

To Let

20 Triton Street, Regents Place, London, NW1 3BF

10,000 to 31,227 sq ft

- 5 minutes walk from Regents Park
- Excellent communication links
- Exceptional local amenities
- Split floor available
- Fully fitted out



Location

20 Triton Street is at the western end of the Regents Place Campus on the north side of Euston Road, opposite Great Portland Street Underground Station. The Campus enjoys superb connectivity within easy walking distance to six Underground Stations and two Mainline Stations, including Kings Cross-the most significant transport hub in London with Eurostar, Main Line and Underground connections. Regents Park is about 3 minutes walking distance.

Occupiers on the campus include media as well as corporate organisations such as; Dentsu Aegis, Debenhams, Essensys, DS Smith plc, T-Systems Ltd, Tom Tom Software, Vizeum, General Medical Council, Dimensional Fund Advisers, Faithful and Gould, ATOS IT Solutions, Santander, Gazprom, Atkins Ltd and Ricoh.

Dentsu Aegis the global communications company are large existing occupiers and have recently committed to a new 310,000 sq ft HQ towards the eastern end of the campus

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Description

This prominent building was constructed in 2009 on a very well serviced campus with a wide range of cafes, restaurants, shops and a gym which hosts a variety of events and activities throughout the year. From food markets to book sales, beauty events to cycle repairs and all sorts of fun activities to get involved with.

The current fit out can be offered as “plug and play”, including workstations, open plan, executive offices, meeting rooms and attractive break out area. The existing floor plan can be easily altered as all partitioning is demountable.

Lease Terms

The entire 4th floor extends to 31,227 sq ft net internal and will either be let in its entirety or sublet from approximately 10,000 sq ft plus

Specification

- Impressive reception & atrium
- 8 x 24 person lifts
- Two prominent, self-contained entrances
- 4 pipe fan coil air conditioning
- 2.75m floor to ceiling height
- Existing MPLS BT Circuit 40Mb

EPC

This property has been graded as 45 B.

Rent

£63 per sq ft

Business Rates

Rates Payable (2018/2019): £29.68 per sq ft est.

Service Charge

£9.17 per sq ft
Inc. Estate Charge



Contacts

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- Separate Comms Rooms in situ to assist division of floor
- 1.5m planning grid
- Perforated metal tiled suspended ceiling
- LG7 compliant lighting
- Raised floor with nominal depth of 150mm
- Window blinds
- Standby generator
- Bicycle spaces Showers
- Car parking if required (separate licence)
- EPC 'B' rating
- 2000Kg goods

Accommodation

Floor / Unit	Description	Size	Rent	Business Rates	Service Charge	Availability
4th	Entire	31,227 sq ft	£63 per sq ft quoting	£29.68 per sq ft	£9.17 per sq ft	Available

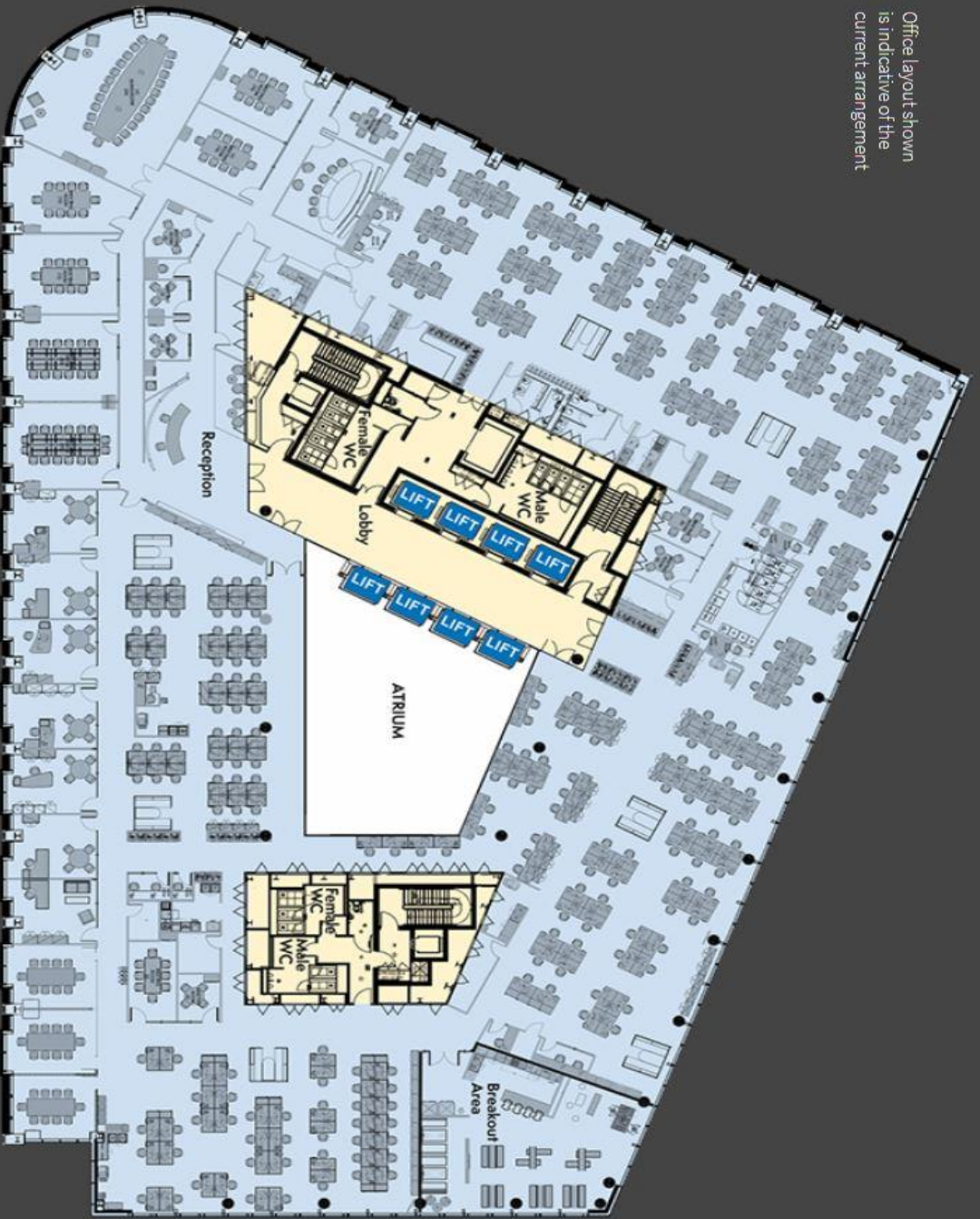
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Office layout shown is indicative of the current arrangement



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