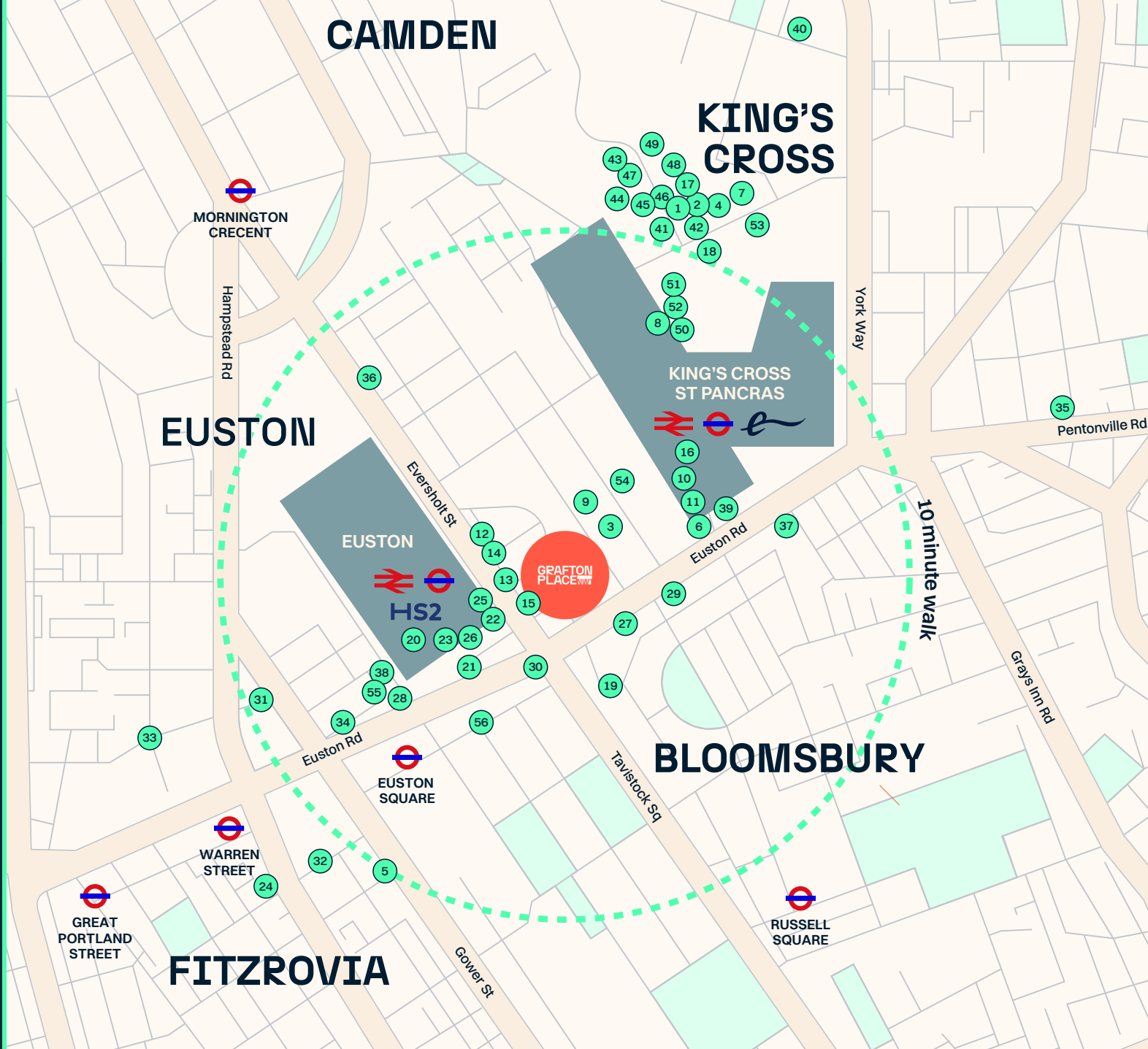
- 1 Caravan
- 2 Coal Drops Yard
- 3 Cosy Kettle
- 4 Granary Square
- 5 Grant Museum of Zoology
- 6 Origin Coffee
- 7 The Lighterman
- 8 Vinoteca
- 9 Somers Town Coffee House
- 10 The Booking Office
- 11 The Gilbert Scott
- 12 Roti King
- 13 Gail's
- 14 Pizza Pilgrims
- 15 Royal George
- 16 German Gymnasium
- 17 Dishoom
- 18 Bao
- 19 Casa Jardim
- 20 LEON
- 21 PRET
- 22 M&S
- 23 Itsu
- 24 Wassabi
- 25 The Cornwall Pastie Company
- 26 Starbucks
- 27 Costa Coffee
- 28 Giraffe
- 29 Pizza Express

