

BLUEBOOK



Address.

163 Eversholt Street, NW1

Size.

2,917 to 13,605 sq ft

Possession.

Available Immediately

Overview.

Newly refurbished duplex office space over Ground & mezzanine floor in a spot minutes from Euston Railway Station.

Accommodation

Name	Sq ft	Sq m	Availability
Ground - South	4,186	388.89	Available
Ground - North	2,917	271	Coming Soon
1st	6,502	604.06	Coming Soon
Total	13,605	1,263.95	

Specification.

Newly Refurbished, Excellent Natural light, Newly Refurbished WC's, Generous Ceiling heights, Column Free, Remodelled reception space.

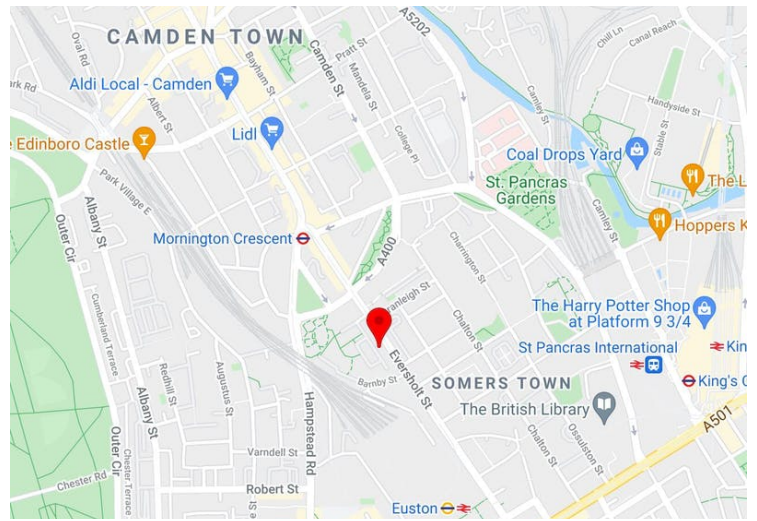
Financials.

Rent	Rent on Application
Rates Payable	£19.30 per sq ft
Service Charge	£12 per sq ft
EPC Rating	Upon Enquiry

