

Compton

For Rent
**137 Euston Road
King's Cross NW1**



King's Cross Media-Style Office Floor Offered with Fit Out Flexibility

For Rent

137 Euston Road
King's Cross NW1

Size

470 - 1,400 Ft²

Rent

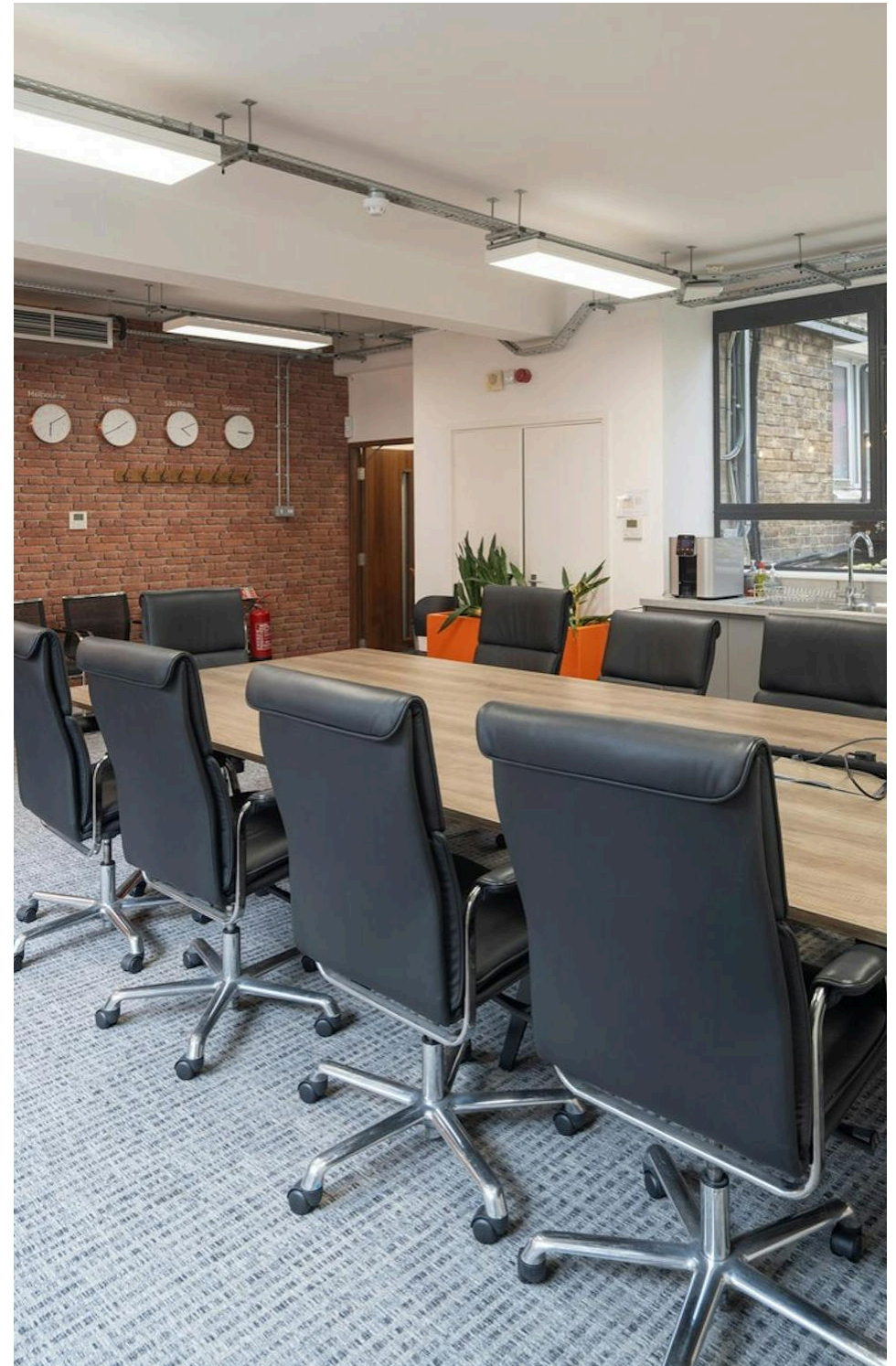
£55 per sq ft

Fitout

Not Fitted. Can be fitted, subject to terms.

