

PRIME OPPORTUNITY TO LET
210 EUSTON ROAD, LONDON NW1 2DA

SHELLEY SANDZER

Since 1983



LOCATION

The Euston Road has always been acknowledged as the gateway to London's knowledge quarter with its world leading occupiers including Facebook, Google and BT as well as institutions such as The Wellcome Trust, The British Library, The British Museum and The Alan Turing Institute. The building further benefits from its proximity to Bloomsbury, well known for publishing and the arts, and King's Cross for the new breed of media and technology companies. Please see attached local tenants in the surrounding area.

The subject property is very well connected and is within a short walk of Euston Station (National Rail services, Northern and Victoria Underground services) and Euston Square Station (Metropolitan, Circle and Hammersmith and City Lines), Warren Street and Kings Cross St Pancras International Railway Station are also within walking distance.

210 Euston Road is currently undergoing a significant redevelopment and will provide approximately 65,587 sq ft of Grade A offices with A1 Retail and D2 on the ground and basement. The building will be ready for occupation in Summer 2020.

ACCOMMODATION

The accommodation is arranged over ground and basement with the approximate floor areas:

GROUND FLOOR	190 sq ft
BASEMENT	4,732 sq ft
TOTAL	4,922 sq ft

LEASE

A new lease is available for a term to be agreed

RENT

Guiding a rent of £150,000 per annum exclusive

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Tony Levine

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