

# Compton

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**Euston**  
40 Churchway  
NW1 1LW

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Self-contained office/industrial unit  
available with parking directly next  
to Euston Station!

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**For Rent**  
6,099 ft<sup>2</sup>

020 7101 2020  
compton.london

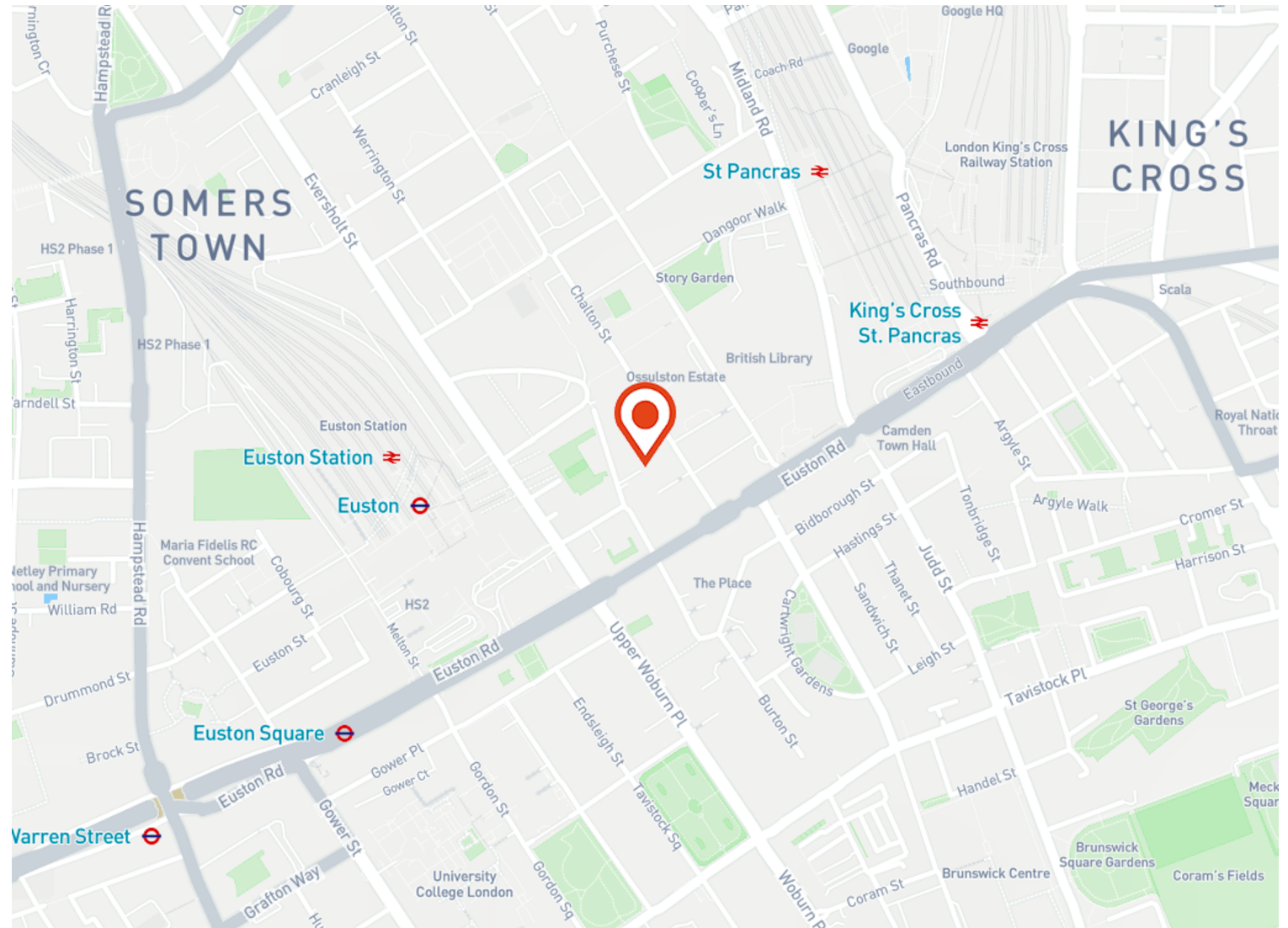


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## Location

The property is situated on the east side of Churchway, near the junction with Euston Road, which connects Marylebone Road and Kings Cross. It boasts excellent transport links, with London Euston Underground and Railway Station, Kings Cross Underground and Railway Station, and St Pancras International all within a short walking distance. Additionally, there are excellent bus services available a short walk away on Euston Road.

Located in the heart of the Knowledge Quarter, the property is surrounded by 80 academic, cultural, research, scientific, and media organisations, including UCL, The British Library, Francis Crick Institute, The Wellcome Collection, and the Royal College of Physicians. The area also offers a variety of retail amenities, ranging from coffee shops and restaurants to hotels.



