



160 EUSTON ROAD
LONDON, NW1

SELF CONTAINED GROUND FLOOR / TO LET / 6,377 SQ FT

QUOTING RENT
REDUCED TO
£59.50
PER SQ FT

LOCATION

160 Euston Road is situated in the heart of the Knowledge Quarter 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).

ACCOMMODATION

The floor has been newly refurbished to a CAT A condition and is conveniently accessed via a self-contained entrance directly from Euston Road. Alternatively if desired, an occupier could use the manned reception that is servicing the wider building.

SPECIFICATION

- Newly refurbished to CAT A
- Self contained entrance
- Triple height atrium
- Excellent natural light
- Metal tiled suspended ceiling
- New LED lighting throughout
- Demised WC's
- VRV air conditioning
- Fully accessible raised floor

BUILDING AMENITIES

- Communal roof terrace
- Cafeteria
- Games room
- Break out area
- Gym (by separate arrangement)
- Conference suite (by separate arrangement)
- Executive lounge (by separate arrangement)



