

338 Euston Road

Plug & Play

We offer three types of
office space at 338 Euston Road.

Category A

Unfurnished workspaces for
you to make your own.

Plug & Play

Furnished workspaces ready
for immediate occupancy.

Storey

Bespoke workspaces designed
to your exact specifications.

The building



Perfectly placed

Nestled between Camden, Regent's Park, Fitzrovia, Euston and Marylebone.



Well connected

Five tube stations within eight minutes' walk and close to St Pancras for international travel. Easy access to Euston.



Innovative design

A re-imagined reception featuring a triple height living wall, the latest in efficient LED lighting and intuitive spaces to work, meet and unwind.



Support on hand

On-site management by British Land with experienced staff always happy to help.



Ready to go

Fully fitted desk space for 75+ people on each floor (7,300 sq ft per floor).



Commuter friendly

166 bike racks, 22 showers and spacious changing rooms for men and women.



Building Sustainability

An aerial photograph of a modern building's rooftop garden. A wide, paved walkway runs diagonally across the roof, flanked by lush green plants and grasses. Several people are walking along the path, and some are sitting on wooden benches. The scene is bright and sunny, with shadows cast across the pavement.

Reduce, reuse, recycle

338 Euston Road's new Plug & Play space has been recycled and upcycled to reduce the amount of waste and CO2 from disposal.

Supporting our local community

All old furniture, equipment (where safe to do so) from 338 Euston Road has been donated to local community groups, providing them with much needed materials and further reducing our environmental impact.

A building that cares

At Regent's Place we take our role on sustainability seriously with 100% of our campus using energy produced from renewable hydro, wind and solar sources, supplied by Smart Energy and tap water volumisers installed at 338 Euston Road with the aim to reduce water usage 70%.

Future proofing

As part of Regent's Place, you can help build a more responsible future by signing up to the responsible practices in your building, the campus and the wider neighbourhood.



Remodelled reception area

The offer

Hassle-free office space
that's ready to go



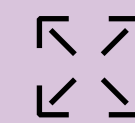
Ready and waiting

Completion ready for occupation
from end October 2019.



Quick and simple

Hassle-free, fast and easy entry
with no exit costs.



Space to grow

Room for 75+ people with
the option of extra space.



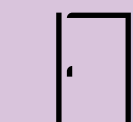
No surprises

Clear quoting terms and
transparent costs.



Plug straight in

Built-in cabled workstations
ready to plug in, sit down
and work.



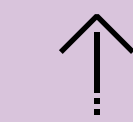
Make it yours

Your own branded front
door, meeting rooms and
breakout areas.



Extra locations

Expand across British Land's
6.6 million sq ft London portfolio.



Upgrade further

The Storey package unlocks
additional services and flexibility.

Ready to go
workspaces



The floorplan

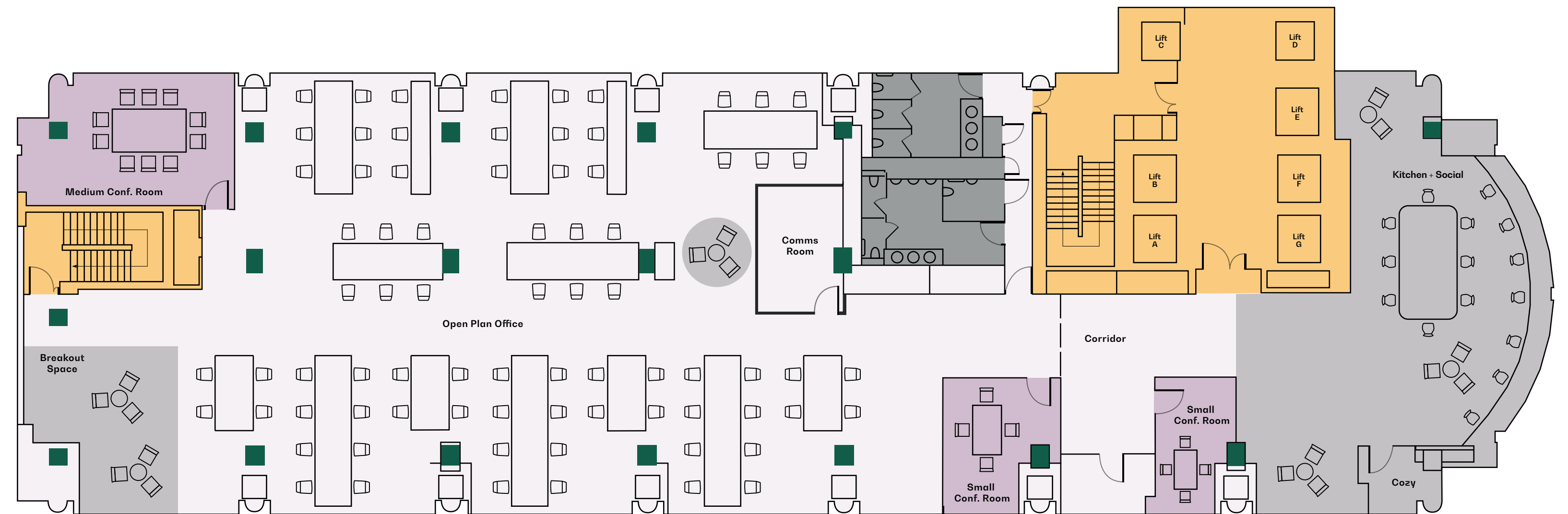
We'll provide:

This plan is not to scale and is provided for indicative purposes only. Exact detail of the layout varies slightly between floors.

- Welcoming reception area including British Land's World Class welcome
- Desks and chairs for 70+ people
- A suite of meeting rooms
- Fully kitted out kitchen
- Breakout area with comfortable furniture
- Storage space
- Cabling to desks
- Access to campus events, talks, workshops and fitness programmes
- Community engagement and volunteering opportunities
- Membership sign-up to the Regent's Place Community Fund
- Service upgrade options with Storey

You'll bring with you:

- Computers (including screen brackets)
- Telephones
- Electronics like TVs, photocopiers and printers
- IF firewall and comms cabinets
- Wi-Fi



- Pillars
- Breakout Spaces
- Core
- WC & Showers
- Meeting Rooms

Availability

FLOOR	STATUS	AVL	AREA
16th	Available CAT A	✓	5,782
15th	Available CAT A	✓	7,484
14th	Plug & Play	✓	7,429
13th	Plug & Play	✓	7,431
12th	Plug & Play	✓	7,423
11th	Plug & Play	✓	7,416
10th	Plug & Play	✓	7,412
9th	Plug & Play	✓	7,394
8th	Let	—	—
7th	Let	—	—
6th	Let	—	—
5th	Plug & Play	✓	7,256
4th	Let	—	7,266
3rd	Storey	—	7,266
2nd	Storey	—	5,750
1st	Storey	—	3,184
TOTAL AVAILABILITY			65,027