Description

A media-style office floor available for immediate occupation in the heart of King's Cross, just a short walk from both Euston and King's Cross stations. The accommodation is offered unfurnished, providing a blank canvas suitable for a bespoke occupier fit-out, with the landlord also able to deliver a tailored fit-out subject to terms. The building benefits from air conditioning, a passenger lift and high-quality finishes throughout, offering a flexible and well-located opportunity for occupiers seeking space in a prime central London location.



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Meeting Room

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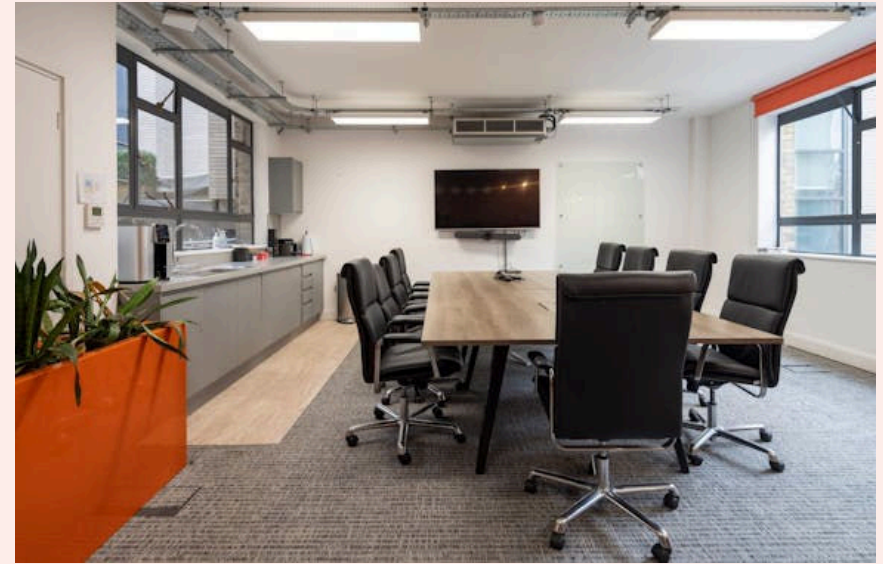
Breakout Space



