



Landmark building  
providing high  
specification offices with  
expansive views across  
London.

- End of trip facilities
- Full height glazing
- Fit-out in situ
- Prime location

# 101 Euston Road

London, NW1 2RA

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	3,139 sq ft / 291.62 sq m
<b>Rent</b>	£82.50 per sq ft New Lease
<b>Rates Payable</b>	£31.54 per sq ft
<b>Service Charge</b>	£13.25 per sq ft
<b>EPC</b>	B (33)

## Description

Prime office space across the 7th and part 8th floors with expansive private terraces and captivating views in one of Central London's most sought after destinations.

Floorplates provide floor to ceiling glazing throughout and expansive private terraces on the 7th floor showcase the local area with views of The British Library, St Pancras Renaissance Hotel and beyond. The part-8th floor has a smaller privately demised terrace.

## Location

101 Euston Road is located within the heart of King's Cross and benefits from the best London has to offer with international transport connections, a thriving business and cultural scene and bustling local community.

## Accommodation

The accommodation comprises the following

Name	sq ft	sq m	Availability
8th - Part	3,139	291.62	Under Offer
7th - Terrace	10,280	955.04	Let
<b>Total</b>	<b>13,419</b>	<b>1,246.66</b>	

## Specification

Highly presentable and useable existing fit out  
2.75m ceiling height & floor to ceiling glazing  
VRF air conditioning  
24 hour security  
3 x 13 person passenger lifts  
End of trip facilities



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