

10 WILLIAM ROAD, UNIT 2  
LONDON NW1 3EN

**FREEHOLD FOR SALE / TO LET**

FORMER WAREHOUSE BUILDING, NOW FITTED AS OFFICES  
SUITABLE FOR REPURPOSING FOR LAST MILE LOGISTICS ETC

RIB

ROBERT IRVING BURNS

10 WILLIAM ROAD, UNIT 2



**TO LET & FOR SALE**  
**SELF-CONTAINED PREMISES**  
**WITH SUBSTANTIAL PARKING**

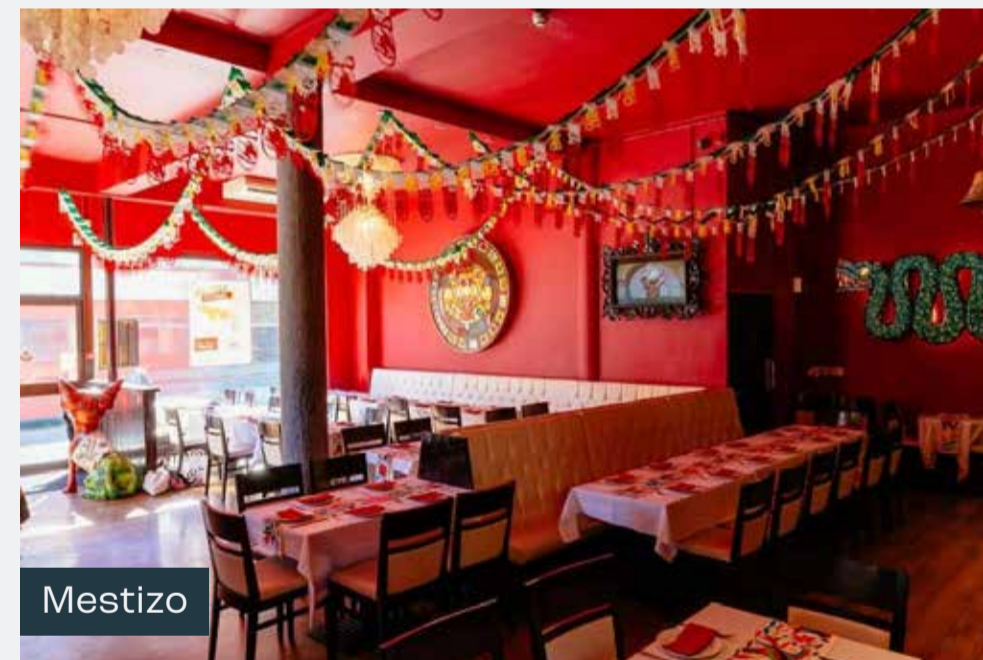
AVAILABLE FOR SALE OR TO LEASE WITH  
CAR PARKING

**GROUND & FIRST FLOORS**  
**3,456 SQ.FT**

# LOCATION

William Road is only a short walk from Warren Street (Victoria & Northern Lines) and Euston Square (Circle, Hammersmith & City, Metropolitan) Tube Stations as well as Euston Station serving the UK's National Rail Network.

The local areas of Regents Park and Fitzrovia boast a renowned culinary scene. Local occupiers include the likes of Facebook, Dentsu Aegis, Wellcome Trust and UCL.



# LOCAL OCCUPIES



1. Mestizo
2. The Refinery at Regent's
3. Taste of India
4. The Crown and Anchor
5. Iberica
6. The Albany
7. Lore of the Land
8. The Four Lanterns
9. MXO
10. The Euston Tap
11. Nando's
12. Albertini
13. Nonos
14. O'Neils's Kings Cross
15. Pullman Hotel
16. Hilton London Euston
17. Wellcome Collection
18. Old Diorama Arts Centre

# CONNECTIVITY

10 William Road is just a couple of minutes' walk from 4 tube stations, 15 minutes from 3 major railway hubs and with easy access to Crossrail Eurostar and major airports. The campus has over 1,000 bike racks.

