

To Let

105-111 EUSTON STREET

BLOOMSBURY, LONDON NW1 2EW

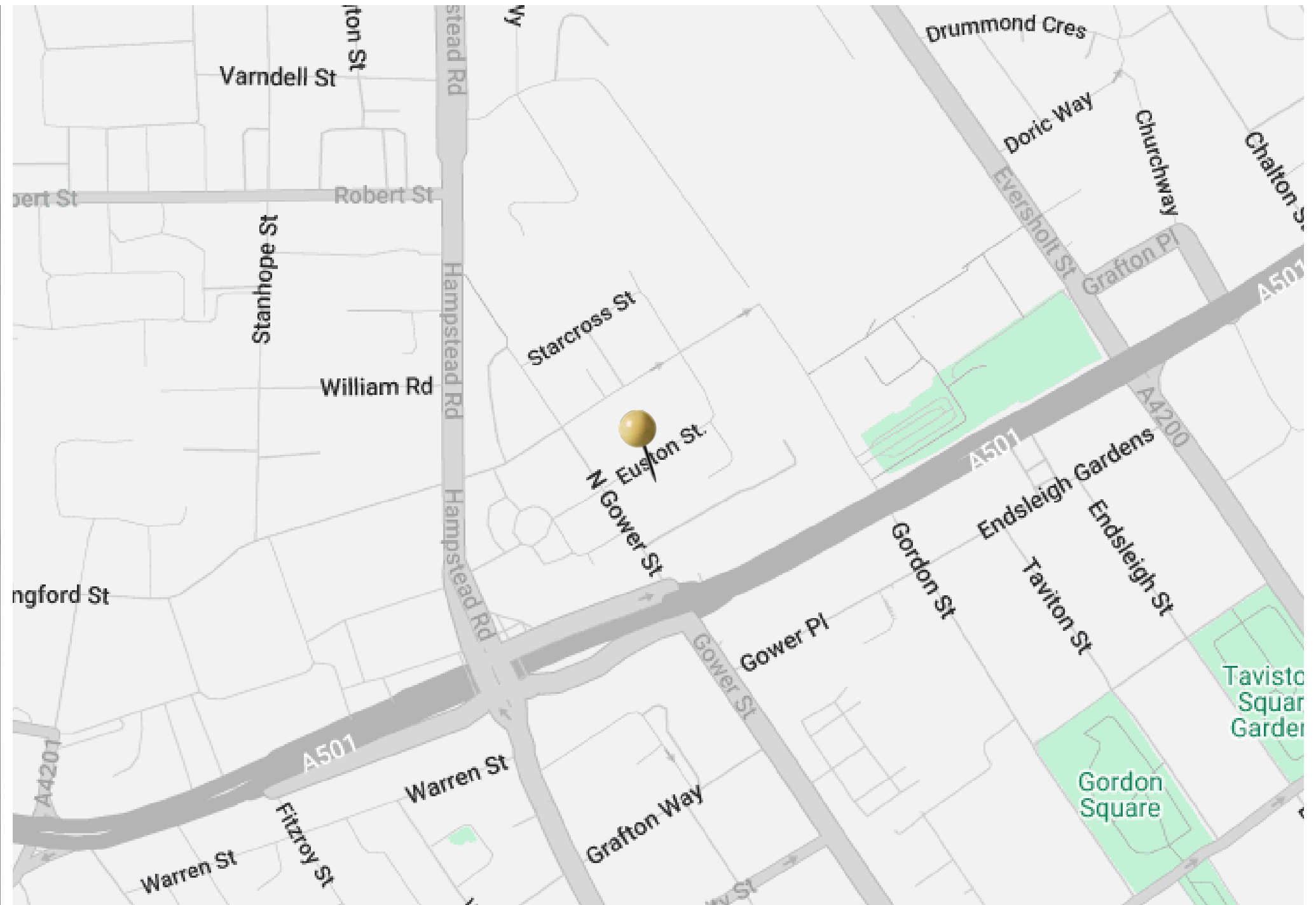
ECONOMICAL INDUSTRIAL STYLE PREMISES

SUITABLE FOR CLASS E
(OFFICE, MEDICAL, RETAIL, LEISURE)

2ND FLOOR
2,035 SQ.FT

LOCATION

This attractive building is situated just off the 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.

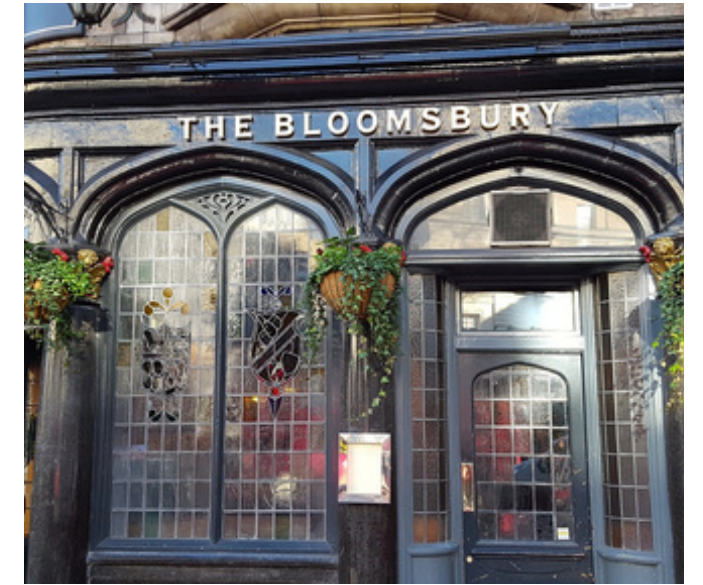


BLOOMSBURY

For centuries, Bloomsbury has been regarded as London's seat of intellectual thinking, creativity, and learning. Its proximity to the West End also means that it's a magnet for businesses of all sizes, in many different sectors. This elegant area has some of the finest office spaces in the city, with premises in period buildings being especially sought-after.

Some of the nation's best-known companies have their headquarters in the heart of Bloomsbury. This includes Warner Bros. Studios and Bloomsbury Publishers, to name just a couple. The area welcomes businesses both large and small; from major multinationals, to start-up ventures.

There are several educational establishments located in Bloomsbury, including UCL. This spirit of learning permeates the streets, and attracts many educational businesses. Likewise, publishing, media and creative agencies are well represented, along with advertising and media. However, you'll also find many other firms here, in industries as diverse as finance, banking, fashion, and retail.



DESCRIPTION

The opportunity is arranged over 2nd floor in this industrial style building. The floor has recently been refurbished to a good standard, benefitting from 3 fitted meeting rooms, comfort cooling, wall mounted radiators, timber laminate flooring, kitchen and locker room.

The space benefits from fantastic natural light afforded front and rear, great ceiling height and could be suitable for a number of different uses within class E.

The unit is further fitted with LED lighting and benefits from internally demised WCs.

The floor is accessed by an internal stairwell.





FINANCIALS

Floor	Ground & Lower Ground Floor
Total Size (sq.ft.)	2,035
Quoting Rent (p.a.) excl.	£50,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£33,306
Estimated Occupancy Cost excl. (p.a.)	£83,306

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.

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AMENITIES

- Comfort Cooling
- Excellent Natural Light
- LED Lighting
- Fitted Kitchen
- 3 x Meeting Rooms
- Industrial Feel
- Internally Demised WCs
- Perimeter Sockets
- Staff Locker Room

LEASE

A New effective Full Repairing and Insuring lease 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

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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