FITNESS

- 30 Barry's London Central
 - 31 Ringtone Boxing Gym
 - 32 Pure Gym
 - 33 The Gym Group
 - 34 Anytime Fitness
- ## HOTELS & ACCOMMODATION
- 35 Chapter Kings Cross
 - 36 The Pack and Carriage
 - 37 The Standard, London
 - 38 The Wesley
 - 39 St. Pancras Renaissance Hotel

SHOPPING & LEISURE

- 40 Everyman Kings Cross
- 41 Tom Doxon
- 42 Screen on the Canal
- 43 A.P.C
- 44 Rains
- 45 Aesop
- 46 American Vintage
- 47 Blackhorse Lane Ateliers
- 48 COS
- 49 Face Gym
- 50 Nike
- 51 Sweaty Betty
- 52 Space NK
- 53 & Other Stories
- 54 British Library
- 55 The Magic Circle
- 56 Wellcome Collection





HIGHLIGHTS



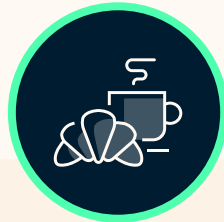
Self-contained Ground Floor Office Available, fronting onto Euston Road



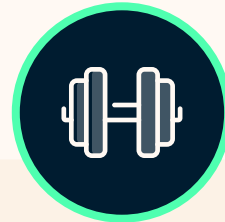