## From 10 William Road by Underground

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

## From 10 William Road by Rail

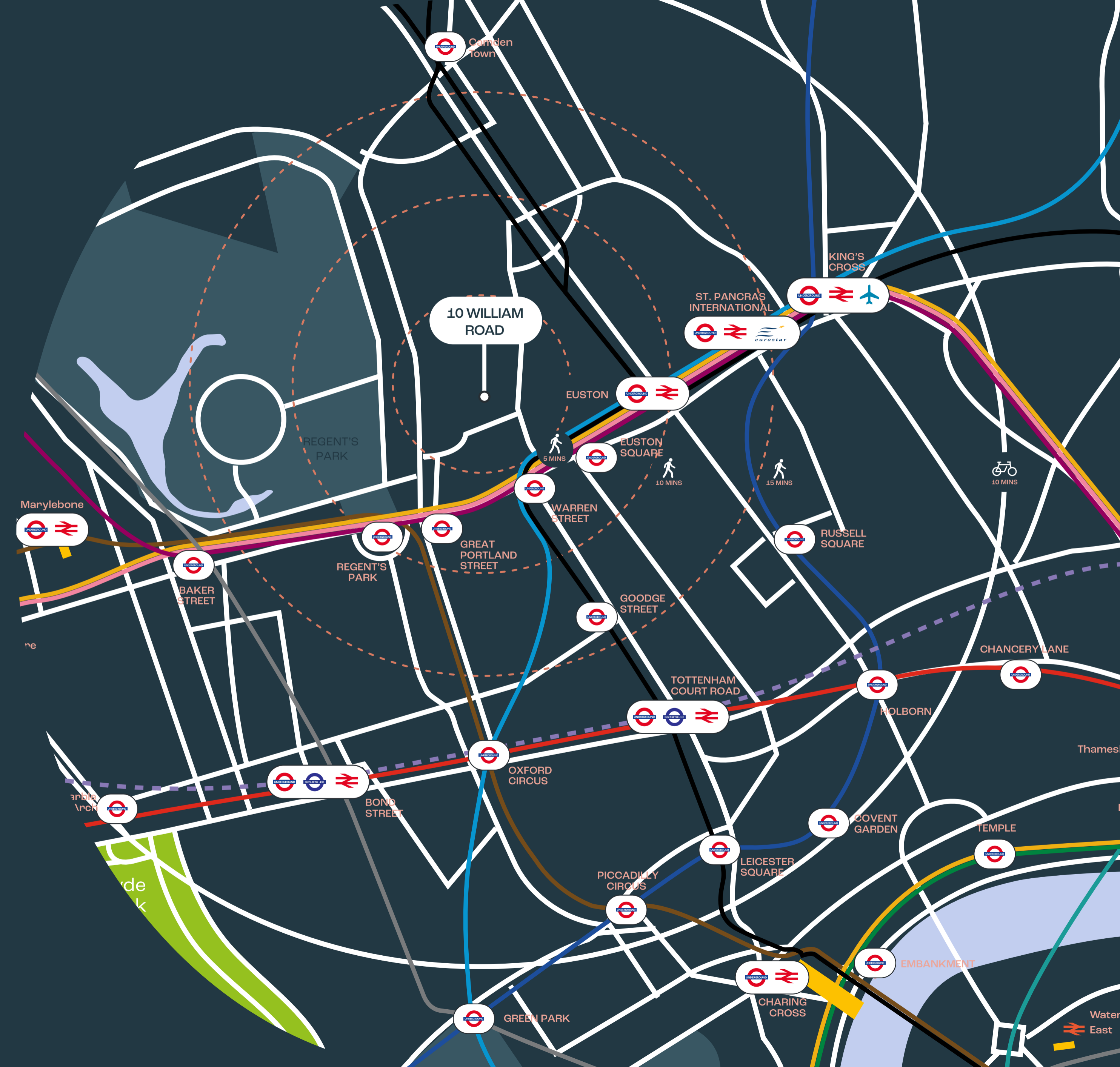
Euston	8 minutes
King's Cross & St. Pancras	12 minutes
Oxford	77 minutes
Birmingham	90 minutes
Manchester	120 minutes
Leeds	132 minutes

