

LONDON NW1 – UNIT 4, EUSTON TOWER, REGENTS PLACE

PROMINENT CORNER UNIT AVAILABLE BUSY LOCATION JUST NORTH OF WARREN STREET TUBE FORMING PART OF THE REGENTS PLACE CAMPUS



LOCATION

Regent's Place is a 13 acre, fully managed campus, with over 20,000 workers (pre-COVID) and residents. It is a lively mix of retail, leisure and spaces and benefits from its location between one of London's most beautiful parks, the heart of the West End and the Knowledge Quarter, a home to 8 universities, 2 museums and galleries, 580 research centres and more than 3,000 scientists. The campus also has two residential buildings and the Diorama Theatre. At the heart of the campus is Regent's Place Plaza, a place to meet, relax and be entertained, with walkways connecting the campus with the local neighbourhood.

The subject property is located within Euston Tower which is a thirty-six floor building comprising of commercial units at ground floor level and office accommodation above. Nearby occupiers include **Itsu**, **Pret a Manger**, **Starbucks** and **Sainsbury's**. Warren Street, Euston Square and Great Portland Street Underground Stations are all situated a short distance away.

THE PROPERTY

The premises are arranged over ground floor only and offers the following approximate floor area:

Ground Floor	-	340 m ²	3,661 sq.ft.
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EPC

An EPC is available upon request.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

LEASE

The premises are held by way of an effective FRI lease contracted out of the Landlord & Tenant Act 1954, expiring on 17th September 2024 subject to an outstanding upward only rent review with effect 17th September 2019 and a rolling landlord only break option with effect 1st April 2021 (further information available upon request) at a current rental of **£130,000 p.a. excl.** Further information is available in respect of the outstanding rent review upon request.

TERMS

Offers are invited on an assignment or underlease basis with terms available upon request.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£175,000
UBR (2021/2022)	-	53.2p

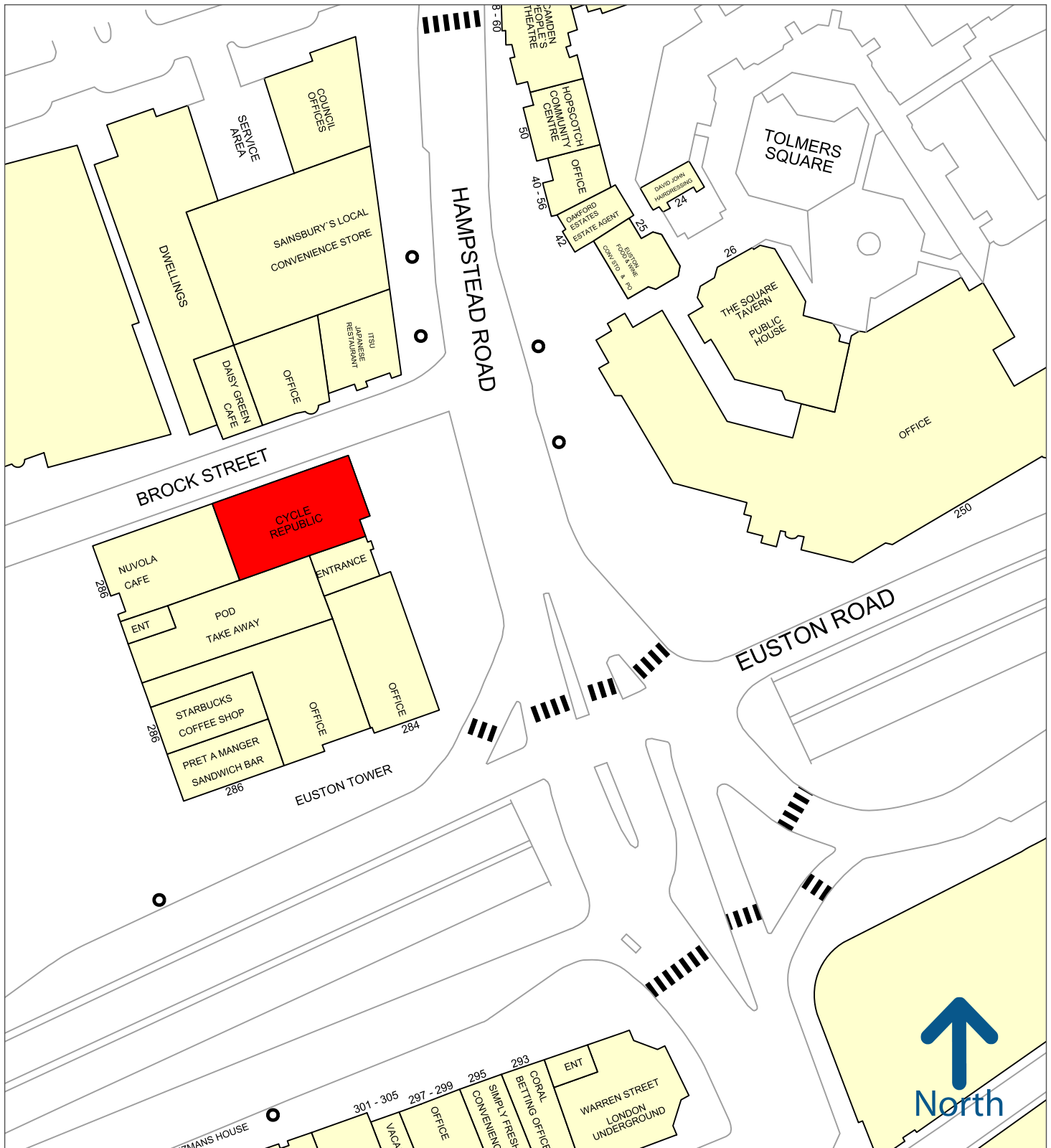
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of London Borough of Camden – Tel: 020 7974 6460

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Mark Cherry markcherry@sprrg.co.uk

Tel: 020 7409 2100



Experian Goad Plan Created: 18/12/2020
Created By: Smith Price RRG



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