

338 Euston Road

up to 29,677 sq ft of Fitted Workspace available now

Regent's Place



The Building

338 Euston Road has been transformed by award-winning architects Gensler. The building boasts a refurbished reception space with a double height green living wall.

338 Euston Road is a 16 storey office building which has been transformed into a light, airy, and contemporary workspace.

The building is located on British Land's Regent's Place campus which is home to a variety of gastronomic outlets and leisure providers.



Your fitted, furnished & connected space awaits

- Levels 9, 12, 13 and 14 offer 29,677 sq ft of fitted space, accommodating up to 100 desks per floor.
- All four floors are self-contained with private kitchens, built in meeting rooms and demised WC facilities.
- In addition, floors 10 and 11, totalling 14,828 sq ft will be available in Q2 2023.



Ready to go

Fitted, furnished & connected. Everything you need to start working is included.



With or without services

As seen

All of the usual building services plus the ability to use our 10GB fibre connection.

All inclusive

Get all the services you need to run your workspace for one monthly price. Serviced by Storey.



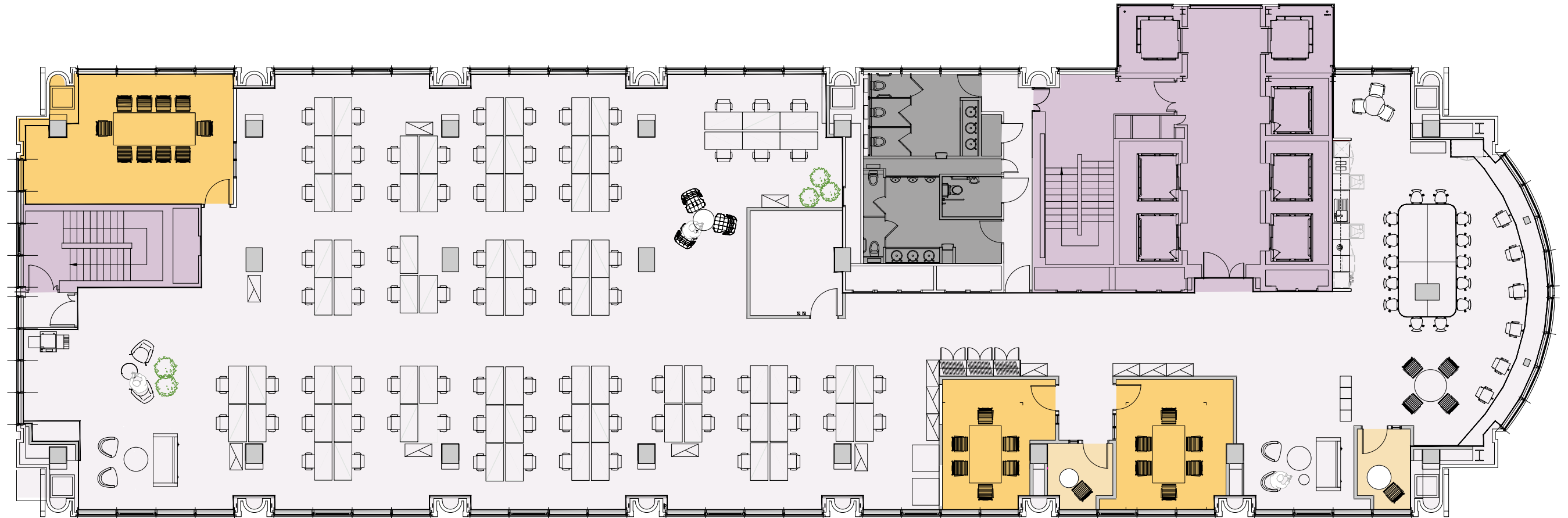
Term

Short, mid or long leases that flex to suit you, available from British Land.