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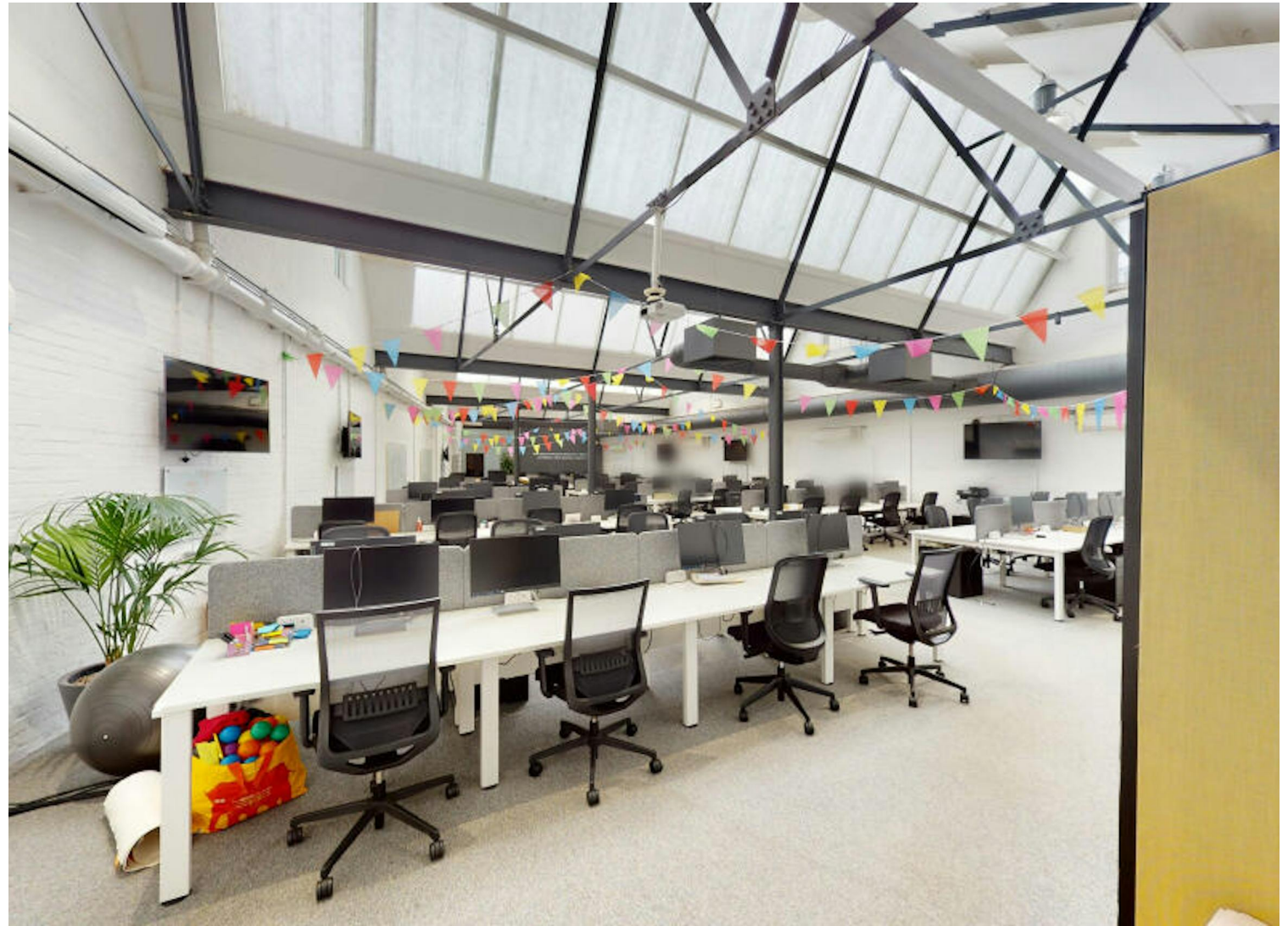
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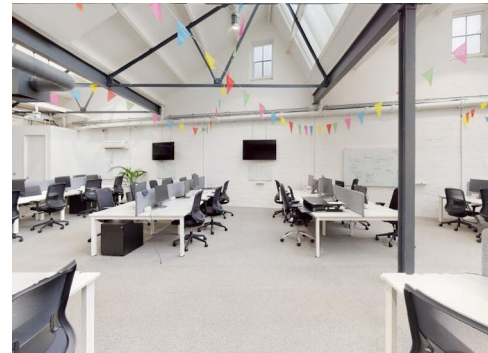
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## Amenities

- Fully self-contained
- Office/Industrial use
- Car Parking
- Load facilities
- Bike Storage
- Excellent floor to ceiling heights
- Comfort cooling
- Large Kitchenette
- Meeting rooms
- Breakout zones
- Skylights provided excellent natural light

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## Description

The property was formerly the Connolly Leather Factory, renowned for supplying leather to the car and aviation industries, among others. The building underwent a comprehensive refurbishment three years ago and now offers stunning warehouse-style office/industrial accommodation with its own entrance.

The space is arranged over the ground and first floors, with the majority of the available space on the ground floor. This consists of a large open-plan area, two or three meeting rooms, and male and female WCs.

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## Content

View on Website



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## Viewings

Via sole agents only.

## Terms

New full repairing & insuring lease available for a term by arrangement direct from the freeholder for 3 years.

## VAT

The property is elected for VAT.

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Unit - Ground & 1st	6,099	£57.50	£20	n/a	£77.50	£39,389.38	£472,672.50	Available
Total	6,099	£57.50	£20		£77.50	£39,389.38	£472,672.50	



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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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