

## NEW INSTRUCTION

**1 EVERSHOLT STREET, NW1**

**APPROX. 2,446 – 38,225 / 227 – 3,551 SQ M**

**OFFICES ABOVE EUSTON STATION TO LET**



**2<sup>nd</sup> – 7<sup>th</sup> & Part 8<sup>th</sup> Floors**  
**1 Eversholt Street**  
**London**  
**NW1 2FL**

- Excellent Natural Light and Views
- Manned Reception / Commissionaire
- Disabled Access
- Shower facilities & Bike racks

## LOCATION

1 Eversholt Street is located adjacent to London Euston Station (Northern & Victoria Lines & Overground & Mainline Services)

Euston Square (Circle, Hammersmith & City, Metropolitan), Warren Street (Northern, Victoria), King's Cross (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria) and Russell Square (Piccadilly) are all within short walking distance.

There are a variety of leisure, and retail amenities within close proximity of the property.

## DESCRIPTION

Offering approximately 2,446 – 38,225 sq ft / 227 – 3,551 sq m (NIA) of high quality office space.

The accommodation benefits from excellent levels of natural light, brilliant views, and provides a mixture of fully fitted office space, and Cat A office space with the following amenities:

- Excellent Natural Light / Views
- Air Conditioning
- Disabled Access
- X3 Passenger Lifts
- Metal Tile Suspended Ceiling
- Perimeter / Underfloor Trunking
- LG7 Compliant Lighting
- Commissionaire / Manned reception
- Showers & Cycle racks

## ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
Part 8 <sup>th</sup> Floor – Fitted	2,446	227.0
7 <sup>th</sup> floor – Fitted	5,707	530.2
6 <sup>th</sup> floor – Fitted	5,707	530.2
5 <sup>th</sup> floor – Fitted	5,707	530.2
4 <sup>th</sup> floor – Fitted	5,707	530.2
3 <sup>d</sup> floor – Cat A	6,483	602.3
2 <sup>nd</sup> Floor – Cat A	6,468	601.0
<b>Total</b>	<b>38,225</b>	<b>3,551.1</b>

## Viewing strictly by appointment

Ed Caines

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Tel: 020 7518 3312 | 07841 684 880

## TERMS

New lease(s) are available direct from the Landlord, for a term until July 2028 (outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954).

## OUTGOINGS

Rent: £47.50 per sq ft

Service charge: Est. £19.94 per sq ft pax (YE 2024)

Business Rates Payable (2023/24):

Part 8<sup>th</sup> floor – Approx. £24.14 per sq ft pax

7<sup>th</sup> floor – Approx. £24.24 per sq ft pax

6<sup>th</sup> floor – Approx. £24.24 per sq ft pax

5<sup>th</sup> floor – Approx. £24.22 per sq ft pax

4<sup>th</sup> floor – Approx. £24.22 per sq ft pax

3<sup>rd</sup> floor – Approx. £24.13 per sq ft pax

2<sup>nd</sup> floor – Approx. £24.26 per sq ft pax

\*please note you are advised to make your own enquires in this regard.

## VAT

The property is elected for VAT.

## EPC

Available on request.

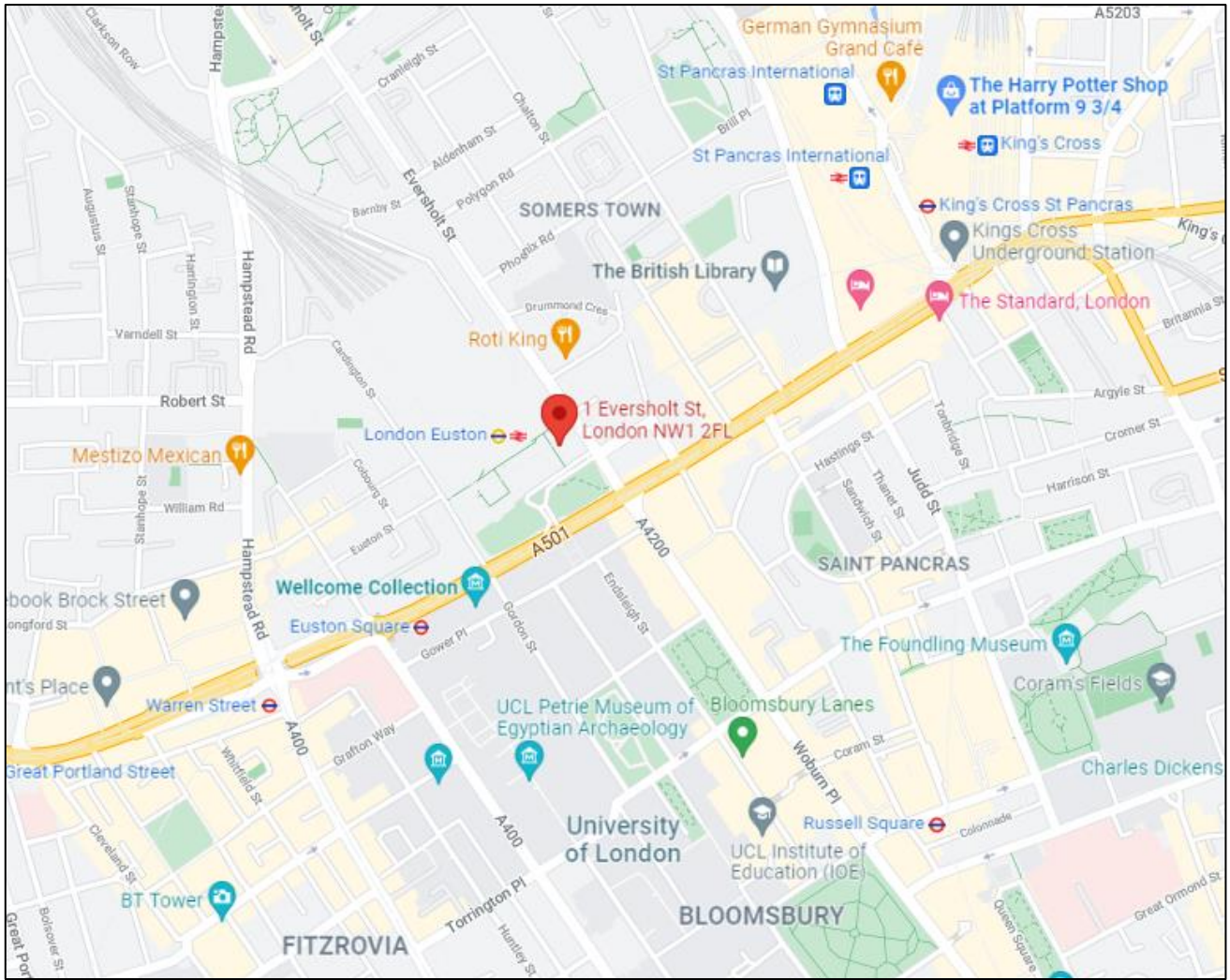
## SUBJECT TO CONTRACT



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. March 2024.

# Carter Jonas



Location Plan (not to scale)

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