## From 10 William Road to London's airports

Heathrow	15 minutes
City	50 minutes
Gatwick	54 minutes
Stansted	71 minutes

## From 10 William Road by bicycle

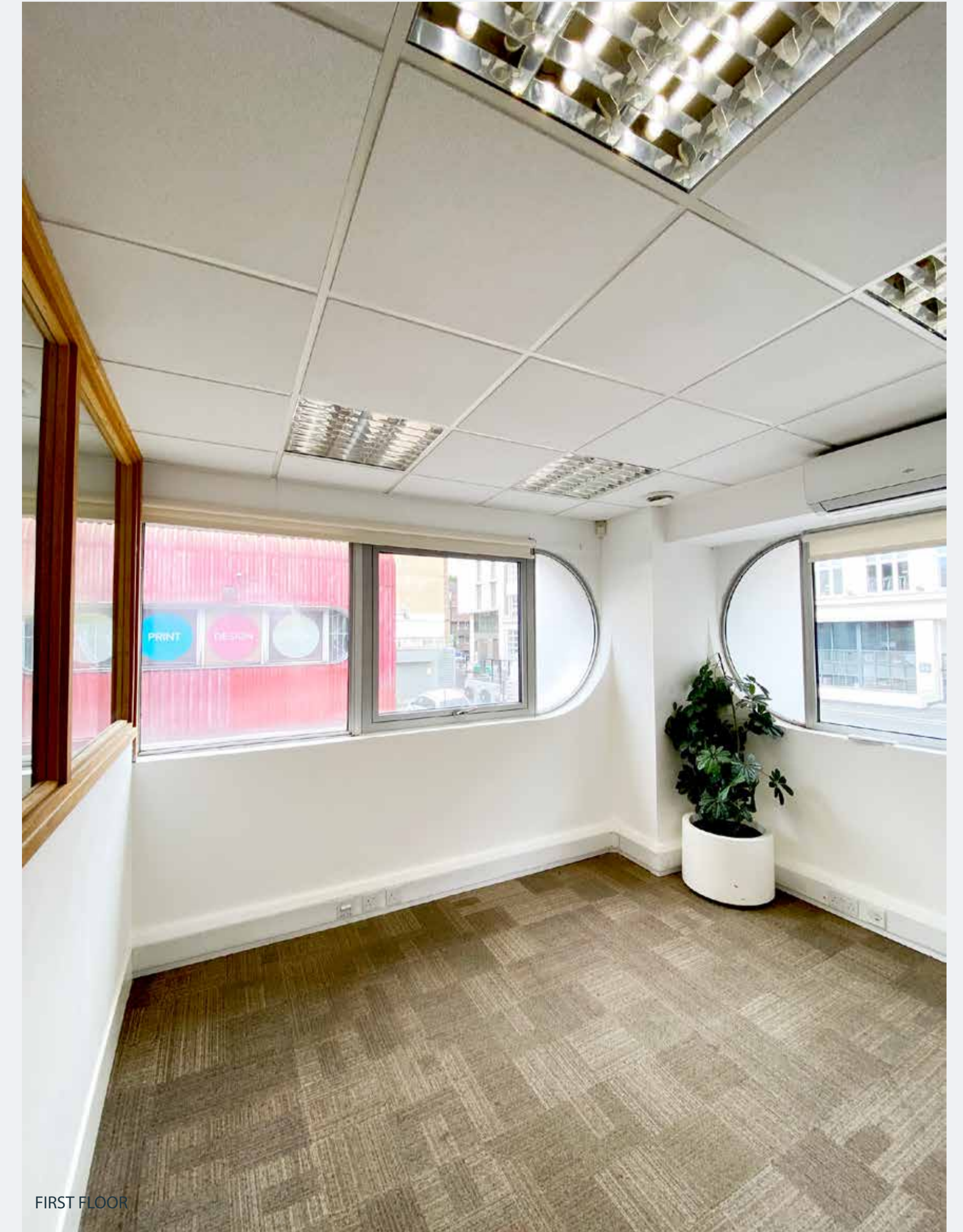
Regent's Park	6 minutes
Leicester Square	11 minutes
Covent Garden	11 minutes
Kings Cross	11 minutes



# DESCRIPTION



The property comprises a former warehouse self-contained building, arranged over ground and first floors, most recently utilised & fitted as offices, comprising a total of 3,456 sq. ft. To the front of the building is a parking area for up to 6 cars. The building could easily be repurposed back to warehouse use, for the purpose of last mile logistics etc.





