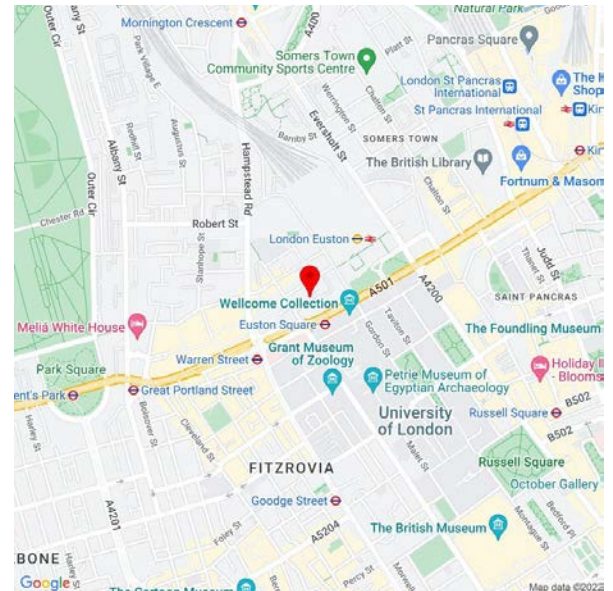




Mary Turner House, 22 Stephenson Way, London, NW1 2HD

- Prime central location in the heart of Euston
- Within minutes' walk of Euston square underground station and Euston station
- Shower facilities
- Large meeting rooms
- Bike storage
- Two Self Contained Offices Available on 3rd and 4th floor
- Extends to 5,762 sq ft / 535 sq m
- Open plan recently refurbished accommodation
- Air conditioned
- Kitchen
- DDA compliant
- £55 per sq ft





LOCATION

Mary Turner House is located in Euston just a few minutes' walk from both Euston Square station underground station and Euston station itself. The area is well serviced by local amenities including restaurants, cafes, shops and bars. The location also benefits from nearby access to green space with both Euston Square Gardens and the Regents Park within walking distance.

DESCRIPTION

The subject is an attractive, former warehouse building with an abundance of natural light which has been converted to high quality offices with currently availability over the 3rd and 4th floor. The whole building has recently been refurbished to a very high standard. The subject benefits from modern amenities such as, self-contained Kitchens W.C's, air conditioning.

The property benefits from mains electric, water and drainage.

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

| Areas | Sq M | Sq Ft |
|------------------------|---------------|--------------|
| 3rd Floor | 261.52 | 2,815 |
| 4th Floor | 273.78 | 2,947 |
| Total available | 535.30 | 5,762 |

RATEABLE VALUE

The third floor has a rateable value of £86,769

Uniform Business Rate: 0.512p in the £
Estimated rates payable: £44,425 pa

The fourth floor has a rateable value of £86,060

Uniform Business Rate: 0.512p in the £
Estimated rates payable: £44,062 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

TENURE

The 3rd and 4th floors are available separately or together by way of a new Lease on Full Repairing and Insuring terms.

QUOTING RENT

3rd floor: £155,000 per annum exclusive (c £55 per sq ft on an overall basis).

4th floor: £162,000 per annum exclusive (c £55 per sq ft on an overall basis).

SERVICE CHARGE

The estimated annual service charge for year ending 2022 is approximately £8 per sq ft.

EPC

EPC rating B

COSTS + VAT

VAT is applicable on the rent. Each party to bear their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2022