For Rent

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Meeting Room



Private Courtyard - 1st Floor

For Rent

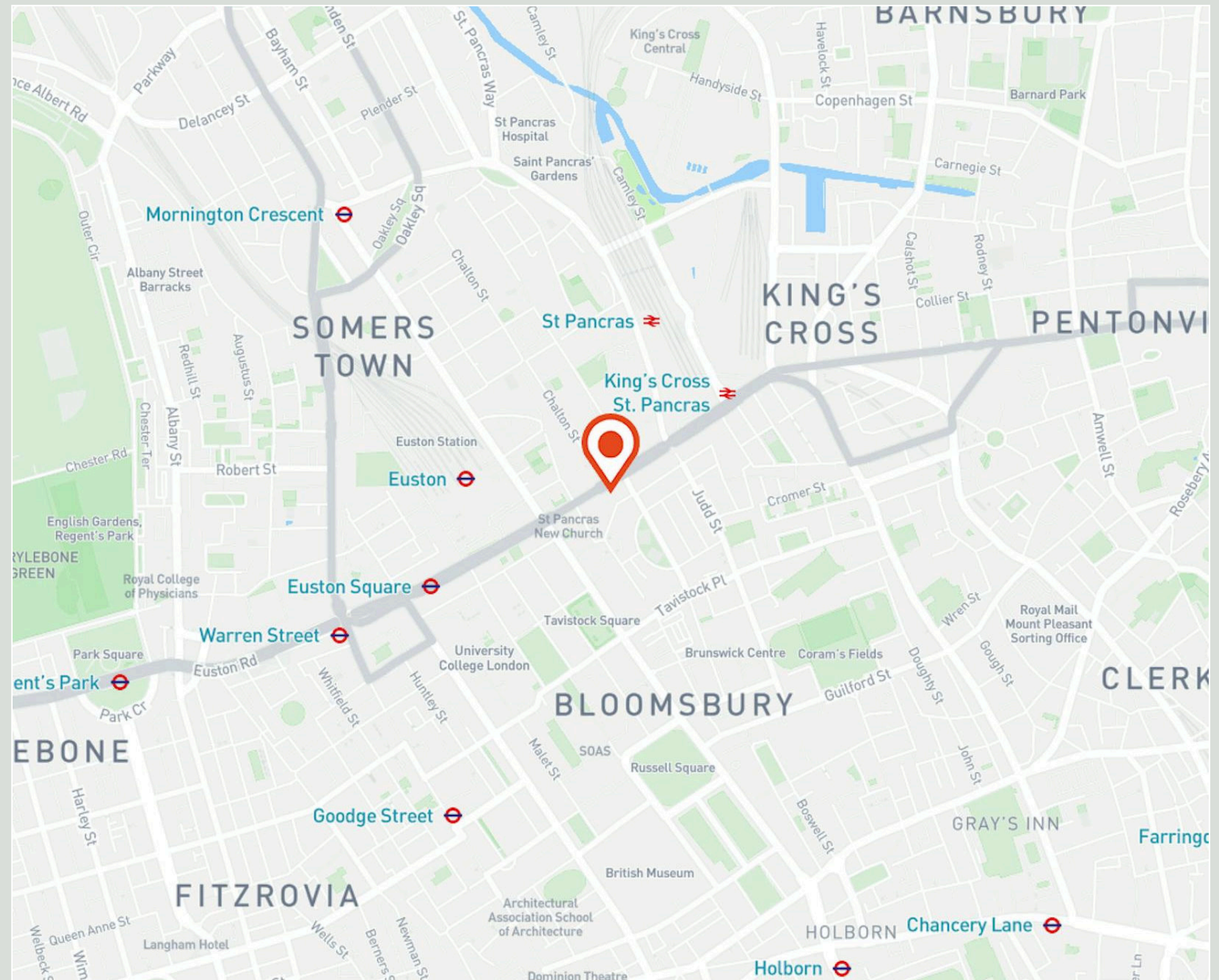
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Location

Located in the heart of King's Cross, close to St Pancras, this property offers excellent connectivity and a well-established business setting. With Euston, King's Cross, and St Pancras International all within walking distance, occupiers benefit from easy access to Underground, National Rail, and Eurostar services - making this one of London's most connected office locations.

The area is home to a diverse mix of tech, science, media, and professional service firms, including major names such as Google, Merck, the Francis Crick Institute, UCL, and TDL. A wide range of cafes, restaurants, and amenities are nearby, while Regent's Park, Coal Drops Yard, and Fitzrovia offer green space and leisure options just a short walk away.