2 x concierge reception



24 hour building security



On-site cafeteria



On-site gym



Communal break out area



40 person conference room



Communal roof terrace



Panoramic views of Central London



Exceptional natural light from 4 elevations



Demised WC's



Dedicated goods lift, linking to 24 hour loading bay



3 x large passenger lifts



Additional storage rooms via separate arrangement



Cycle storage



Shower Facilities



ABOVE: MAIN RECEPTION
RIGHT: CGI OF TYPICAL OFFICE FLOOR

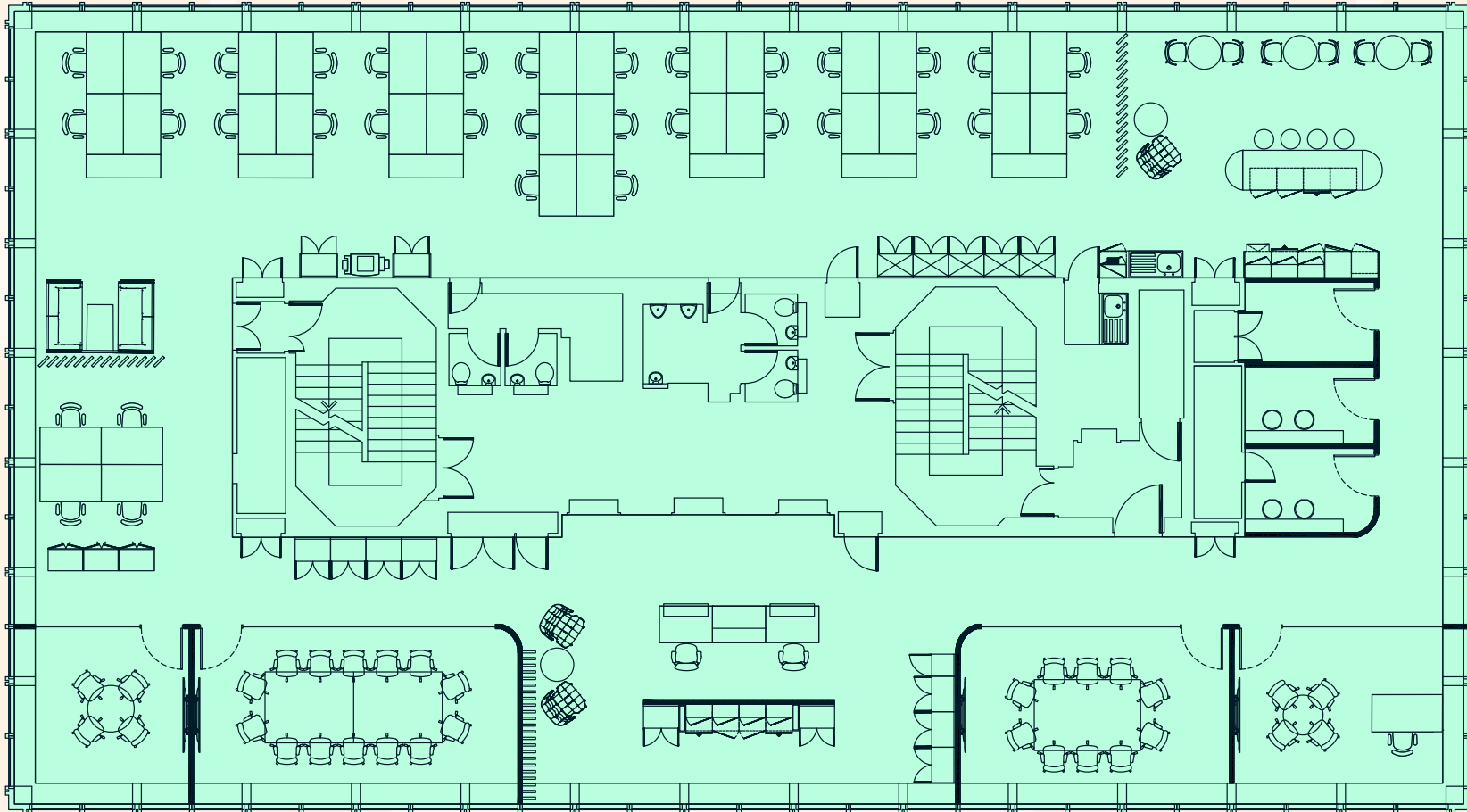


AVAILABILITY

DESCRIPTION	SQ FT (NIA)	SQ M (NIA)
Seventh Floor	4,412	411.4
Sixth Floor	4,410	411.4
Fifth Floor	4,412	411.4
Fourth Floor	4,410	411.4
Third Floor	4,405	411.4
Ground Floor	6,377	592
Total	28,426	2,649



