



29-31 EUSTON ROAD, LONDON NW1

298 SQ. M – 957 SQ. M
3,210 SQ. FT - 10,304 SQ. FT

Location This property is located on the south side of the Euston Road and at its junction with Argyle Street. King's Cross/St Pancras Stations are opposite and provide access to main line services and London Underground's Piccadilly, Northern, Victoria, Circle, Metropolitan and Hammersmith & City Lines.

Description The accommodation is a mixture of open plan and partitioned office space and has very good natural light with windows to three elevations.

The second floor is currently available with the first floor becoming available in March.

Specification

- Centrally Heated
- Security entryphone system
- Lift
- Category II uplighters
- Perimeter trunking
- Good natural light

Accommodation	Floor	SQ. FT	SQ. M
	First – AVAILABLE MARCH 2008	3,210	298
	Second – AVAILABLE NOW	3,210	298
	Third - LET	3,330	309
	Fourth - LET	554	52
	TOTAL <i>(subject to verification)</i>	10,304	957

Terms New flexible FRI leases directly from the landlord are offered.

Rent **£21.50 per sq. ft, subject to contract.**

Business Rates We are informed that the rates payable are in the region of £7.00 per sq. ft.

Service Charges We are informed that the service charge is in the region of £5.00 per sq. ft.

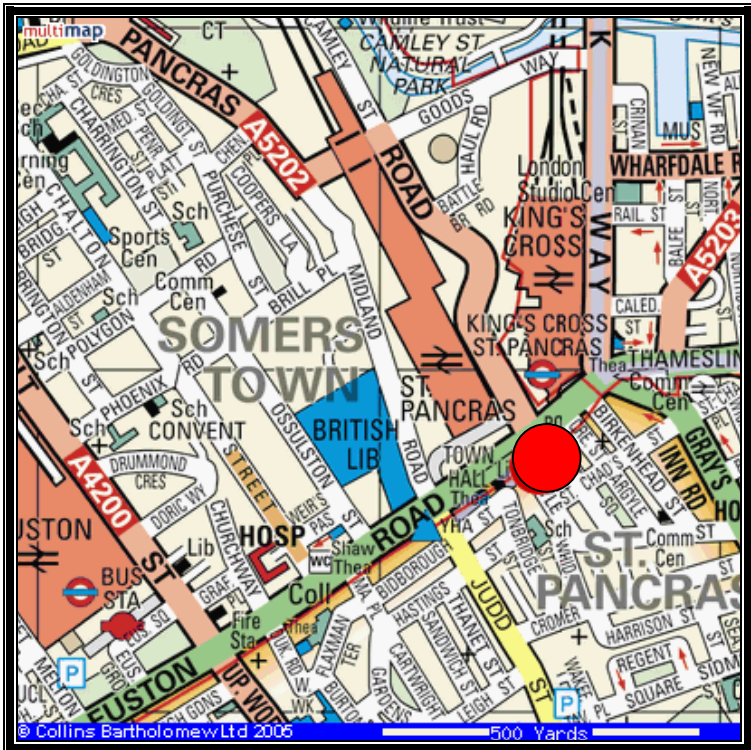
Legal Costs Each party to bear their own legal costs.

Viewing Through joint agents:

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