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Phone Booths

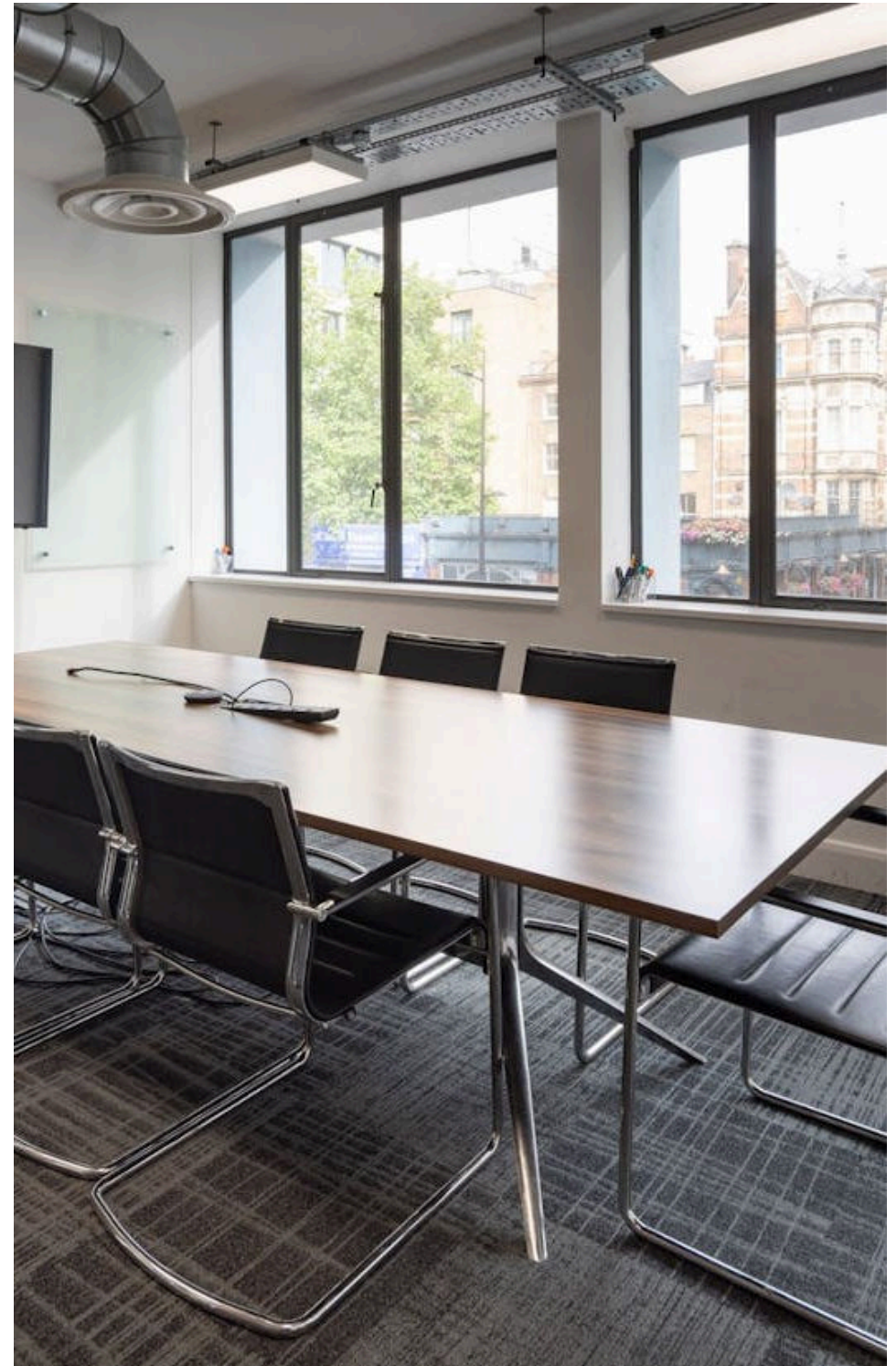


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Amenities

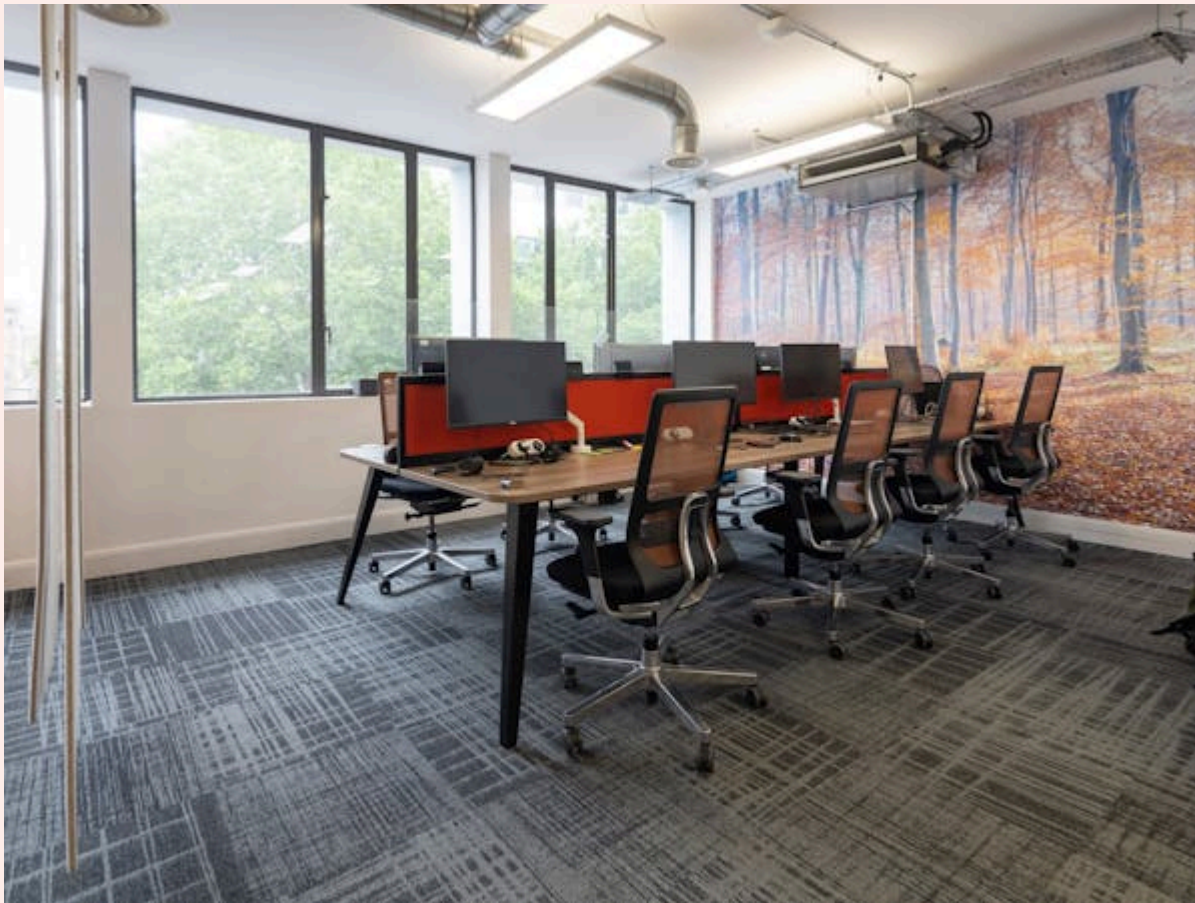
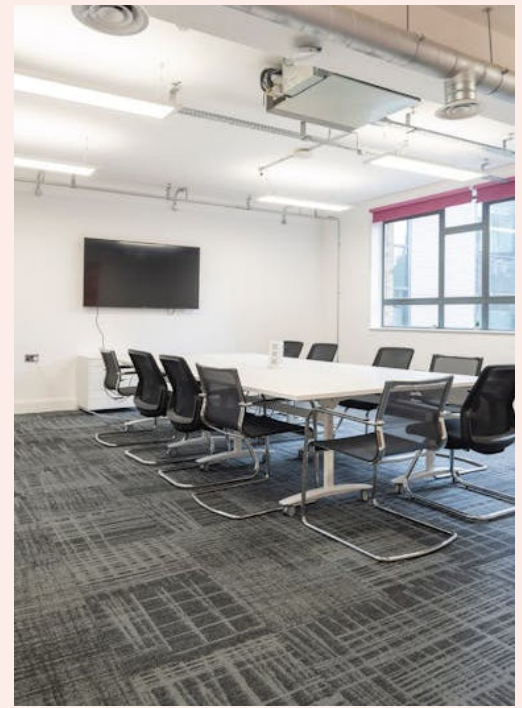
- Air Conditioning
- Dedicated Meeting Room per Floor
- Passenger Lift
- Prime Connectivity - Moments from Euston and King's Cross stations
- Cycle Storage
- Rear Entrance / Driveway from Flaxman Terrace
- Fibre Optic Internet Connection Speeds



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Meeting Room



Fitted Office

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
2nd	1,400	£55	£27.10	£12.20	£94.30	£11,001.67	£132,020	Available
2nd - Front	930	£55	£27.10	£12.20	£94.30	£7,308.25	£87,699	Available
2nd - Rear	470	£55	£27.10	£12.20	£94.30	£3,693.42	£44,321	Available
Total	2,800	£55	£27.10	£12.20	£94.30	£22,003.34	£264,040	

