

# STEPHENSON WORKS



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**24-32 STEPHENSON WAY  
LONDON NW1**

**ONLY THE 2ND FLOOR REMAINS**

**6,802 SQ FT TO LET**

**SUSTAINABLE SPACE**

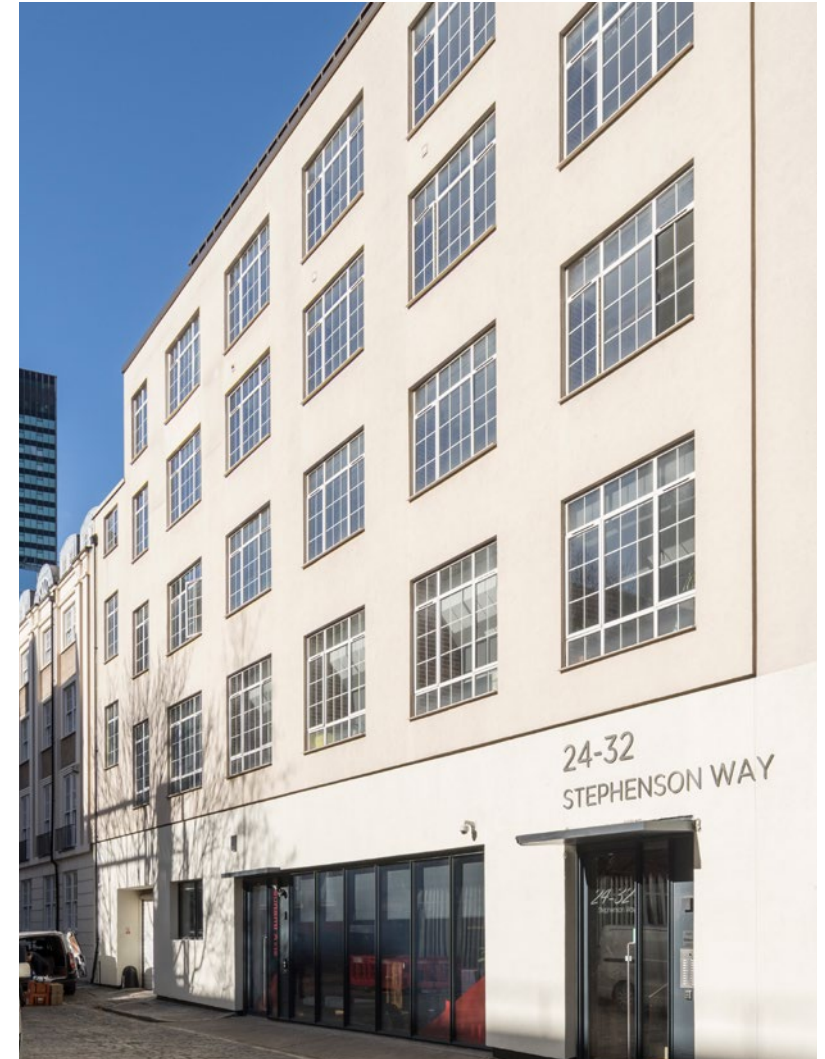
**EPC RATING: A**

**BREEAM: EXCELLENT**



## A PROMINENT OFFICE BUILDING COMPREHENSIVELY REFURBISHED

24-32 Stephenson Way has undergone a comprehensive refurbishment to provide stylish new office space with 6,802 sq ft available on the 2nd floor.



**A FRESH  
NEW  
START...**



**SUBSTANTIALLY  
REFURBISHED**



**EPC RATING: A  
BREEAM: EXCELLENT**

# STYLISH CAT A WORKSPACE

## A HIGHLY SPECIFIED BUILDING, WITH DESIGN AT THE CORE

The building has been designed with the occupier in mind. It offers bright and open workspace to aid productivity and new end of journey facilities for a seamless commute.