EUSTON ROAD



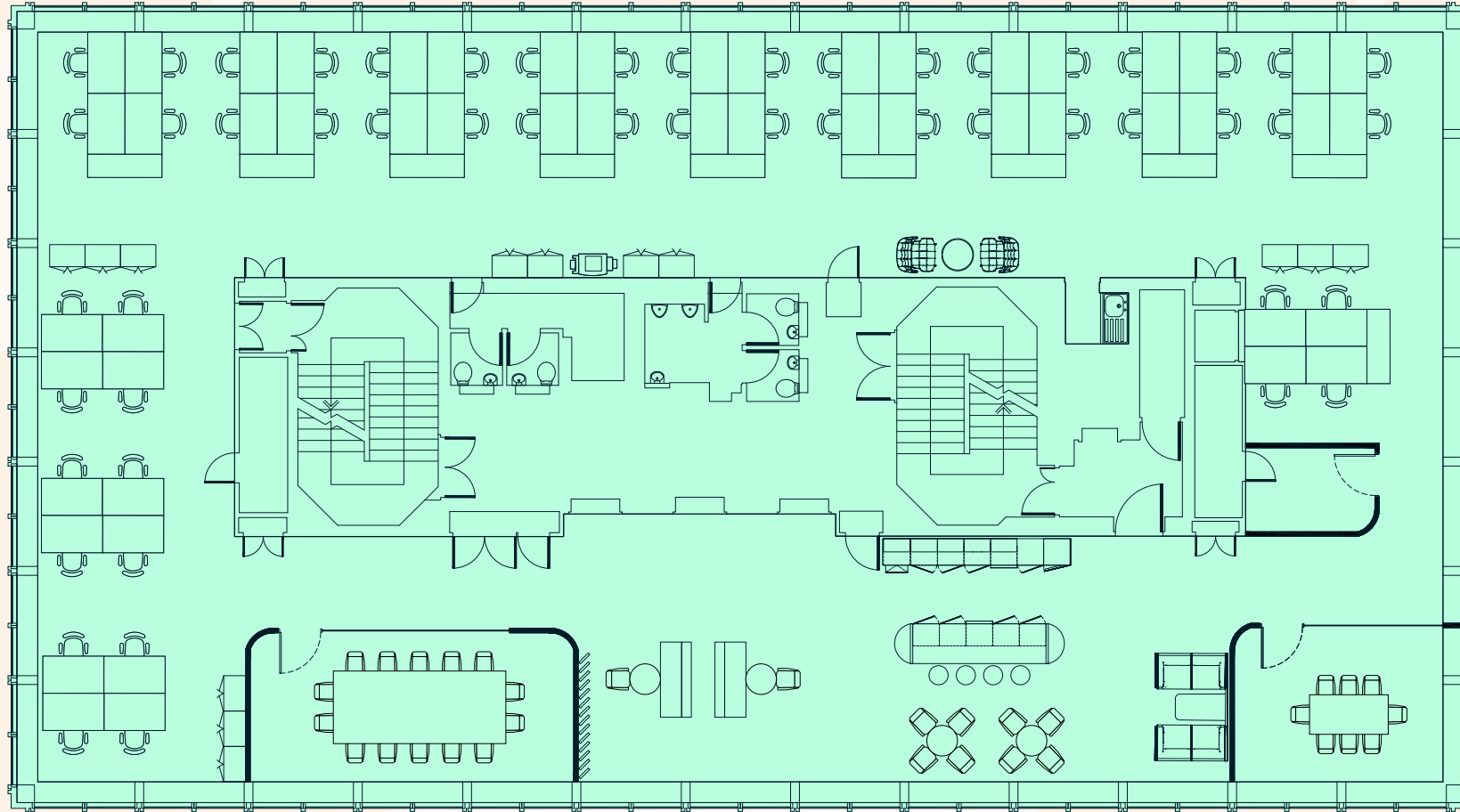
INDICATIVE SPACE PLAN

OPTION ONE

- 1 Reception
- 34 Work stations
- 1 Large kitchen / breakout
- 1 Teapoint
- 2 Zoom booths
- 1 Comms room
- 1 Print station
- 1 4 Person meeting room
- 1 14 Person boardroom
- 1 10 Person boardroom
- 1 Executive office



