

ANTHONY JAMES MANSER

Residential Sales & Lettings



First Floor Offices 105-111 Euston Street

London, NW1 2EW

£1,300,000

Anthony James Manser are pleased to offer this virtual freehold office investment to the market, now fully let and producing £68,000 per annum.

The property comprises approximately 1,884 sq ft of well-presented office accommodation arranged over the first floor and divided into two self-contained units with shared WC facilities. The front office (896 sq ft) is let to The Beauty Academy on a six-year lease from 1 July 2026 at £29,000 per annum, with a mutual break at the third year. The rear office (988 sq ft) is let to an established travel company until 1 March 2030 at £39,000 per annum.

The building is well maintained and occupies an excellent position within easy reach of Euston underground and mainline stations, with Warren Street underground and King's Cross also readily accessible via Euston Road.

Our client offers the virtual freehold interest — a 999-year lease from 1987, with approximately 960 years unexpired.

■ VIRTUAL FREEHOLD OFFICE INVESTMENT

- 999 Year Lease From 1987 (approximately 962 Years Remaining)
- Two Well Presented Office Units of Approximately 1000 Sq Ft Each
- One Unit Let to 2030 at £39,000 Per year.
- Excellent Local Communication via Euston Mainline and Tube

Viewing

Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.



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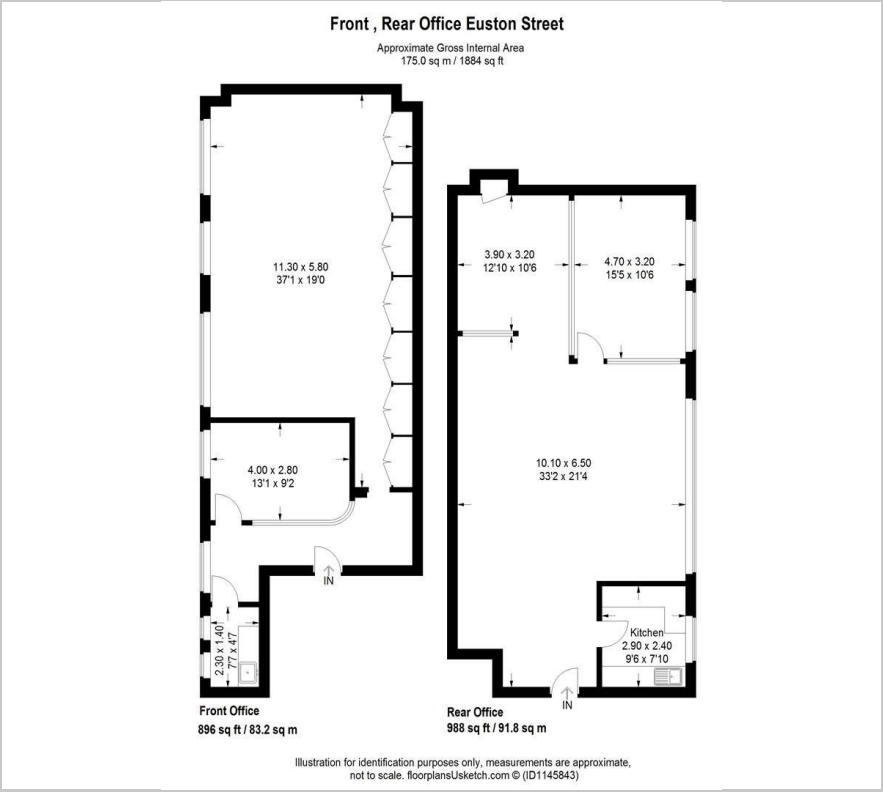


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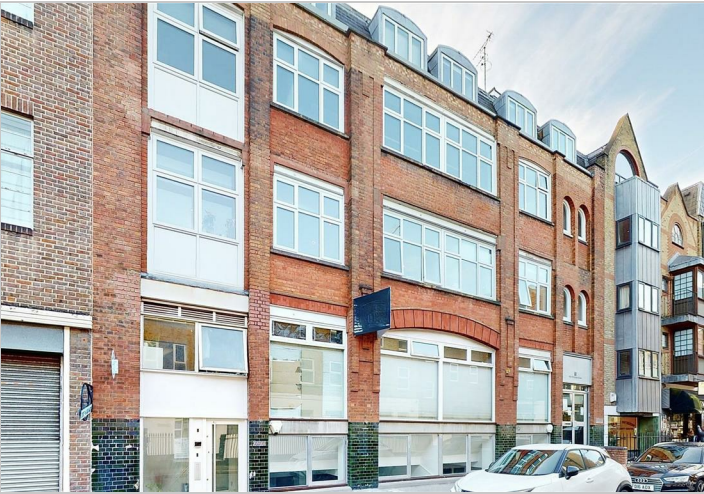
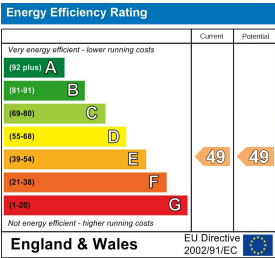
Floor Plan



Area Map



Energy Efficiency Graph



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