### SPECIFICATION



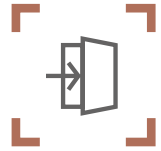
NEW EXPOSED  
COMFORT COOLING



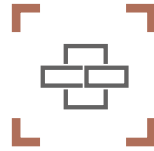
PART 'EXPOSED'  
FEATURE CEILING



SHOWER FACILITIES  
& CYCLE STORAGE



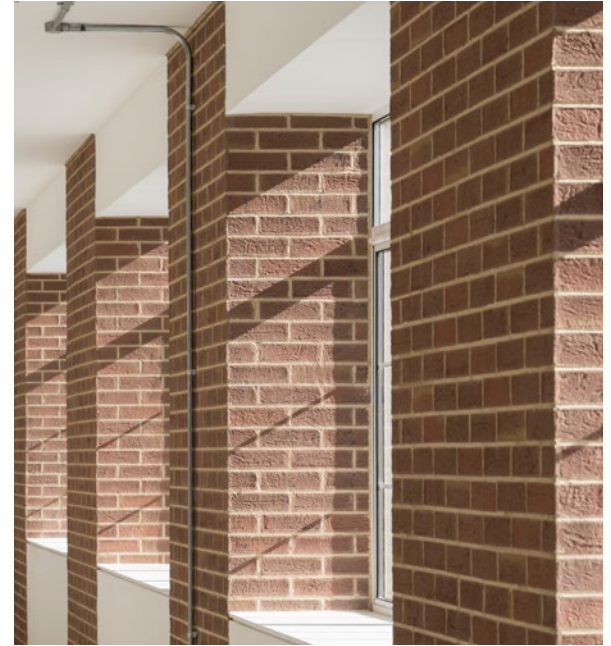
PROMINENT GROUND  
FLOOR ENTRANCE



EXPOSED  
BRICKWORK



24 HOUR ACCESS



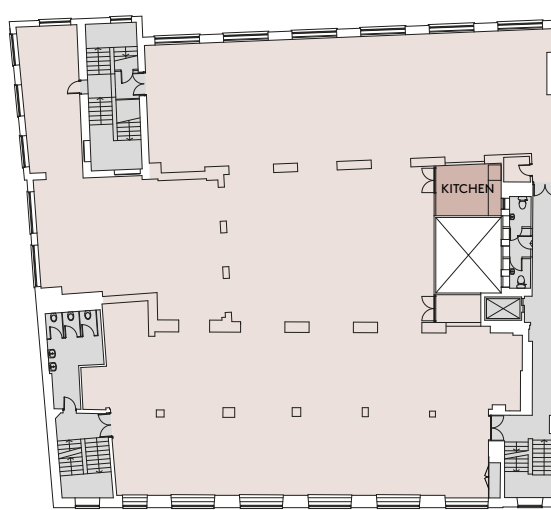
**BRIGHT  
OPEN  
SPACES**

# FLEXIBLE FUNCTIONAL FLOORS

## VERSATILE WORKSPACES

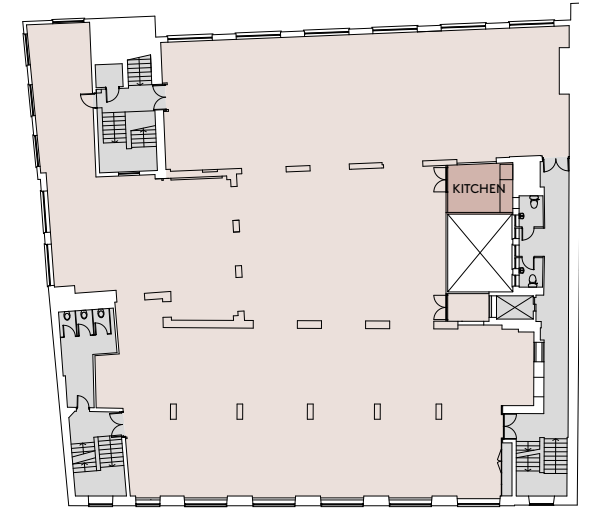
The office floor features exposed brickwork and services. Available in CAT A condition complete with modern fitted kitchen.