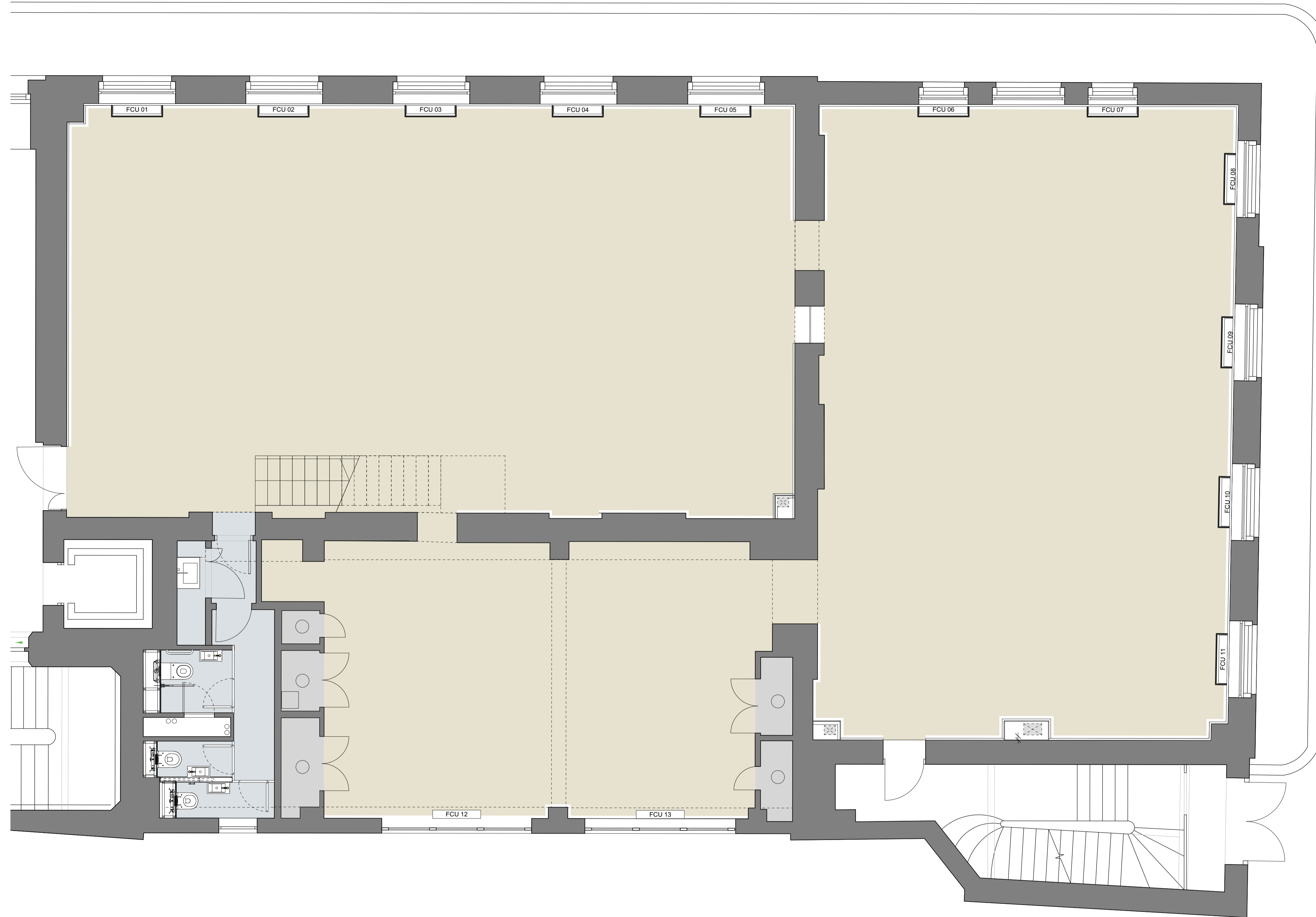
Contacts.

Ollie Pardoe
07748 626103
ollie@bluebooklondon.co.uk

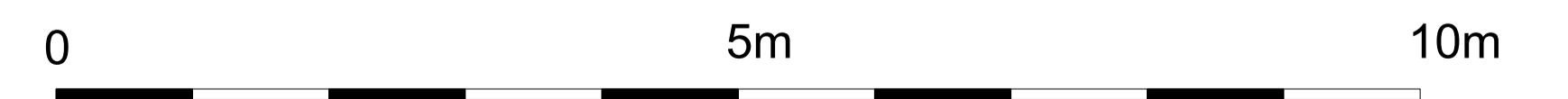
Joe Fuller
020 7167 6401 | 07803937733
joe@bluebooklondon.co.uk