* Floor 16 has an available terrace

* Floors 15 and 16 are joined by stairs

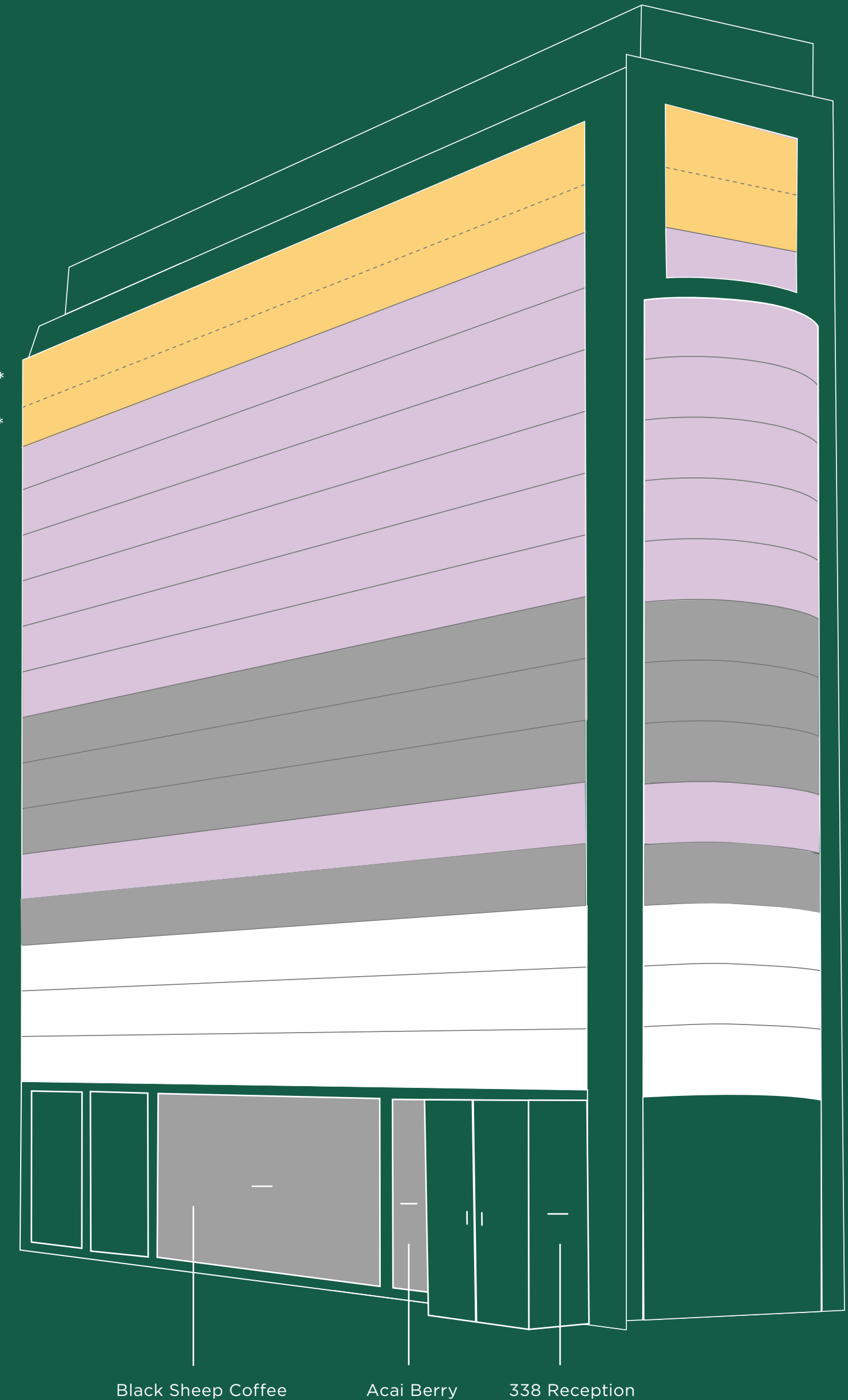
338 EUSTON ROAD

- LEASED
- ✓ AVAILABLE

- CAT A
- Plug & Play
- Storey
- Let

- ✓ 16th*
- ✓ 15th*
- ✓ 14th
- ✓ 13th
- ✓ 12th
- ✓ 11th
- ✓ 10th
- ✓ 9th
- 8th
- 7th
- 6th
- ✓ 5th
- 4th
- 3rd
- 2nd
- 1st

Ground



Black Sheep Coffee

Acai Berry

338 Reception



A buzzing campus with a sense of community

New perspectives

Located at the intersection of Fitzrovia, Camden and London's Knowledge Quarter, Regent's Place is a vibrant 13-acre neighbourhood with 20,000 people that work, live or visit here every day.

Always something to do

Regent's Place is all about connecting people and that is why we run a yearly calendar of socials, talks, workshops and purposeful events, like 'The London Green Film Festival' for everyone to take part in.

Good neighbours

Regent's Place is surrounded by some of the most progressive companies in tech, science, media and retail meaning we're never short of inspiration for our programme of activities run throughout the campus

Conscious Living

To help better the balance and keep your mind and body healthy we run weekly fitness programmes, healthy workshops and delicious food festivals for you to enjoy with friends and colleagues, old and new.



Conscious Campus

Community Fund

The Community Fund is a unique business-led initiative run by businesses at Regent's Place, coming together to support local grass roots charities and organisations and making a real difference in the local area. The Fund focuses on projects that support social cohesion, skills and access to employment and healthy living.

Community partners

We have strong partnerships with over 40 neighbouring community organisations who we work with year-round. Hosting 120+ activities and events; connecting businesses with local partners for acquiring new talent, supporting business CSR agendas and facilitating community engagement.

Responsible campus

We strive to continuously improve both the immediate environment of our neighbourhood and the wider planet through our responsible initiatives on campus. For example, working with occupiers in 2018, the Plastic Shake Up single plastic awareness campaign, has led to a reduction in the disposal of plastic containers by 7,904 per year across the campus.

Surrounded
by the biggest
thinkers, you'll
be in inspiring
company



ARUP

facebook

Google

Fremantle

SONY®



BBC

ENGINE

ESTÉE LAUDER

FREUDS

BCG

NETFLIX

skyscanner

ASOS



ual: central
saint martins



A London neighbourhood like no other

The gateway to the West End, this is an area influenced by its famous neighbours – but still very much its own place.

You'll find us at the cross-section of Camden, Fitzrovia and the Knowledge Quarter, and within walking distance of Regent's Park, Euston and Marylebone.

The neighbourhood is a curious mix of culture and cool. From trendy pop-ups to historic museums, famous venues to independent cafes, there's always something new to discover.



British Library



Charlotte Street



Camden Market



Fitzrovia








Regent's Park open air theatre



Marylebone High Street

Getting here, couldn't be easier

London Underground

	Warren Street	2 minutes
	Great Portland street	4 minutes
	Euston Square	4 minutes
	Regent's Park	6 minutes
	Tottenham Court Road	16 minutes

Trains

Euston	8 minutes
King's Cross & St. Pancras	12 minutes

Eurostar

Paris	1 hour and 51 minutes
Brussels	2 Hours and 15 minutes

Airports

Heathrow can be reached within 30 minutes via the underground and Heathrow Express. Gatwick, Stansted and City Airport are approximately an hour away.



**FOR MORE INFORMATION
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