

STEPHENSON WORKS

DRAFT

—
24-32 STEPHENSON WAY
LONDON NW1

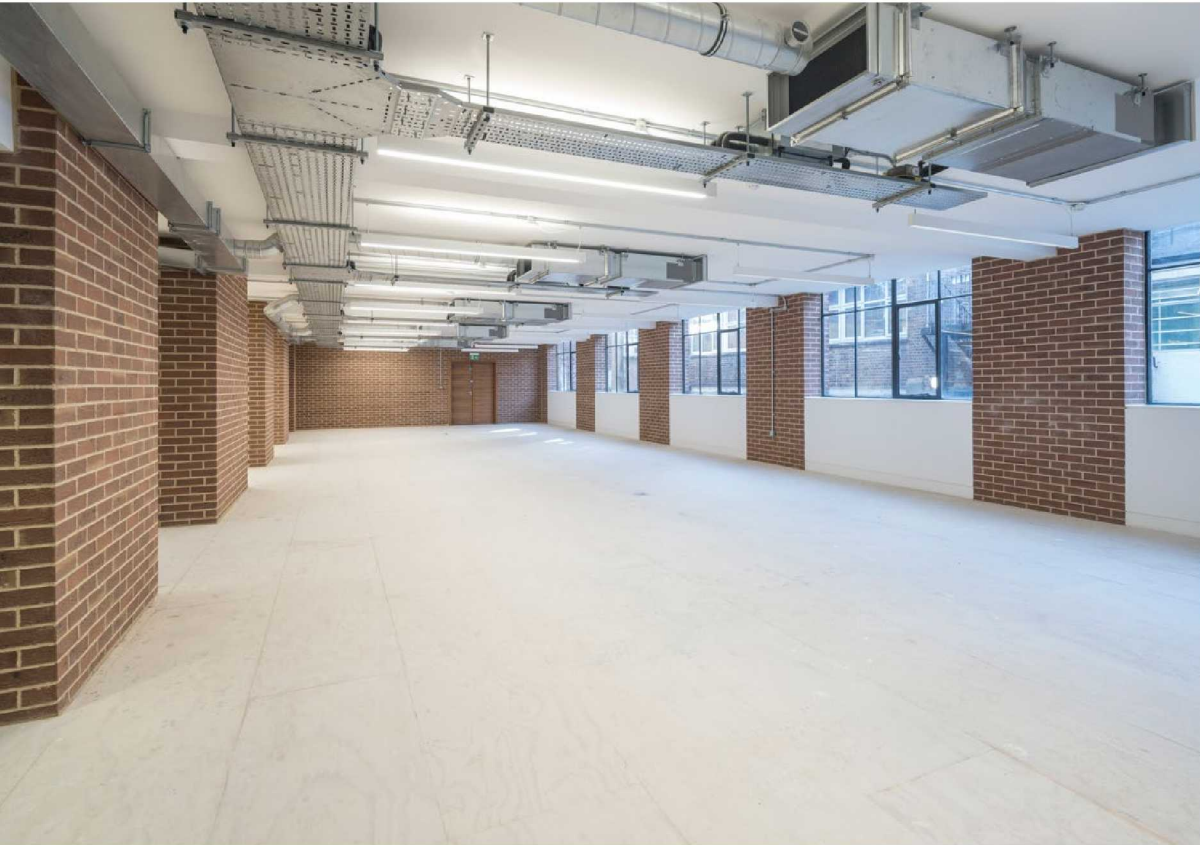
ONLY THE 2ND FLOOR REMAINS

1,824 - 6,802 SQ FT TO LET

SUSTAINABLE SPACE

EPC RATING: A

BREEAM: EXCELLENT

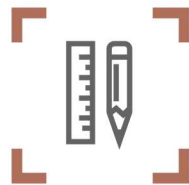


A PROMINENT OFFICE BUILDING COMPREHENSIVELY REFURBISHED

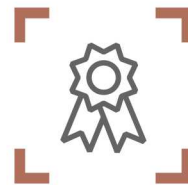
24-32 Stephenson Way has undergone a comprehensive refurbishment to provide up to 6,802 sq ft of stylish new CAT A office space on the 2nd floor. The floor offers flexible workspace that can be taken whole or split, with fully fitted options also available.



**A FRESH
NEW
START...**



**SUBSTANTIALLY
REFURBISHED**



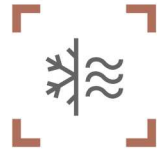
**EPC RATING: A
BREEAM: EXCELLENT**

STYLISH NEW WORKSPACE

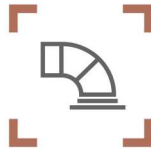
A HIGHLY SPECIFIED BUILDING, WITH DESIGN AT THE CORE

The building has been designed with the occupier in mind. It offers open and bright workspace to aid productivity and new end of journey facilities for a seamless commute.