These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 01/02/2022



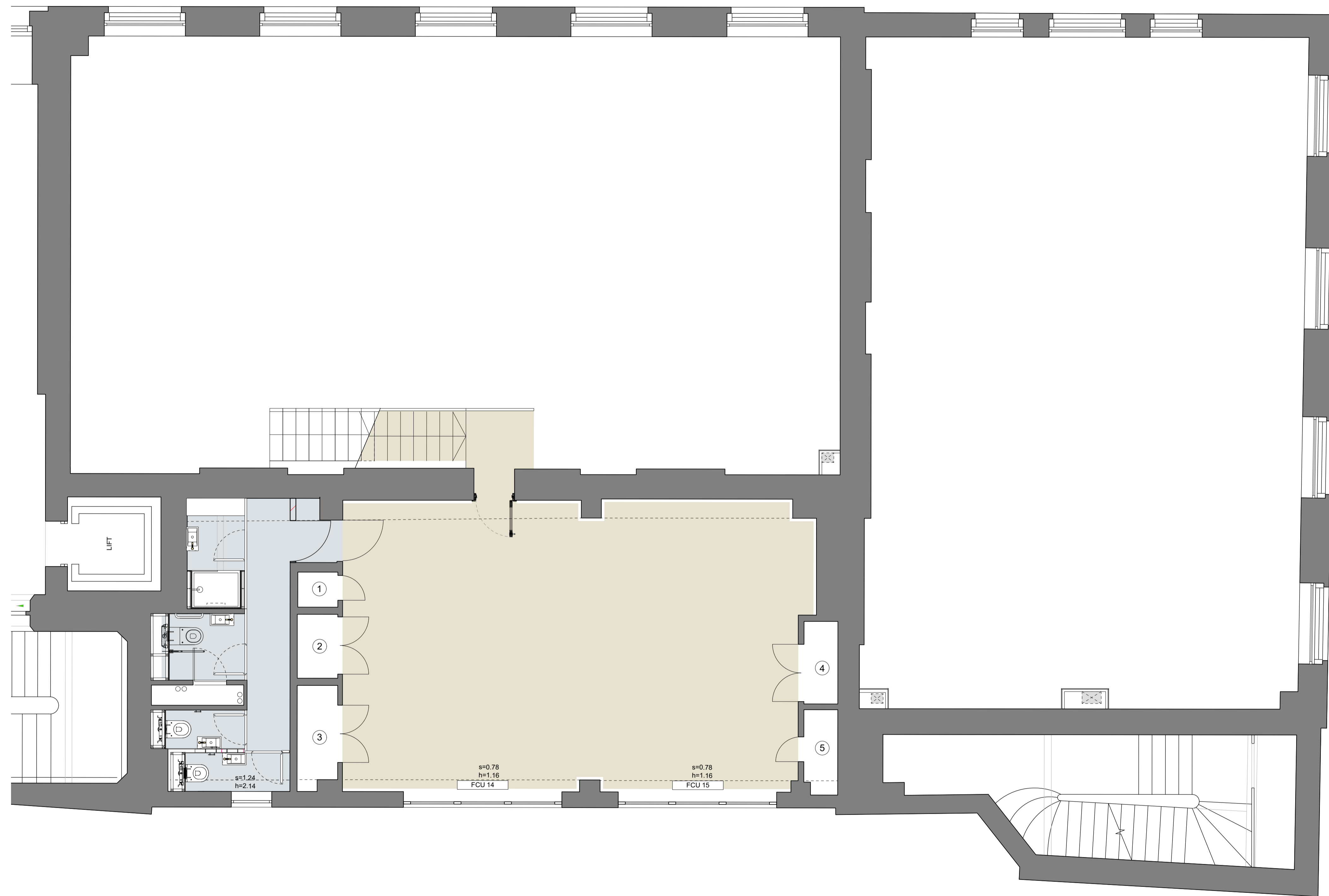
TOTAL FLOOR AREA:
328 SQM
3530 SQFT



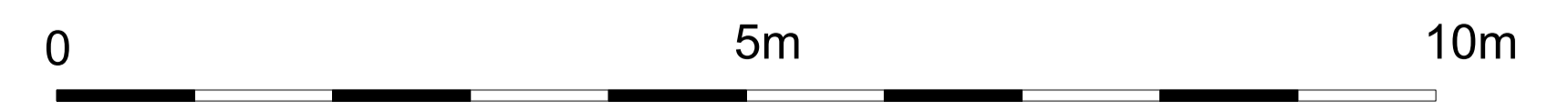
All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.
 This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultant's information.
 All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

Revision	Date	Amendment

Date	August 2020	Project	163 Eversholt Street	Job Ref.	357
Scale	1:50@A1	Drawn	JM	Check	MH
Status	INFORMATION	Client Ref	-	Drwg. no.	(GA)100
Hale Brown Architects Ltd. Studio 1.04 Edinburgh House, Lambeth, London, SE11 5DP		T: 020 3735 7442		E: mail@halebrown.com W: www.halebrown.com	



TOTAL FLOOR AREA:
61 SQM
656 SQFT



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Date	August 2020	Project	163 Eversholt Street	Job Ref.	357
Scale	1:50@A1	Drawn	JM	Check	MH
Status	INFORMATION	Client Ref	-	Drwg. no.	(GA)101
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