Level 9 Fitted Space

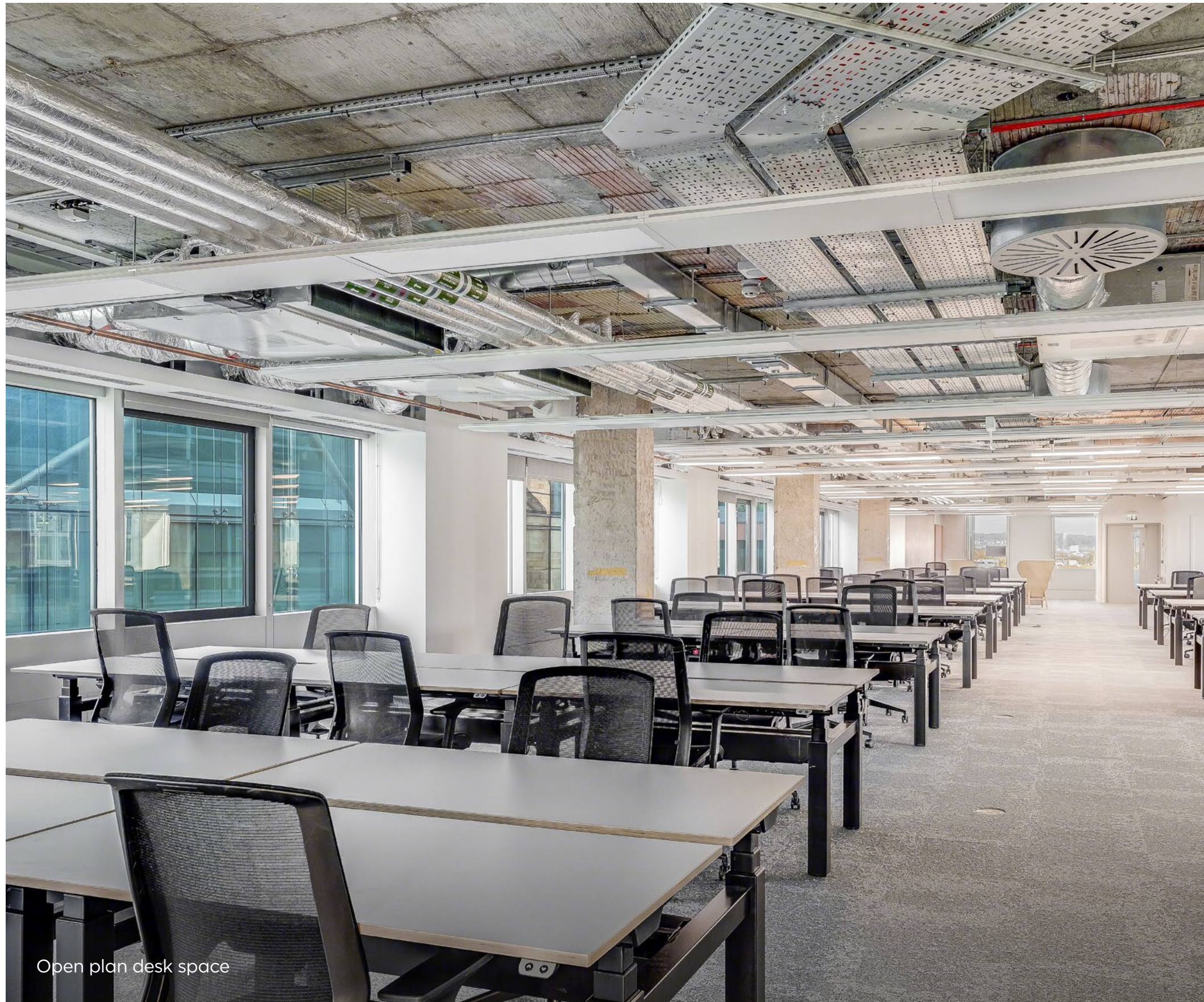
- 7,394 sq ft (687 sq m)
- Reception area
- 83 open plan workstations with sit stand desks
- 3 meeting rooms
 - 2 x 6 person
 - 1 x 10 person
- 2 x Zoom Call rooms
- Fully fitted kitchen
- Breakout spaces



