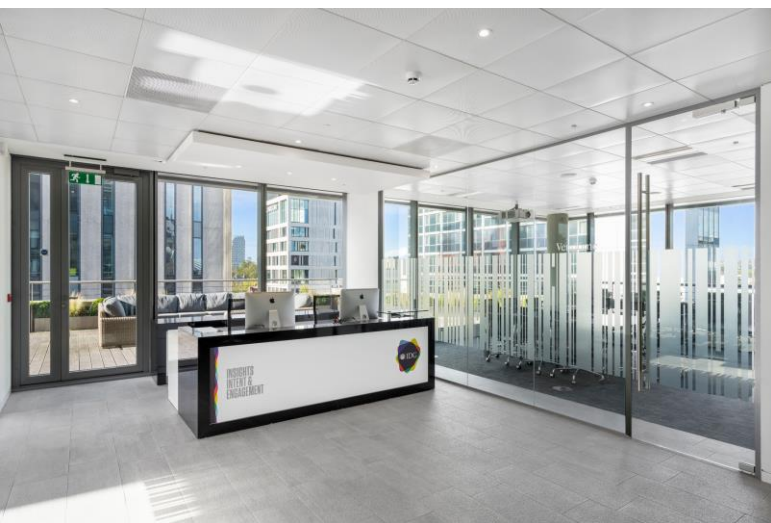


# 101 Euston Road, NW1

SEVENTH FLOOR – 10,038 SQ FT  
NEWLY AVAILABLE & FULLY FITTED  
EXPANSIVE TERRACE & PREMIUM VIEWS



GERALDEVE



**MODERN FULLY FITTED SEVENTH FLOOR OFFICES  
10,038 SQ FT**

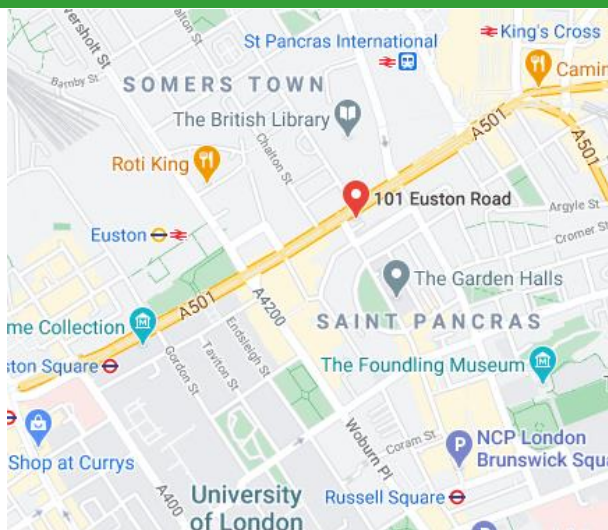


# 101 Euston Road, NW1

7<sup>TH</sup> FLOOR – 10,038 SQ FT  
NEWLY AVAILABLE & FULLY FITTED  
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## Location

101 Euston Road is located on the south side of Euston Road directly opposite The British Library. Situated between King's Cross St Pancras and Euston stations, it provides excellent links across Central London (Northern, Victoria, Piccadilly, Metropolitan, Circle, Hammersmith & City underground lines), to Europe via Eurostar and to the North via mainline terminals.

## Description

101 Euston road is an attractive landmark building providing modern high specification offices with panoramic views across London. The property was substantially redeveloped in 2013 to deliver three new top floors of office accommodation, accessed via a highly presentable dedicated reception entrance.

## Specification

- Highly presentable and useable existing fit out
- 2.75m ceiling height & floor to ceiling glazing
- Expansive private terrace
- Excellent natural light & views
- VRF air conditioning
- Perforated metal tiled suspended ceiling
- Raised floors with 110m clear void
- Fibre connected
- Contemporary & presentable reception entrance
- Commissionaire & 24-hour security
- 3 x 13-person passenger lifts
- Separate male & female WCs
- 1 x demised on-floor shower
- Ground floor cycle racks and shower facilities
- EPC rating: B33

## Floor Areas

7<sup>th</sup> Floor 10,038 sq ft (932.6 sq m)

**Term** – A sublease is available to June 2023. Alternatively a new lease may be available direct from the landlord.

**Rent** – Upon application

**Rates** – £31.08 per sq ft

**Service Charge** – £12.47 per sq ft

## Viewing

By appointment through Gerald Eve LLP

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