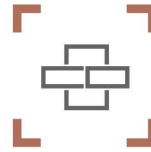
SPECIFICATION



NEW EXPOSED
COMFORT COOLING



PART 'EXPOSED'
FEATURE CEILING



EXPOSED
BRICKWORK



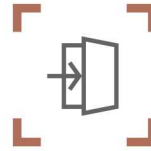
FULLY FITTED
OPTIONS AVAILABLE



CYCLE
STORAGE



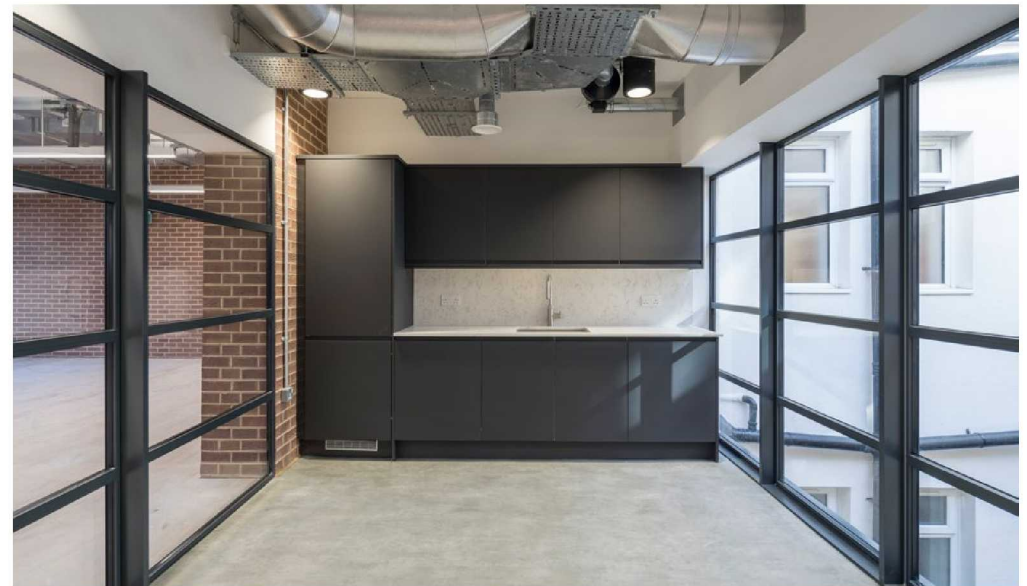
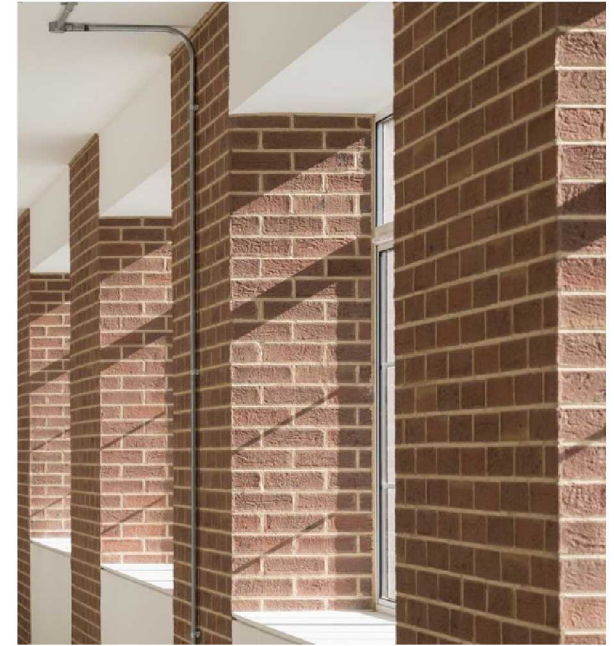
SHOWER
FACILITIES



PROMINENT GROUND
FLOOR ENTRANCE



24 HOUR
ACCESS



**BRIGHT
OPEN
SPACES**

FLEXIBLE FUNCTIONAL FLOORS

VERSATILE WORKSPACE

The available second floor features a modern fitted kitchen, exposed brickwork and services. It can be taken as a whole or split into two suites, in either CAT A or fully fitted condition.

ACCOMMODATION

FLOOR	SQ FT	SQ M
5th	LET	LET
4th	LET	LET
3rd	LET	LET
2nd*	1,824 – 6,802	169.5 – 632
TOTAL	6,802	632

* Available as a whole or part floor.

2ND FLOOR PLAN


WHOLE – 6,802 SQ FT (632 SQ M)

SUITE A – 4,968 SQ FT (461.5 SQ M)

SUITE B – 1,824 SQ FT (169.5 SQ M)



STEPHENSON WAY

 Floor areas and plans are approximate and for indicative purposes only.

