



ROBERT IRVING BURNS



94-102 EUSTON STREET & 174 NORTH GOWER STREET

LONDON NW1

TO LET

Self-Contained Premises with Ground Floor Reception Access
Close proximity to Euston

Suitable for Class E (Offices, Medical, Leisure etc.)

2,800sq. ft.

Description



Boardroom

Description

The premises has two points of access, with reception and ground floor frontage access on Euston Road. There is additional access on North Gower Street.

The premises is corner fronted and arranged over ground and 1st floor. The demise benefits from great natural light, good ceiling height, comfort cooling (not tested), fibre connectivity (not tested), WCs and shower. There are 3 fitted meeting rooms.

The space is fitted with timber laminate flooring and LED panels. There is also a fitted kitchen.

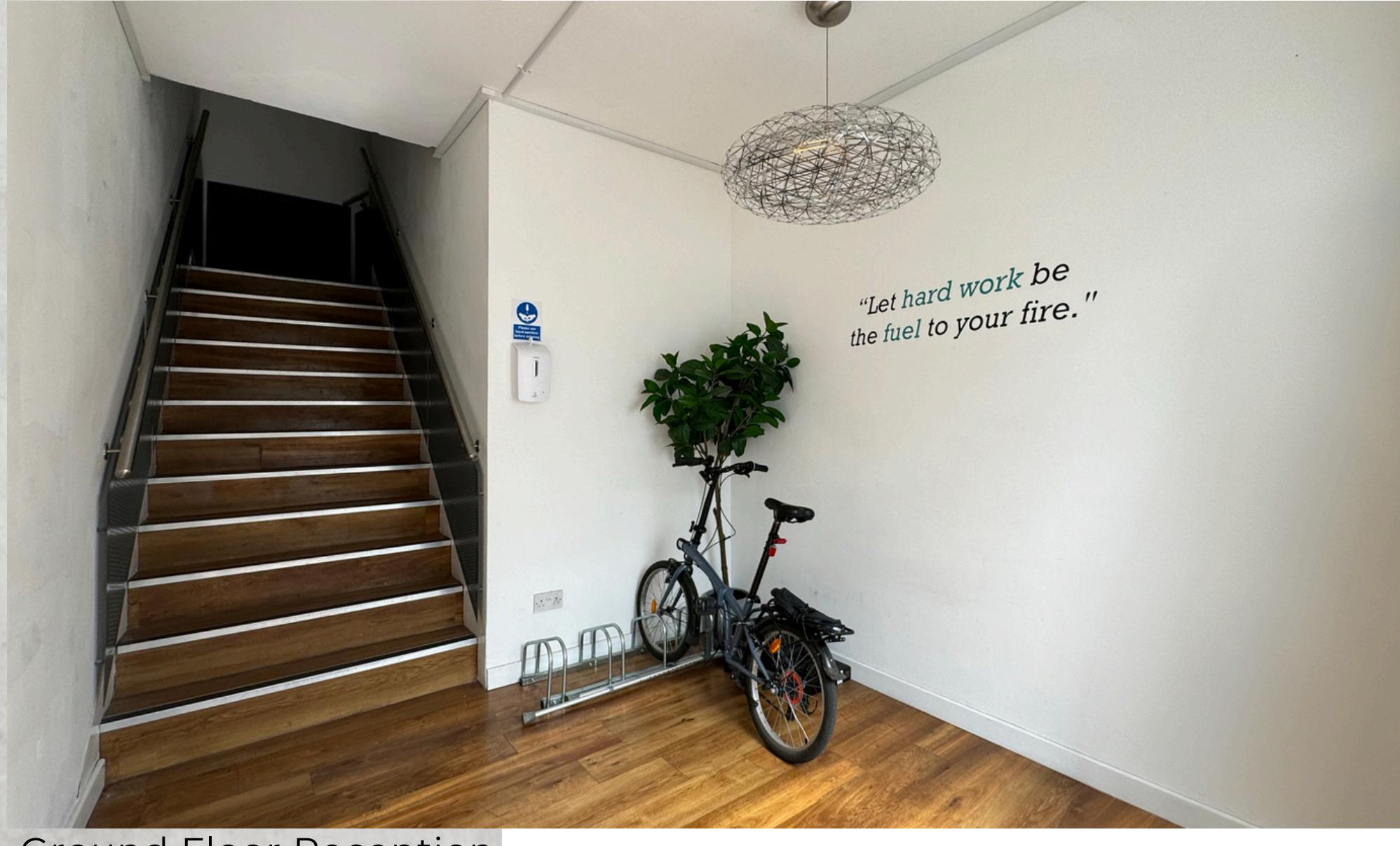
Specification

- Self-Contained (Over Ground & 1st Floor)
- Comfort Cooling (Not Tested)
- Fibre Connectivity (Not Tested)
- WCs
- Shower
- Boardroom
- 2 X Meeting Room
- Double Access
- Corner Fronted
- Excellent Natural Light

