

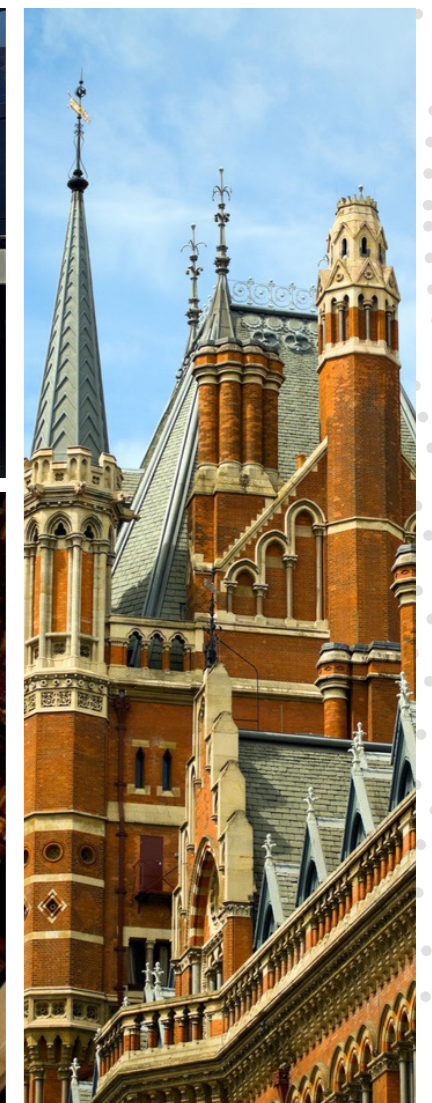
**160
EUSTON
ROAD**

LONDON, NW1

Location

Evergreen House is situated in a prime Euston location on the north side of Euston Road and backing on to Grafton Place. The building is conveniently located adjacent to Euston Mainline Station and Underground station (Overground, Northern and Victoria lines). The building is also within easy walking distance of Kings Cross St. Pancras Mainline, Thameslink, International (Eurostar) and Underground Stations (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria).

Warren Street and Great Portland Street Underground Stations are also close by and between them serve Victoria, Piccadilly, Northern, Circle, Metropolitan and Hammersmith & City Underground Lines.



Description

The available accommodation comprises of the ground floor, and five upper floors with panoramic views across Central London. The ground floor has been newly refurbished to a CAT A condition conveniently accessed via a self-contained entrance directly from Euston Road.

Specification

- Ground floor newly refurbished to CAT A, with self contained entrance
- Triple height atrium
- Upper floors offering panoramic views of Central London
- Metal tiled suspended ceiling
- New LED lighting throughout
- Demised WC's
- VRV air conditioning
- Fully accessible raised floor
- Commissionaires
- Shower
- 3 passenger lifts
- Excellent levels of natural light

Amenities

- Gym facilities available by seperate arrangement
- Cafeteria
- 40 person boardroom with conference facilities available to hire
- Communal breakout

Accommodation

Description	Sq Ft (NIA)	Sq M (NIA)	Rent PSF
Seventh Floor	4,428	411.4	£65.00
Sixth Floor	4,428	411.4	£65.00
Fifth Floor	4,428	411.4	£65.00
Fourth Floor	4,428	411.4	£65.00
Third Floor	4,428	411.4	£65.00
First Floor	479	44.5	£59.50
Ground Floor	6,377	592	£67.50
Total	28,996	2,693.5	





Further Information

Lease:

A new lease is available for a term by arrangement directly from the Landlord.

EPC

The property holds a B-45 EPC rating. Copies of the certificate are available upon request.

Viewing

Please contact joint agents Levy Real Estate, or Agile Real Estate to organise a viewing.

Contact

Levy Real Estate:

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