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Tenure

New Lease

Availability

Available Immediately

VAT

Applicable. Applicable on all
outgoings

Compton Concierge

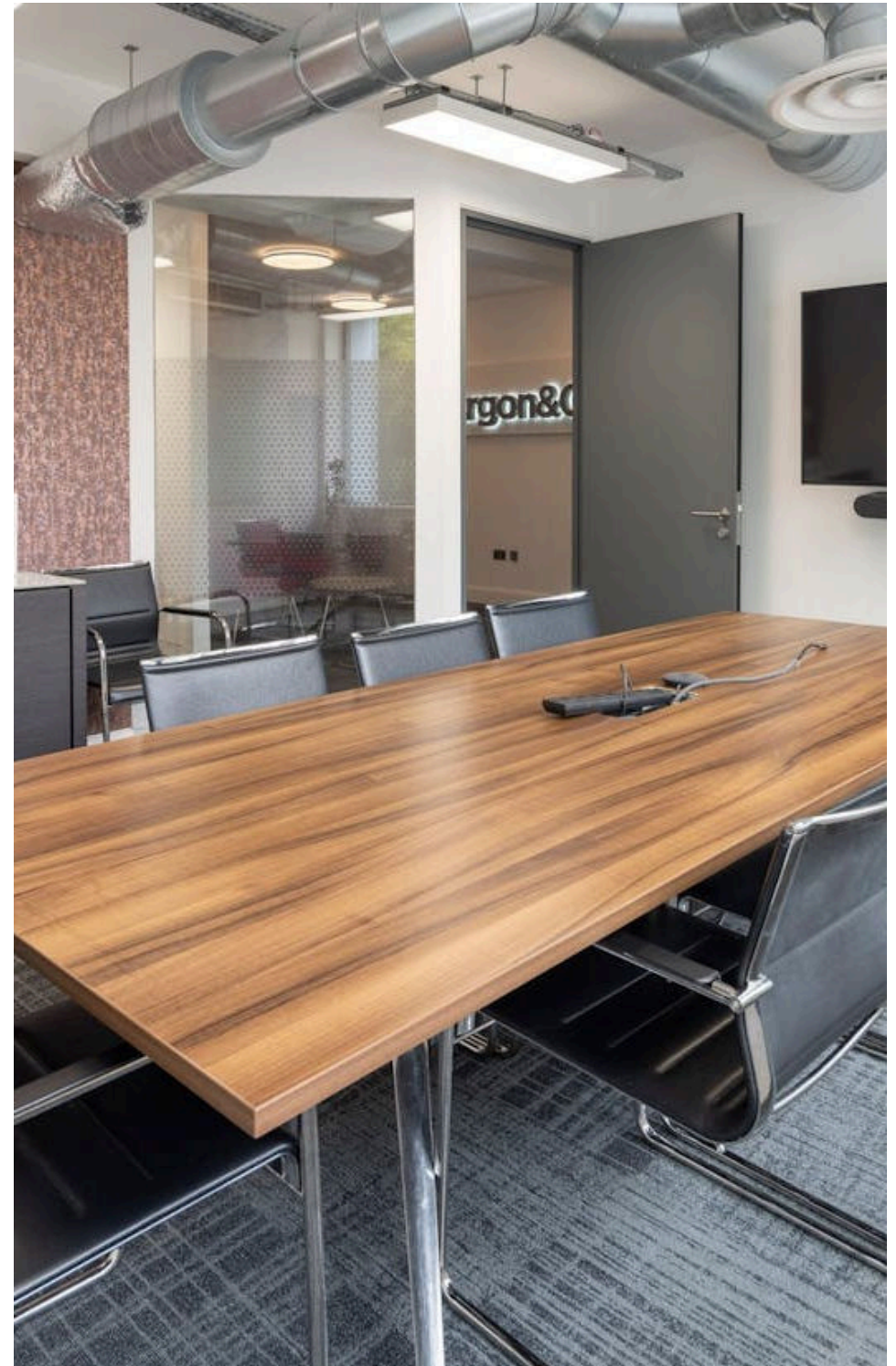
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