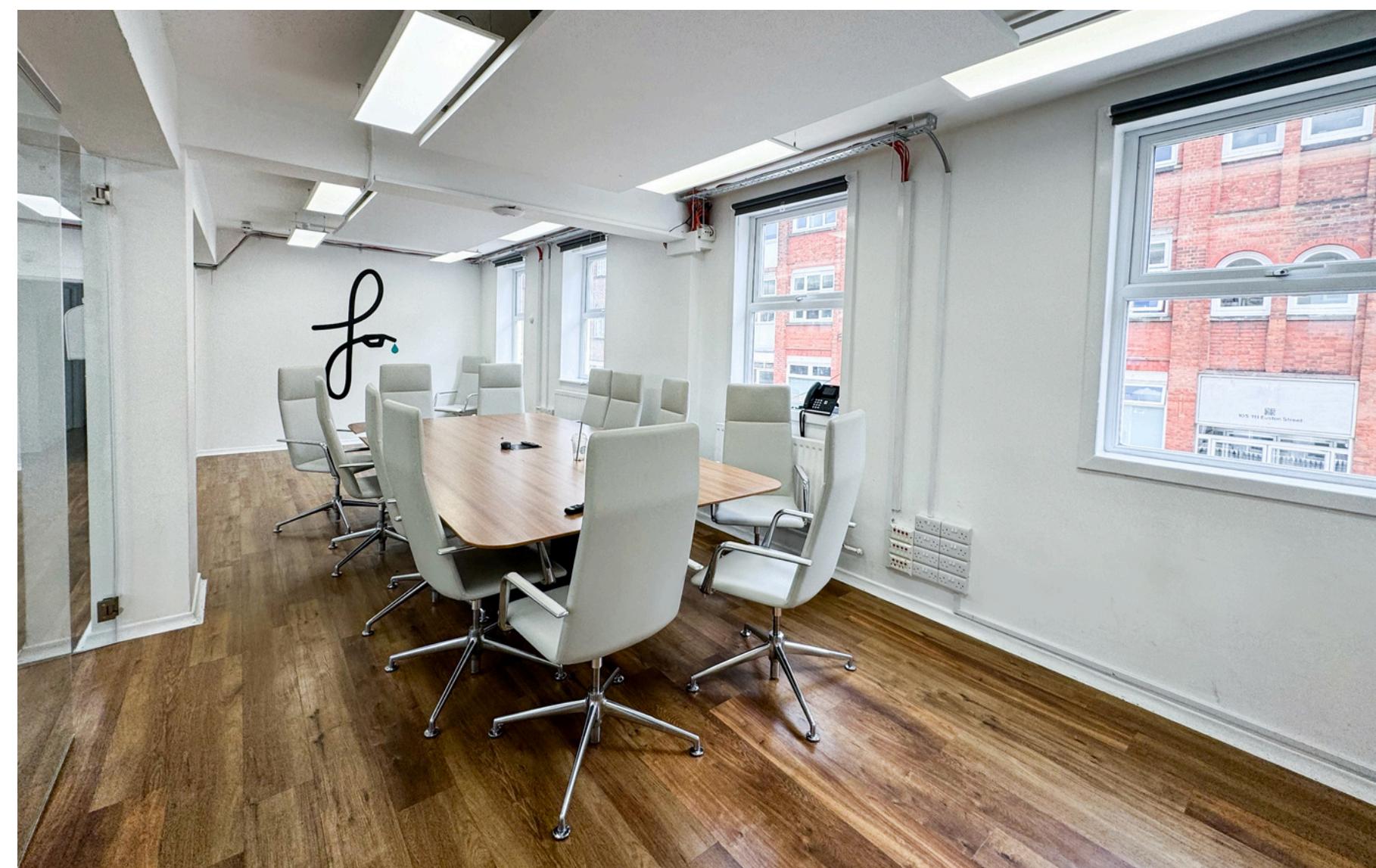
RJB



Fitted Kitchen



Ground Floor Reception

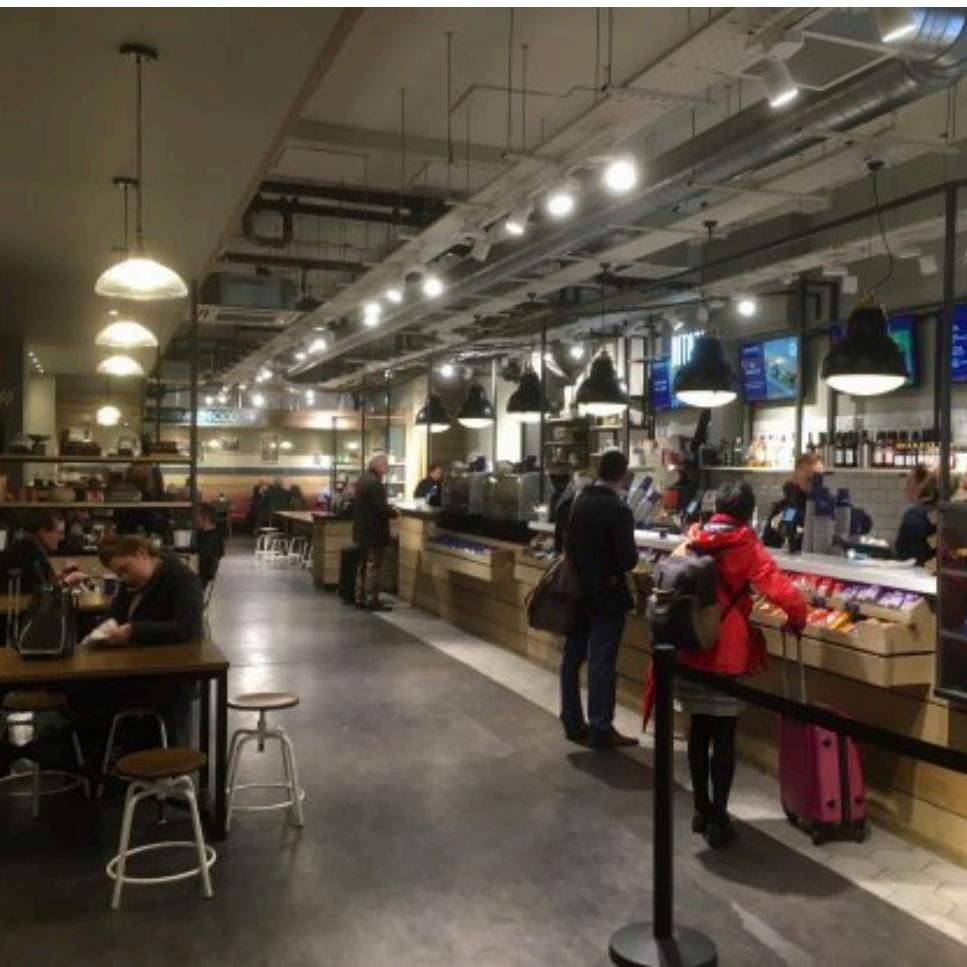




Main Office Floor



Location



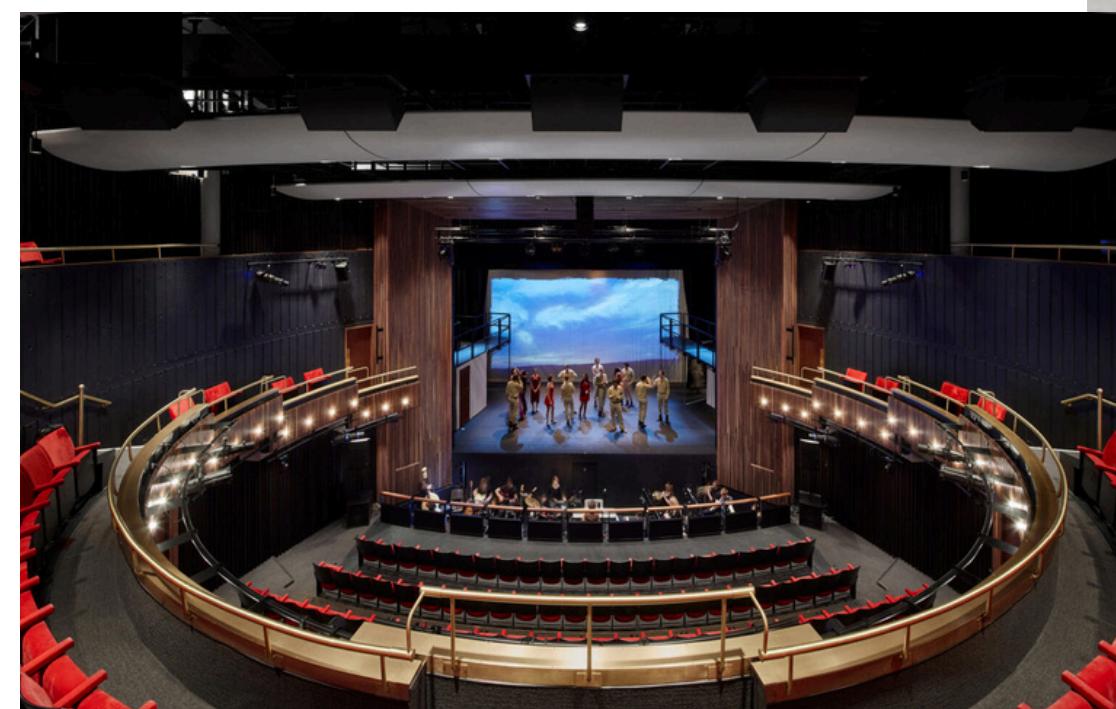
Caffe Ritazza



Euston Square Station



Euston Square Hotel



Bloomsbury Theatre

Location

[Google maps link](#)

This attractive building is situated in a prominent corner position with Euston Street and North Gower Street, just north of the Euston Road.

Euston Underground and mainline train station together with Euston Square, Warren Street and Kings Cross are all within easy reach providing access across London and the National Rail networks.

RIB

Floor	94-102 EUSTON STREET(1ST FLOOR)	174 NORTH GOWER STREET (1ST FLOOR)	Total
Total Size (sq.ft.)	1,100	1,700	2,814
Quoting Rent (p.a.) excl.	£22,000	£51,000	£73,000
Service Charge	£2,750	£4,250	£7,035
Estimated Rates Payable (p.a.)	£19,525	£30,175	£49,959
Estimated Occupancy Cost excl. (p.a.)	£41,528	£85,425	£122,962

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 enquiries.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are 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.

VAT

TBC

VIEWINGS

Strictly through Robert Irving Burns.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

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. December 2024



ROBERT IRVING BURNS

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