

To Let

Office 5,200 - 16,643 sq ft NIA

307 Euston Road, Noho, London, NW1 3AD



Summary

- Newly refurbished building ready to be occupied from April 2018.
- Type: Office
- Tenure: To Let
- Size: 5,200 - 16,643 sq ft NIA
- Rent: Guiding £950,000 per annum pax (rent for entire building)

Highlights

- Newly refurbished office
- Fan coil air conditioning
- Fully accessible raised floor
- Two lifts
- WCs and shower

Location

The building is prominently located on the south side of Euston Road, close its junction with Tottenham Court Road. Local transport links are excellent with Warren Street (Victoria and Northern Lines) and Great Portland Street underground stations (Hammersmith & City, Circle and Metropolitan Lines) within a very short walk.

Availability

| Floor / Unit | Size | Availability |
|--------------|-------------|--------------|
| Lower Ground | 2,530 sq ft | Available |
| Ground | 1,959 sq ft | Available |
| 1st | 3,509 sq ft | Available |
| 2nd | 3,165 sq ft | Available |
| 3rd | 2,820 sq ft | Available |
| 4th | 2,379 sq ft | Available |

Transport

The building is prominently located on the south side of Euston Road, close to its junction with Tottenham Court Road. Local transport links are excellent with Warren Street (Victoria and Northern Lines) and Great Portland Street Underground Stations (Hammersmith & City, Circle and Metropolitan Lines) within a very short walk.

There are also excellent mainline transport links with Euston, St Pancras International, Eurostar and King's Cross national rail terminals within close proximity.

Terms

New lease direct from landlord. Lease term to be agreed. Available from April 2018.

Viewings

Strictly through JLL.

Amenities

- Air-Conditioning
- Lifts
- Raised floors
- Self-contained
- Suspended metal tiled ceilings
- Outdoor Space

Energy Performance Rating

This property has been graded as 48(B).

Rent

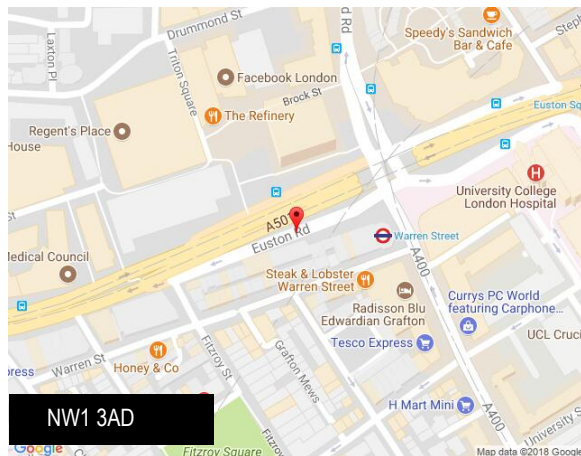
Guiding £950,000 per annum pax (rent for entire building)

Business Rates

Rates Payable: £20.50 per sq ft (estimated)

Service Charge

£10 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Tom Brammeld

t: +44 (0)207 399 5274

e: tom.brammeld@eu.jll.com

Francis Acquah

t: +44 (0)207 399 5836

e: francis.acquah@eu.jll.com

George Reynolds

t: 020 7087 5651

e: George.Reynolds@eu.jll.com

jll.co.uk/property

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