 Office  Kitchen  Core

FLEXIBLE FUNCTIONAL FLOORS

SUITE A

Open plan workstations	38
10 person meeting room	02
5 person meeting room	01
8 person work desk	01
Focus rooms	02
Breakout areas	05
Reception	01
Kitchen (shared)	01

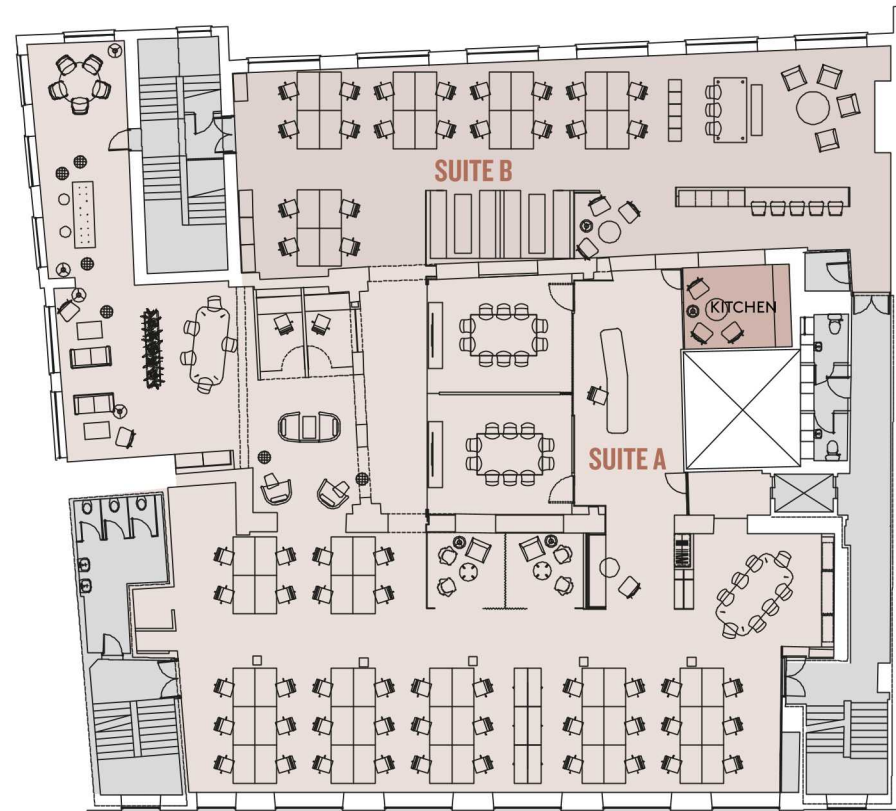
SUITE B

Open plan workstations	20
3 person work desk	01
Breakout areas	03
Kitchen (shared)	01

Total desk no. of desks	58
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2ND FLOOR SPACE PLAN

WHOLE – 6,802 SQ FT (632 SQ M)
 SUITE A – 4,968 SQ FT (461.5 SQ M)
 SUITE B – 1,824 SQ FT (169.5 SQ M)



STEPHENSON WAY

* Available as a whole or part floor.

Floor areas and plans are approximate and for indicative purposes only.

Office Kitchen Core

SPEEDY TRANSPORT LINKS

LOCATED WITHIN CLOSE PROXIMITY TO EUSTON SQUARE AND KING'S CROSS ST PANCRAS STATIONS

Providing immediate access to a variety of underground lines and the Eurostar from St Pancras International. In addition Euston, Tottenham Court Road and Russell Square stations are within a few minutes walk. HS2 will deliver improved connections to Euston and Euston Square Underground stations.

<p>1</p> <p>MINS WALK</p> <p>EUSTON SQUARE</p> 	<p>2</p> <p>MINS WALK</p> <p>EUSTON</p>   	<p>11</p> <p>MINS WALK</p> <p>KING'S CROSS ST PANCRAS</p>   	<p>13</p> <p>MINS WALK</p> <p>TOTTENHAM COURT ROAD</p>  
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Walking times from the building. Source: TFL.



TECH

Google

facebook

DeepMind

CREATIVE/MEDIA/RETAIL

Art Fund_

havas media

SONY

LIFE SCIENCES

YouTube

vevo

Big Sky Studios

LIFE SCIENCES

Benevolent^{AI}

GLOBAL GENERATION

In²science^{UK}

EXCITING VIBRANT LOCATION



DRAFT

GRANARY SQUARE
18 MINS WALK

COAL DROPS YARD
20 MINS WALK

REGENT'S PARK
10 MINS WALK

CHARLOTTE STREET
14 MINS WALK



SITUATED ON THE NORTH SIDE OF STEPHENSON WAY, JUST NORTH OF EUSTON ROAD

The building is within a short walk to Granary Square, Coal Drops Yard and Fitzrovia, which are home to a vibrant mix of shops, bars and restaurants.



FURTHER INFORMATION

VIEWINGS

Strictly through joint sole letting agents:



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020 7167 2515
katie.white@knightfrank.com

TERMS

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richard.spencer@eddisons.com

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