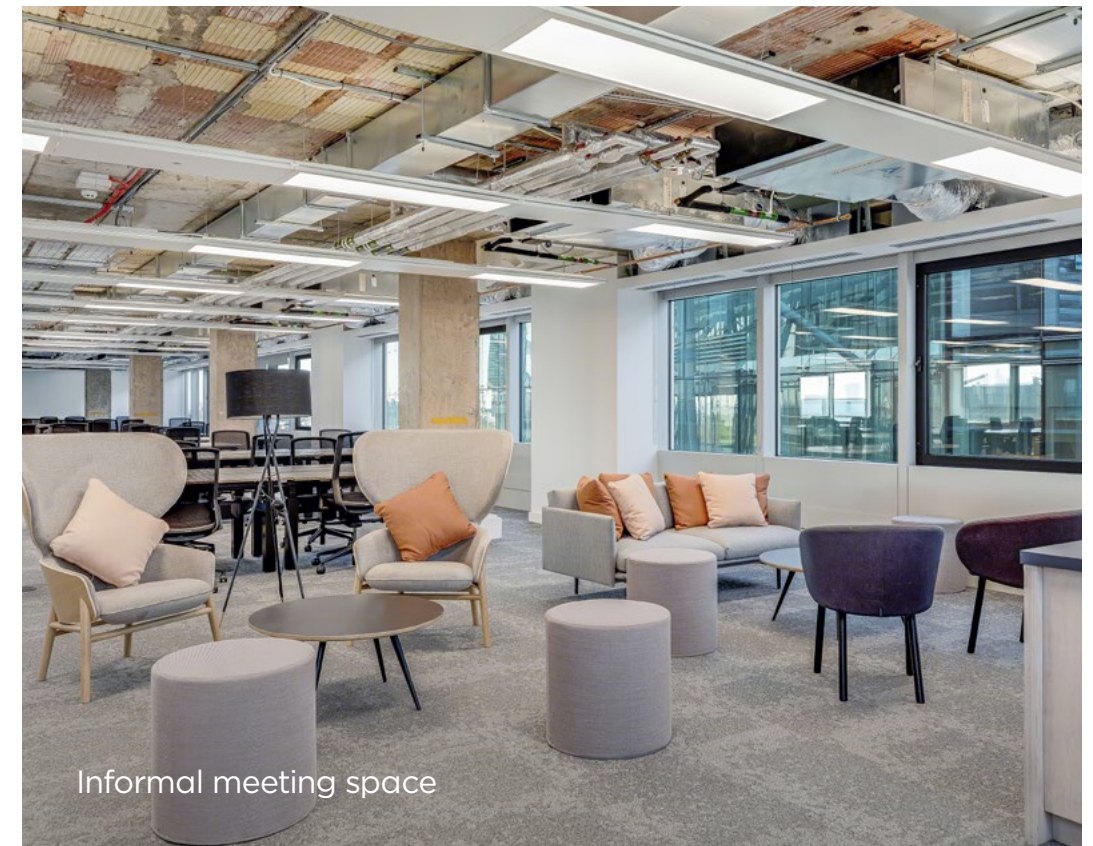
Key

- Open planned workspace
- Meeting rooms
- Zoom rooms
- Lift & Stairs
- Demised WCs





