

RIB

ROBERT IRVING BURNS

319
EUSTON
ROAD

LONDON NW1



DESCRIPTION

TO LET

**GROUND FLOOR OFFICE SHOWROOM WITH GOOD FRONTAGE
SUITABLE FOR NEW BUSINESS CLASS E**

(RETAIL, SHOWROOM, MEDICAL, LEISURE, OFFICES ETC.)

319 EUSTON ROAD, LONDON NW1 3AD (UNIT 1)

The available accommodation is fully self-contained and is arranged over ground and lower ground floor.

The premises has undergone refurbishment and benefits from LED panel lighting, Comfort Cooling (not tested), fitted kitchenette, 2 x WCs, good window frontage, boardroom, meeting room and private booth.



Comfort Cooling (Not Tested)



LED Panel Lighting



Fitted Kitchenette



2 WCs



Superior Window Frontage



Boardroom



Meeting Room



Private Booth



LOCATION

The building is situated strategically along Euston Road offering good window frontage. The property is closely located to Fitzroy Square and Regent's Park, perfect for a green escape when necessary.

Nearby multi-national retail occupiers include Pret-a-Manger, Wasabi, ITSU and Tesco Express amongst many others. There are also a number of conventional and serviced offices surrounding the property.

Transport links are excellent via Great Portland Street (Circle, Hammersmith and City and Metropolitan lines), Warren Street (Northern line) and Regent's Park Station (Bakerloo line) Stations. Oxford Circus (Central and Victoria lines), Euston and Kings Cross stations are also close by.



CONNECTIONS

GREAT PORTLAND STREET

5 min

EUSTON SQUARE

4 min

TOTTENHAM COURT ROAD

15 min 5 min

OXFORD CIRCUS

18 min 5 min

BAKER STREET STATION

17 min 8 min

LONDON EUSTON

8 min 4 min

VICTORIA STATION

12 min

PADDINGTON

12 min

LIVERPOOL STREET

15 min

KING'S CROSS

5 min

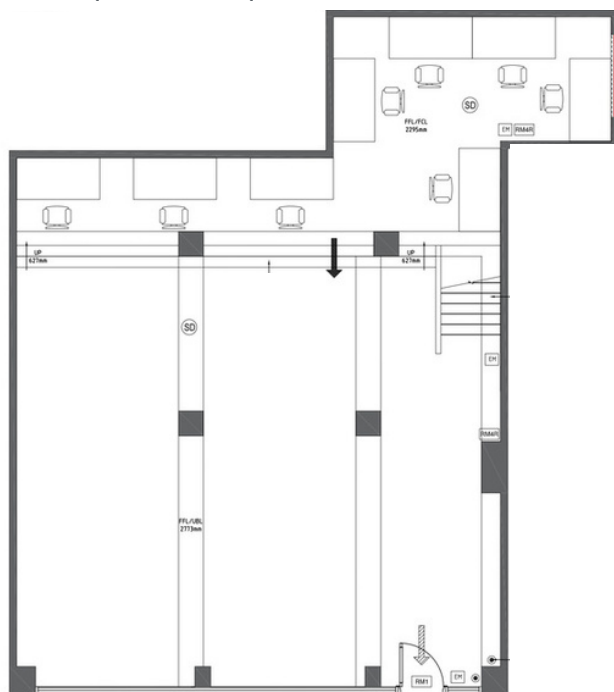
KEY

- Circle
- Northern Line
- Hammersmith & City
- TfL Rail
- Metropolitan Line
- Elizabeth Line
- Bakerloo
- District Line
- Central
- Gatwick Express
- Victoria Line
- Southern
- Piccadilly
- Southeastern
- Avanti West Coast
- Thameslink
- Caledonian Sleeper
- West Midlands Trains

FLOOR PLANS & FINANCIALS

GROUND FLOOR

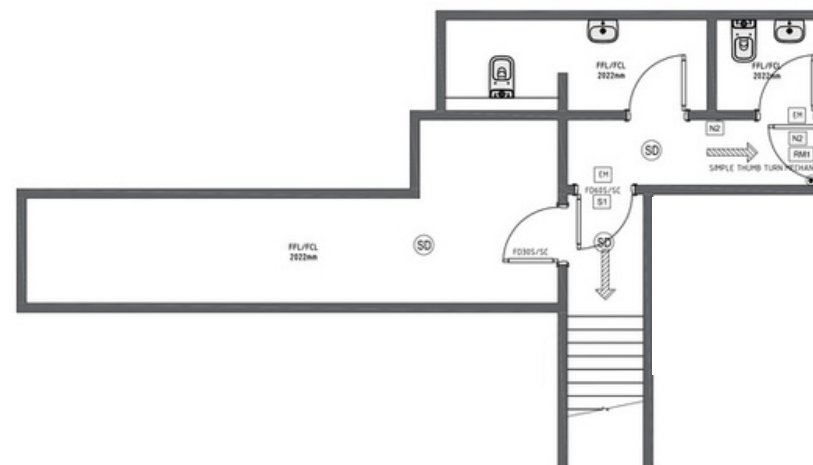
Retail 1,167 sq ft / 108.4 sq m



Euston road

LOWER GROUND FLOOR

Retail 206 sq ft / 19.1 sq m



Floor	Ground & Lower Ground
Total Size (sq.ft.)	1,373
Quoting Rent (p.a.) excl.	£72,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£18,623
Estimated Occupancy Cost excl. (p.a.)	£83,623

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

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CONTACTS

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