GROUND FLOOR



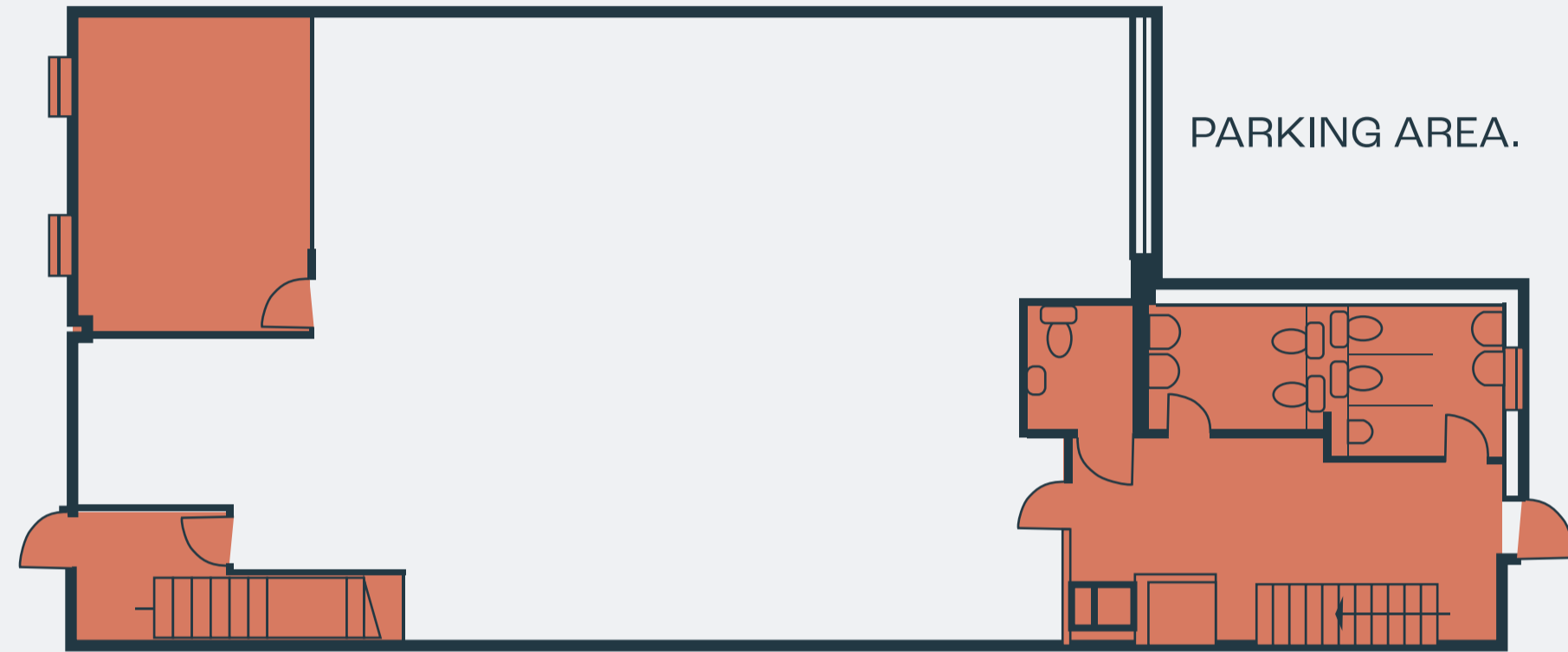
GROUND FLOOR



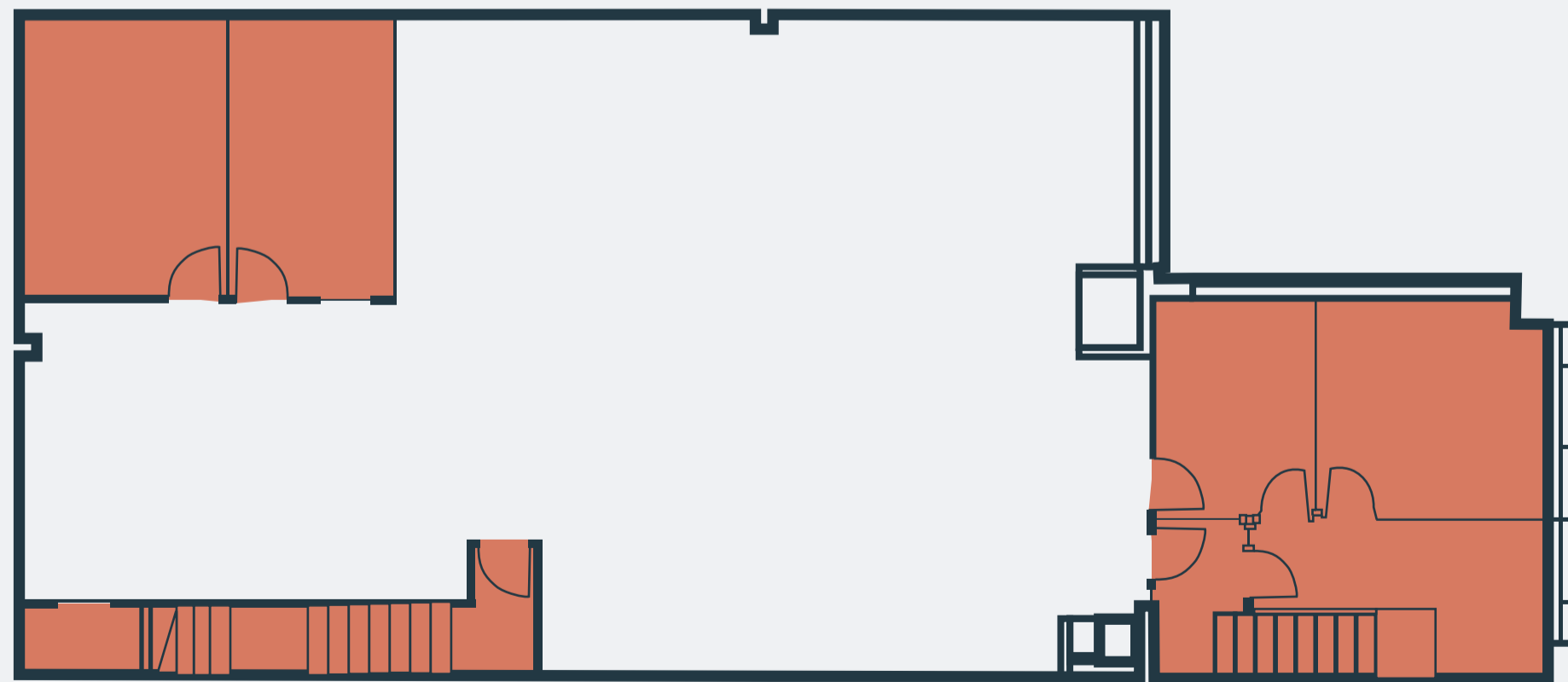
FIRST FLOOR

# FLOOR PLANS & FINANCIALS

NOT TO SCALE.



GROUND FLOOR 1,571 SQ.FT.



FIRST FLOOR 1,885 SQ.FT.

↑  
WILLIAM ROAD  
↓

Size (sq.ft) 3,456

Rent (p.a.) excl. £153,800

Estimated Rates Payable (p.a.) £61,698

Service Charge (p.a.) TBC

Estimated Occupancy Cost excl. (p. a.) £215,498

**Freehold price – on application**

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## FREEHOLD PRICE

Upon Application.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

This property has an EPC rating of E – 105.

## FLOOR PLANS

Scaled plans available on request.

## VAT

TBC.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

February 2024.

## FOR LET

**FREDDIE BRETT**  
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**JIM CLARKE**  
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**MATTHEW MULLAN**  
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## FOR SALE

**NICK SHERLING**  
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**TINO ANTONIOU**  
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**DAMIEN FIELD**  
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# RIB

ROBERT IRVING BURNS