Open plan desk space



Informal meeting space



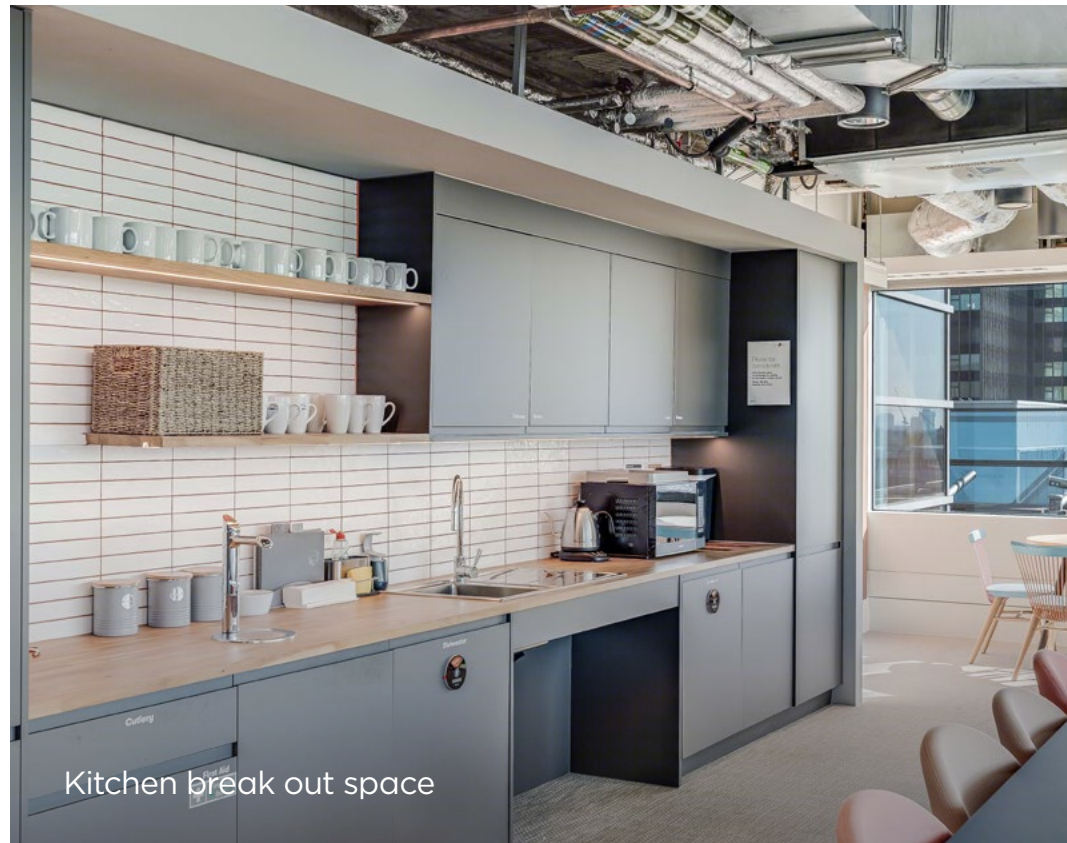
Meeting room



Panoramic Views across Central London



Kitchen break out space



Kitchen break out space

Availability

FLOOR	STATUS	AVL	AREA SQ FT
16th	Let	—	—
15th	Let	—	—
14th	Fitted Space	✓	7,429
13th	Fitted Space	✓	7,431
12th	Fitted Space	✓	7,423
11th	Coming Soon	Q2 2023	7,416
10th	Coming Soon	Q2 2023	7,412
9th	Fitted Space	✓	7,394
8th	Lab Space	—	—
7th	Lab Space	—	—
6th	Lab Space	—	—
5th	Under offer	—	—
4th	Under offer	—	—
3rd	Storey*	—	—
2nd	Storey*	—	—
1st	Storey*	—	—
TOTAL AVAILABILITY			44,505

