

**350 EUSTON ROAD  
REGENT'S PLACE  
LONDON NW1 3AX**

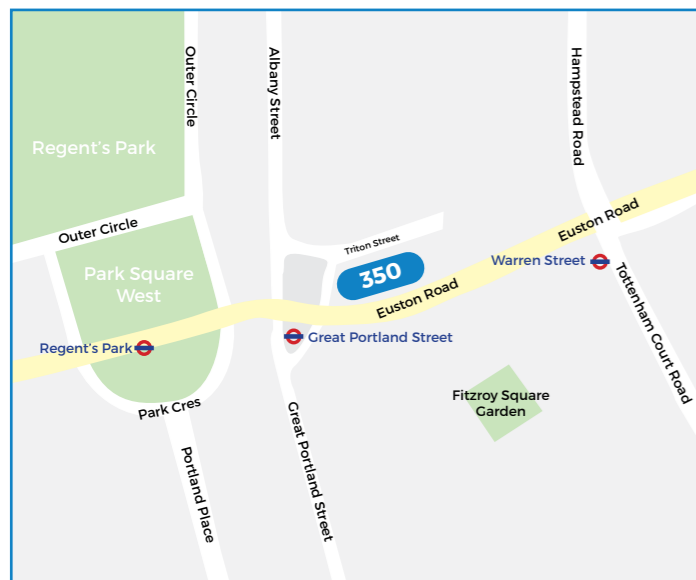


**8,009 SQ FT / 744 SQM  
PRIME GRADE A FITTED OFFICES  
FLOOR TO CEILING WINDOWS  
UNRIVALLED TRANSPORT LINKS**



## LOCATION

The property is located on the North side of Euston Road, part of the impressive 13 acre British Land Regent's Place Estate, which is adjacent to Regent's Park in the heart of central London. Great Portland Street (Metropolitan & Circle), Warren Street and Euston (Northern & Victoria) underground stations are within short walking distance, providing unrivalled transport links. This is a vibrant location for staff and clients with fantastic retail and restaurant offerings.



## AMENITIES

- LARGE BREAKOUT AND KITCHEN AREA
- FITTED OFFICES
- FANTASTIC NATURAL LIGHT
- GLASS PARTITIONED MEETING ROOMS
- RAISED FLOORS
- FIBRE OPTIC INTERNET CONNECTION
- ONSITE PARKING
- 4 PASSENGER LIFTS
- SHOWERS
- BIKE RACKS
- 24 HOUR ACCESS

**FLOOR AREA**  
8,009 SQ FT / 744 SQM

**APPROXIMATE COSTS**  
PASSING RENT  
£436,590 (ONLY £54.50 SQ FT)

**BUSINESS RATES PAYABLE**  
£218,025 (£27 SQ FT)

**SERVICE CHARGE**  
£128,140 (£16 SQ FT)

**TOTAL INCLUSIVE COST**  
PER ANNUM / PER MONTH  
£782,755 / £65,230

## LEASE

The offices are available by way of an assignment of the existing lease for a term to expire March 2029, with a tenant's break option April 2024 and rent review March 2019. The lease is excluded from the Landlord and Tenant Act 1954. Alternatively a new lease is available directly from the landlord on terms to be agreed.

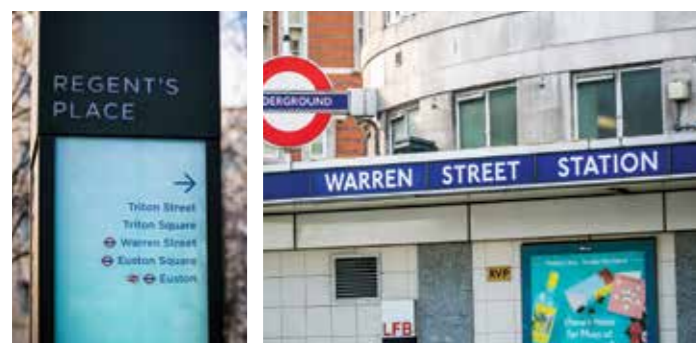
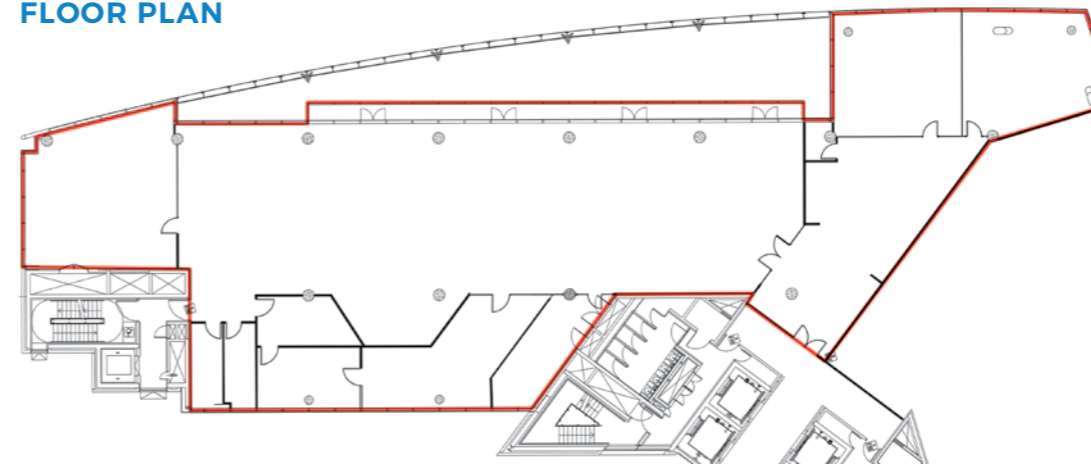


## ACCOMMODATION

Comprising part 3rd floor grade A fitted offices totalling 8,009 sq. ft. The building has a modern double height manned reception and benefits from VAV air conditioning and fantastic natural light with floor to ceiling windows. This space offers a large reception, open plan office, boardroom, several meeting rooms and a large kitchen/breakout area, with fibre optic internet connection and one onsite parking space. Bike racks and showers available in the basement.



## FLOOR PLAN





# LONIC

020 7486 0900

Viewings strictly by appointment through sole agents:

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