



163 EVERSOLT STREET, EUSTON NW1

FULLY FITTED MEDIA STYLE OFFICE SPACE

4,531 sq ft

Location: The property is located on the North side of Eversholt Street and within a 5 minute walk of Euston mainline and underground station (Northern and Victoria lines).

Description: The available office space is situated on the 3rd floor and is fully fitted to an extremely high standard with a media feel, currently being occupied by a technology firm. The space consist of a mixture of open plan, private offices, meeting rooms, kitchen facilities and breakout space. The total square footage equates to 4,531 sq ft. The premises was refurbished and fitted within the last year.



- Amenities:**
- *Excellent natural light
 - *New passenger lifts
 - *Newly refurbished reception
 - *Data cabling in situ
 - *Bike storage in basement
 - *Metal tiled raised floor
 - *Manned building reception
 - *Fully Fitted
 - *Shower facilities
 - *Kitchen facilities

Lease term: An assignment of the existing lease for a term to expire 30th March 2022.

Rent: £52.96 per sq ft exclusive.

Service charge: £6.94 per sq ft.

Viewings: Please contact Joshua Gilbery or Thomas Korn to arrange an inspection- 020 7499 6070.