* Floors available from Storey - British Land's flexible workspace offer

338 EUSTON ROAD

- LEASED
- ✓ AVAILABLE
- Available Space
- Let
- Coming Soon
- Reception

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

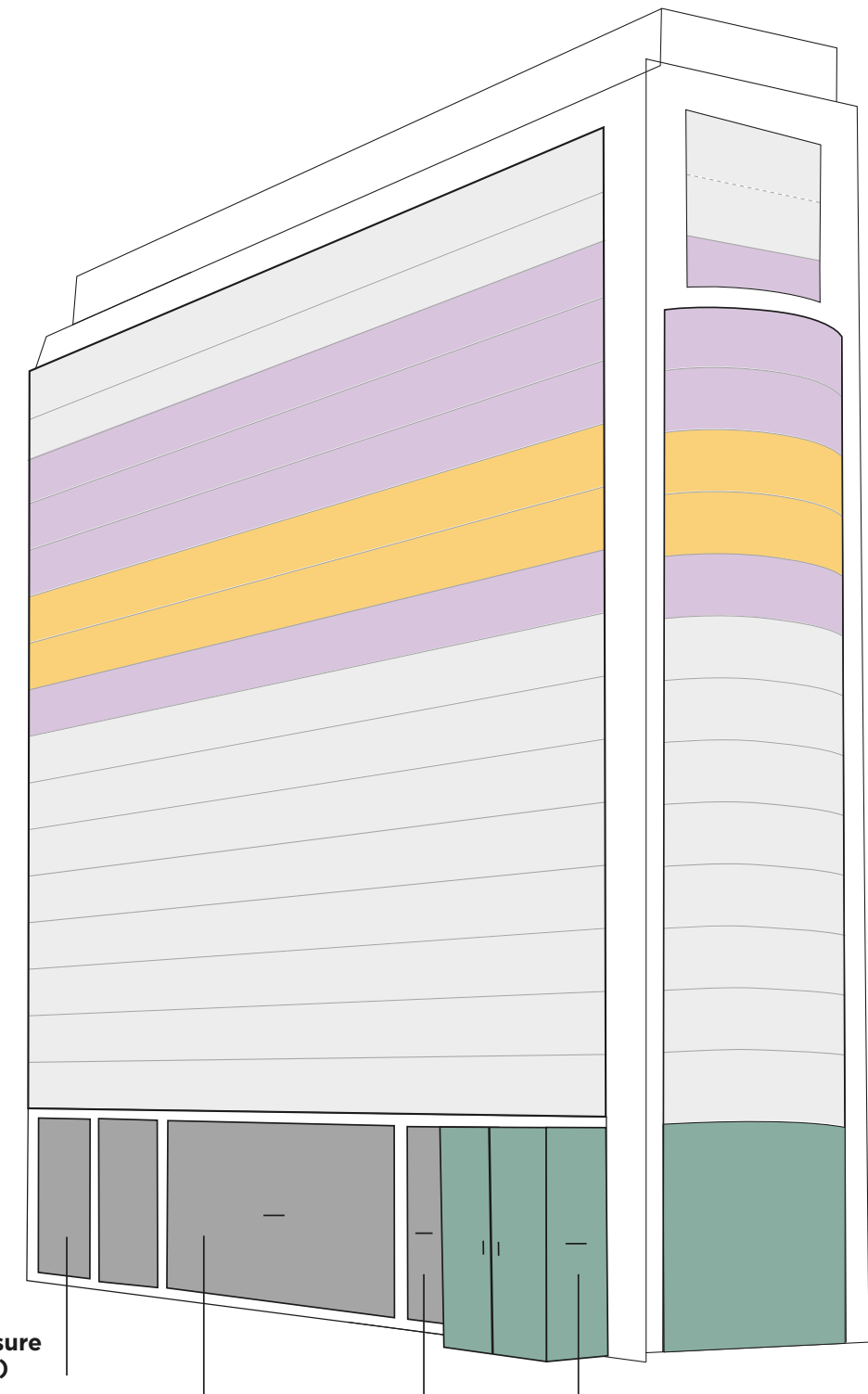
Ground

Lakeland Leisure
(coming soon)

Black Sheep Coffee

Acai Berry

338 Reception



Additional services

Each floor can also be offered under a fixed monthly cost including rent, rates and the workplace services below.



Fixed monthly cost

All the usual building services costs covered including maintenance of the shared areas



Connectivity

Share of 10GB primary line and 10GB secondary line for resilience



Workspace support

Share of Property Manager to support your workspace needs



Consumables

All WC consumables



M&E Maintenance

- Planned and reactive M&E maintenance
- Fire risk assessment, extinguishers and fabric repairs



Utilities & insurance

- On floor GPL & HVAC apportionment
- Building, public liability and contents insurance for supplied furniture and fittings included



Cleaning

- Evening full office clean (Monday to Friday - excluding Bank Holidays)
- 1 x daytime WC refresh
- 2 x annual internal window clean
- 1 x annual deep clean
- Feminine hygiene & pest control



Recycling

Waste removed and recycled as part of night time cleaning

Serviced by



The building



Perfectly placed

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



Well connected

Five tube stations within five minutes' walk and close to St Pancras for international travel.