EUSTON ROAD



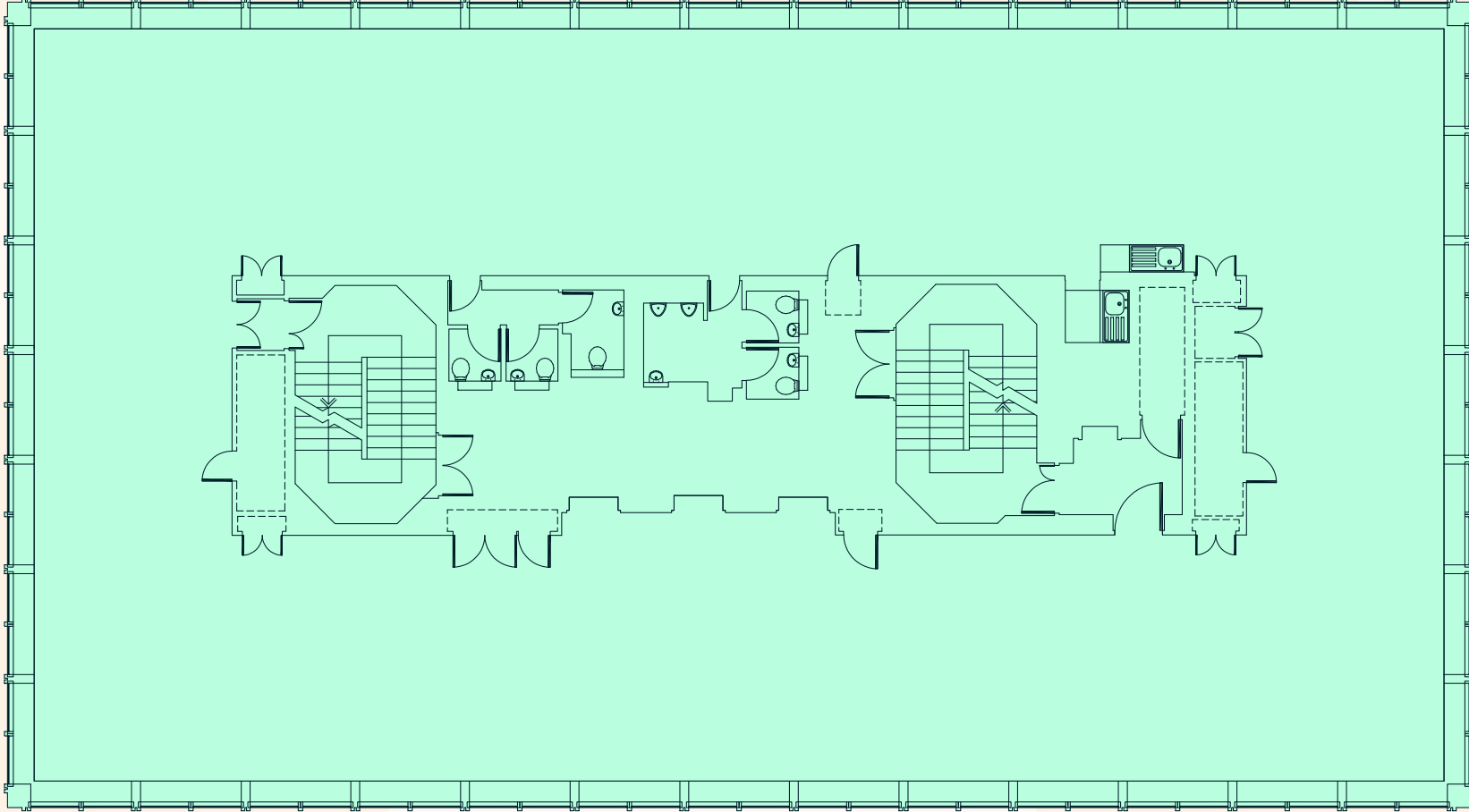
INDICATIVE SPACE PLAN

OPTION TWO

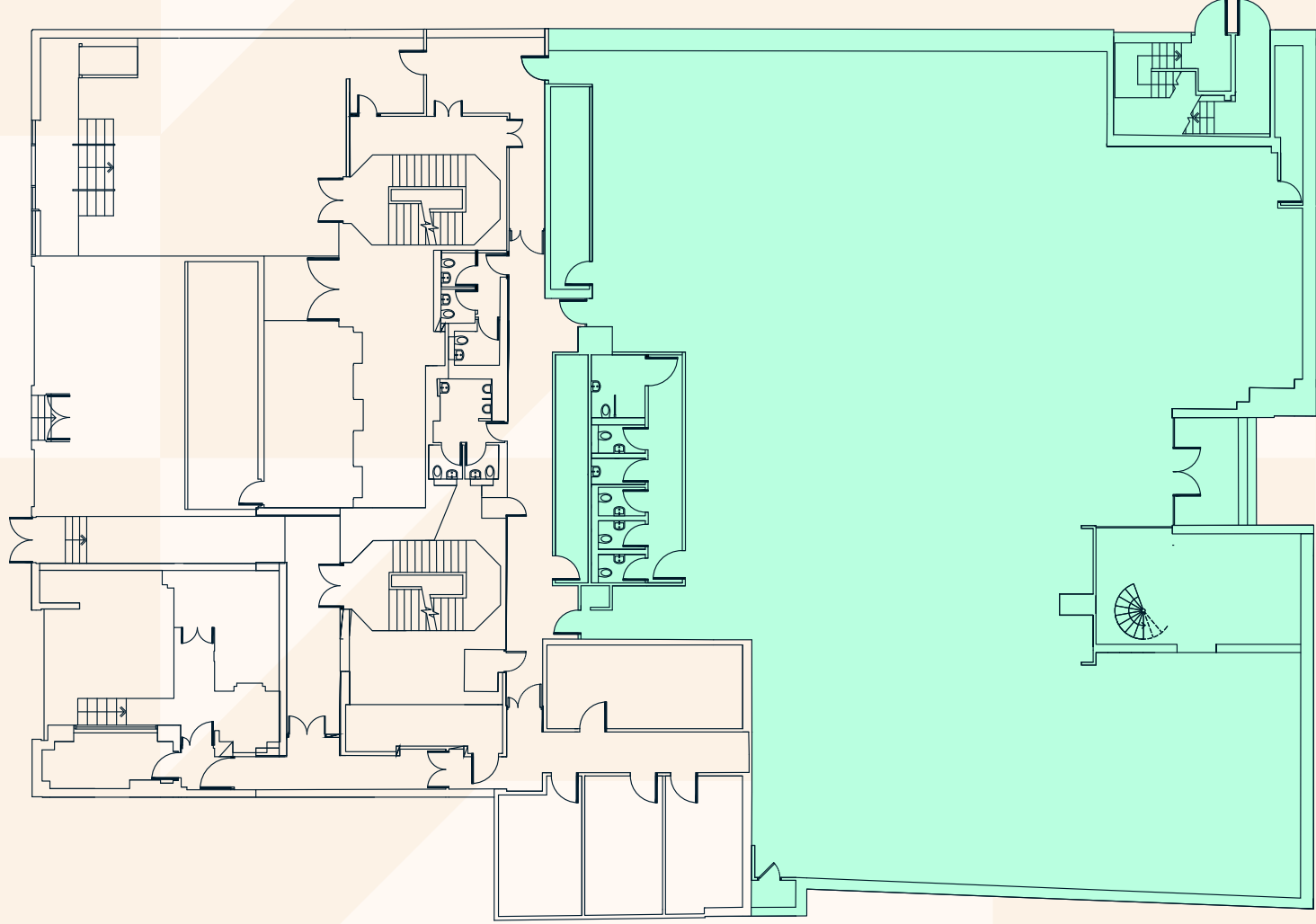
- 52 Open plan desks
- 2 Hot desking benches
- 1 Comms room
- 1 Print station
- 1 Kitchen / breakout area
- 1 14 Person board room
- 1 8 Person meeting room



