

TO LET - OFFICE

338 EUSTON ROAD

NW1 3BG



Key Highlights

- 7,416 to 22,262 sq ft
- Exposed 4 - pipe fan coil air conditioning system
- Community events and engagement
- Refurbished reception
- Bike racks and showers

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Location

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. Five tube stations are within eight minutes' walk with easy access to Euston and St Pancras for international travel.

Description

The 9th floor offers c.7,400 sq ft of fully fitted office space available for immediate occupation. A further 37,203 sq ft will be available in November 2022 on the 10th-14th floors.

Accommodation

The accommodation comprises of the following

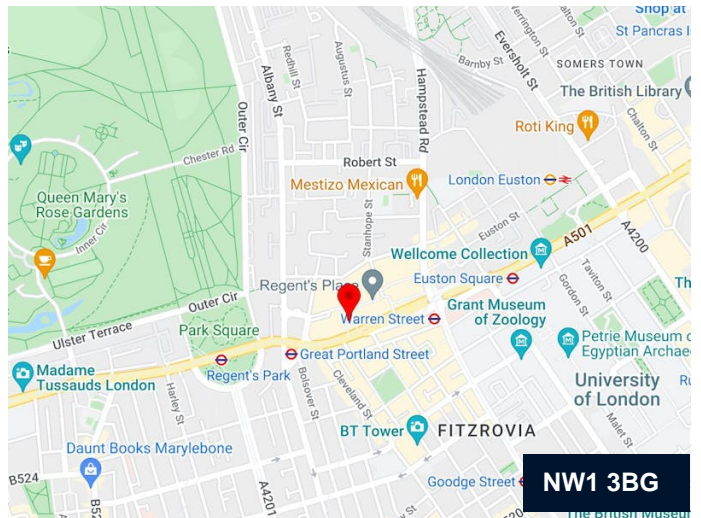
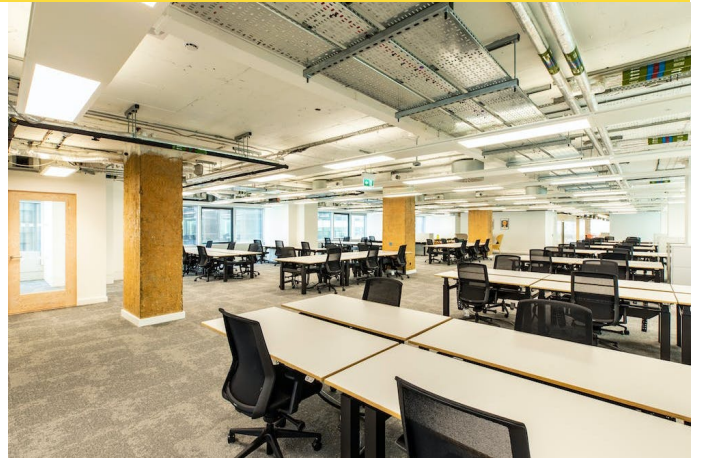
Name	sq ft	sq m	Availability
14th	7,529	699.47	Let
13th	7,423	689.62	Available
12th	7,423	689.62	Available
11th	7,416	688.97	Available
10th	7,412	688.60	Let
9th	7,394	686.93	Under Offer
Total	44,597	4,143.21	

Specification

A re-imagined reception featuring a triple height living wall, the latest in efficient LED lighting and intuitive spaces to work, meet and unwind are available in the reception. Additional tenant facilities include 166 bike racks, 22 showers and spacious changing rooms for men and women.

Business Rates

Rates payable: £30 per sq ft



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