Innovative design

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



Ready to go

Fully fitted workspace



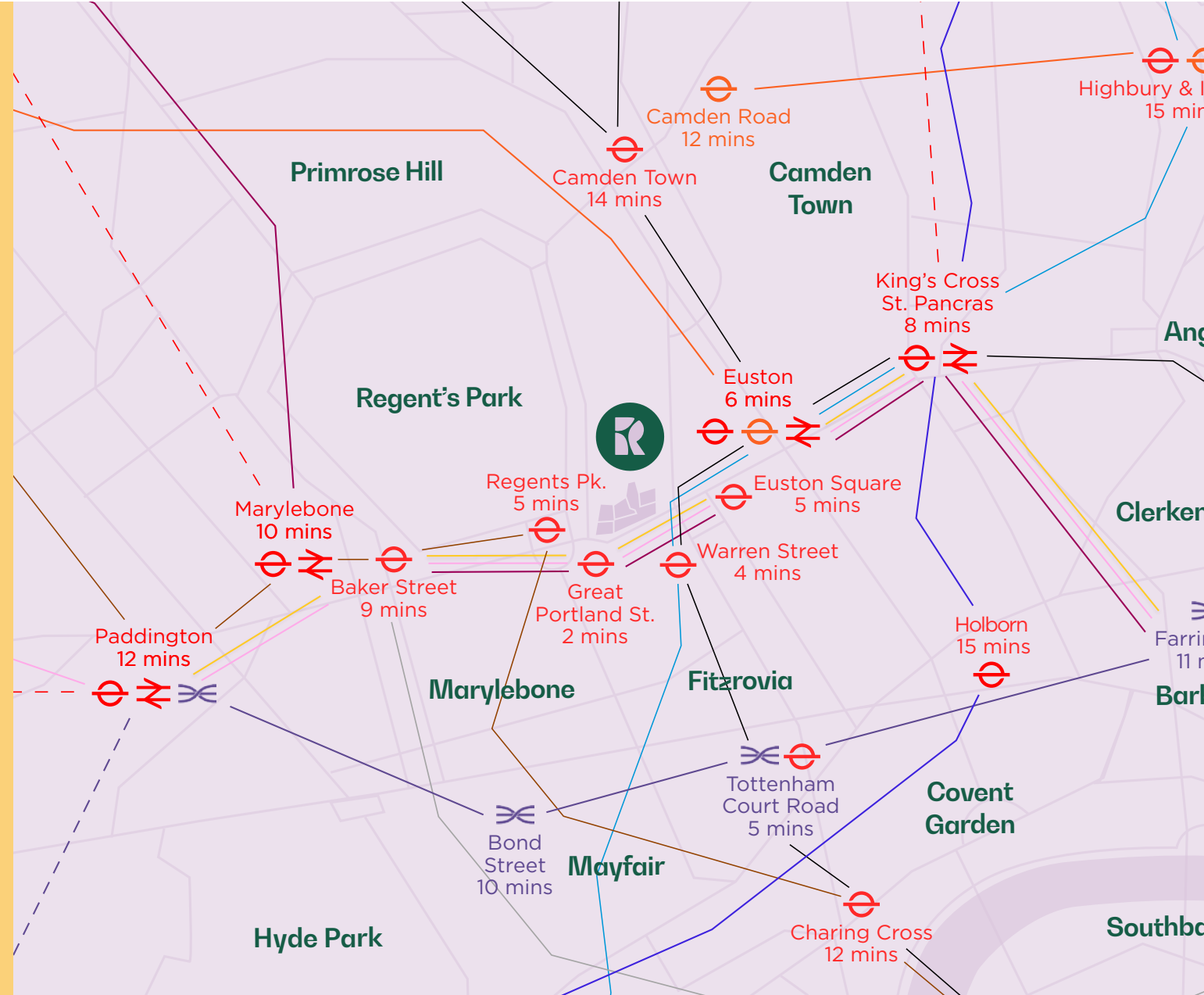
Support on hand

British Land's World Class Welcome and on-site management with experienced staff always happy to help.



Commuter friendly

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



Connectivity

London Underground

	Great Portland street	2 minutes
	Warren Street	4 minutes
	Euston Square	5 minutes
	Regent's Park	5 minutes
	Tottenham Court Road	5 minutes

Trains

Euston	6 minutes
King's Cross & St. Pancras	8 minutes

Eurostar

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

Aiports

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



Together on sustainability



Zero waste to landfill

100% of the waste we manage for Regent's Place customers diverted from landfill since 2014, with almost 60% recycled since 2019 - more than 1,000 tonnes - and the remainder sent for incineration to generate energy.



2/3 better energy efficiency

65% reduction in energy intensity in existing buildings, cutting carbon emissions by more than 4,000 tonnes and saving customers over £2.5m.



100% renewable power

100% of the electricity we buy for Regent's Place customers comes from renewable sources, contributing to our net zero carbon future.



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.



3 million litres

3 million litres of rainwater harvested for reuse at Regent's Place over the last four years, saving mains water and slowing rainwater run-off as part of our sustainable urban drainage system.



Create a lasting positive legacy

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.

37 years

37 years of partnering with our incredible Camden community – including local schools, youth groups, employability organisations, community centres and charities for older people.

17,600 local people

Over 17,600 people benefited from our Regent's Place community programme last year, working with local schools, employment projects, arts organisations, customers and other partners to make the greatest positive impact.

350 activities

Around 350 community activities hosted at Regent's Place last year, including the Open Iftar, youth screen takeovers family days and events in the Triton Café - providing an inclusive destination for everyone.

Community
Fund



A campus for the future



A London Neighbourhood like no other

Regent's Place is part of the Knowledge Quarter - a leading global life science hub with one of the densest concentrations of science and knowledge-based institutions in the world.



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.

Always something to do

Regent's Place is all about connecting people - we run a yearly calendar of socials, talks, workshop and purposeful events like 'The London Green Film Festival' for everyone to take part in. We run weekly fitness programmes, healthy workshops and delicious food festivals for you to enjoy with friends and colleagues, helping to keep your mind and body healthy and in balance.



Public Realm Works



£7m has been invested to revitalise 106,500 sq ft of public realm at Regent's Place, over 70% of the outside space across the campus.



The refurbishment includes an additional 85 outdoor seats and over 27,000 sq ft of extra planting.



The campus will also experience a brand-new 36m green wall, one of the longest in London.



Access to a great range of food choices, entertainment and leisure facilities on your doorstep



Bloomsyard Café



Gym Group



Black Sheep Coffee



Lakeland Climbing



Acai Berry

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