EUSTON ROAD



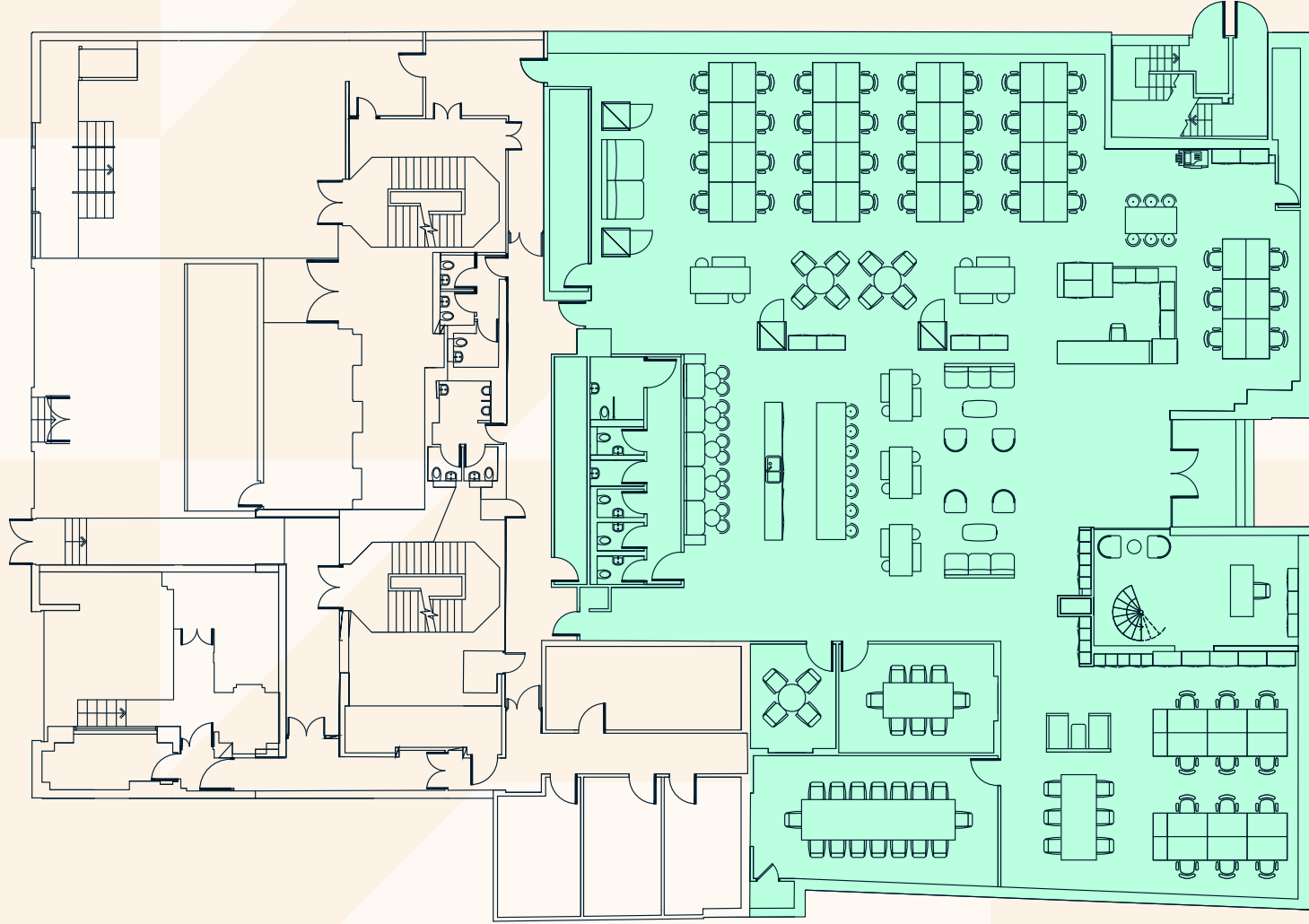
CAT A 3RD - 7TH FLOOR PLAN



EUSTON ROAD

CAT A GROUND FLOOR PLAN





EUSTON ROAD



INDICATIVE SPACE PLAN GROUND FLOOR

- 50 Workstations
- 1 4x Person meeting room
- 1 8x Person meeting room
- 1 16x Person meeting room
- 2 Hot desking stations
- 1 Kitchen area
- 1 Breakout area



ABOVE: GROUND FLOOR UNIT
RIGHT: INDICATIVE CGI OF TYPICAL UPPER OFFICE FLOOR

KEY BUILDING FEATURES



PRIME LOCATION:

Situated just minutes from Euston Station, with excellent transport links



EXTENSIVE AMENITY:

On-site dining, fitness centre, break out, roof terrace and 40 person conference room



FLEXIBLE OFFICE SPACE:

Flexible floor plates with natural light from 4 elevations



SUSTAINABILITY:

EPC B





CONTACT



LEVY
REAL ESTATE

SIMON TANN

07748180198
simon.tann@levyrealestate.co.uk

SAMANTHA JONES

07800 539 387
samantha.jones@levyrealestate.co.uk

MEGAN CARR

07896 899 798
megan.carr@levyrealestate.co.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Levy Real Estate LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Levy Real Estate LLP has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. October 2024.