**2ND FLOOR PLAN - 6,802 SQ FT (632 SQ M)**



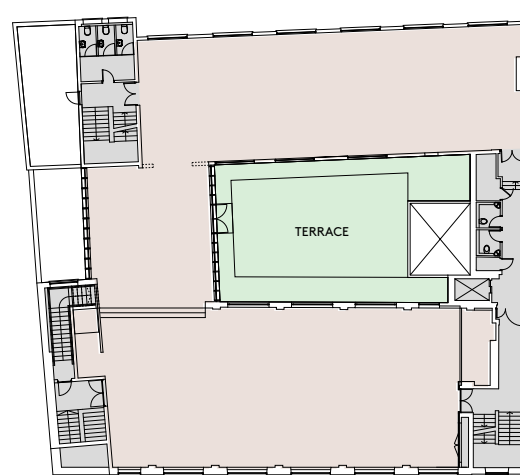
STEPHENSON WAY

**3RD FLOOR PLAN - LET**



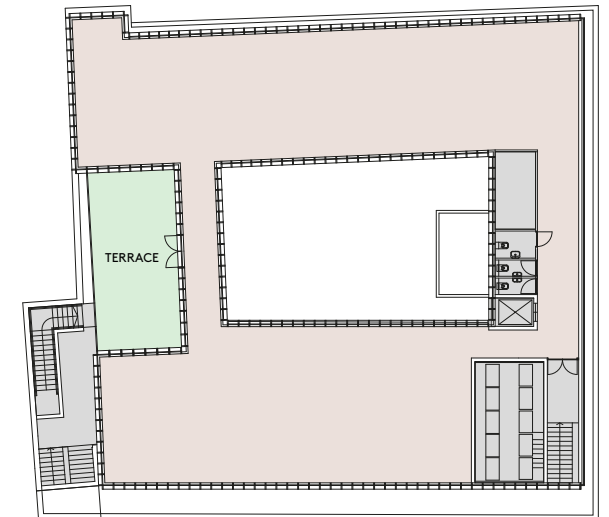
STEPHENSON WAY

**4TH FLOOR PLAN - LET**



STEPHENSON WAY

**5TH FLOOR PLAN - LET**



STEPHENSON WAY

## ACCOMMODATION

FLOOR	SQ FT	SQ M
5th	LET	LET
4th	LET	LET
3rd	LET	LET
2nd	6,802	632
<b>TOTAL</b>	<b>6,802</b>	<b>632</b>



Floor areas and plans are approximate and for indicative purposes only.

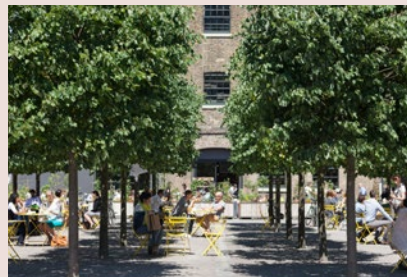
# SPEEDY TRANSPORT LINKS

LOCATED WITHIN CLOSE PROXIMITY TO EUSTON SQUARE AND KING'S CROSS ST PANCRAS STATIONS

Providing immediate access to a variety of underground lines and the Eurostar from St Pancras International. In addition Euston, Tottenham Court Road and Russell Square stations are within a few minutes walk. HS2 will deliver improved connections to Euston and Euston Square Underground stations.

<b>1</b>	MINS WALK	<b>2</b>	MINS WALK	<b>11</b>	MINS WALK	<b>13</b>	MINS WALK
<b>EUSTON SQUARE</b>		<b>EUSTON</b>		<b>KING'S CROSS ST PANCRAS</b>		<b>TOTTENHAM COURT ROAD</b>	
							

Walking times from the building. Source: TFL.



TECH

- Google
- facebook
- DeepMind

CREATIVE/MEDIA/RETAIL

- Art Fund\_
- YouTube
- vevo
- Big Sky Studios
- havas media
- SONY

LIFE SCIENCES

- Benevolent<sup>AI</sup>
- GLOBAL GENERATION
- In<sup>2</sup>science<sup>UK</sup>

# EXCITING VIBRANT LOCATION



GRANARY  
SQUARE



18 MINS WALK

COAL DROPS  
YARD



20 MINS WALK

REGENT'S  
PARK



10 MINS WALK

CHARLOTTE  
STREET



14 MINS WALK



**SITUATED ON THE NORTH SIDE  
OF STEPHENSON WAY, JUST  
NORTH OF EUSTON ROAD**

The building is within a short walk to Granary Square, Coal Drops Yard & Fitzrovia, which are home to a vibrant mix of shops, bars and restaurants.

# FURTHER INFORMATION

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## VIEWINGS

Strictly through joint sole letting agents:



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020 7167 2515  
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## TERMS

Upon application.



### RICHARD SPENCER

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### WILL GYNGELL

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