

To Let — Office Suites

Mary Turner House, 22 Stephenson Way, London, NW1 2HD



Opportunity Summary

- Prime central location in the heart of Euston
- Within minutes' walk of Euston Square Station and Euston Station
- Open plan recently refurbished accommodation

- Option for fully fitted space
- Large meeting rooms
- Bike storage
- Shower facilities

- Air conditioning
- Kitchen
- DDA compliant

Size:

3rd floor: 2,815 sq ft
4th floor: 2,947 sq ft

Quoting Rent:

Price On Application

Location

Mary Turner House is located in Euston in the London Borough of Camden. The area is well serviced by local amenities including restaurants, cafes, shops and bars. There is ample green space with both Euston Square Gardens and Regents Park nearby.



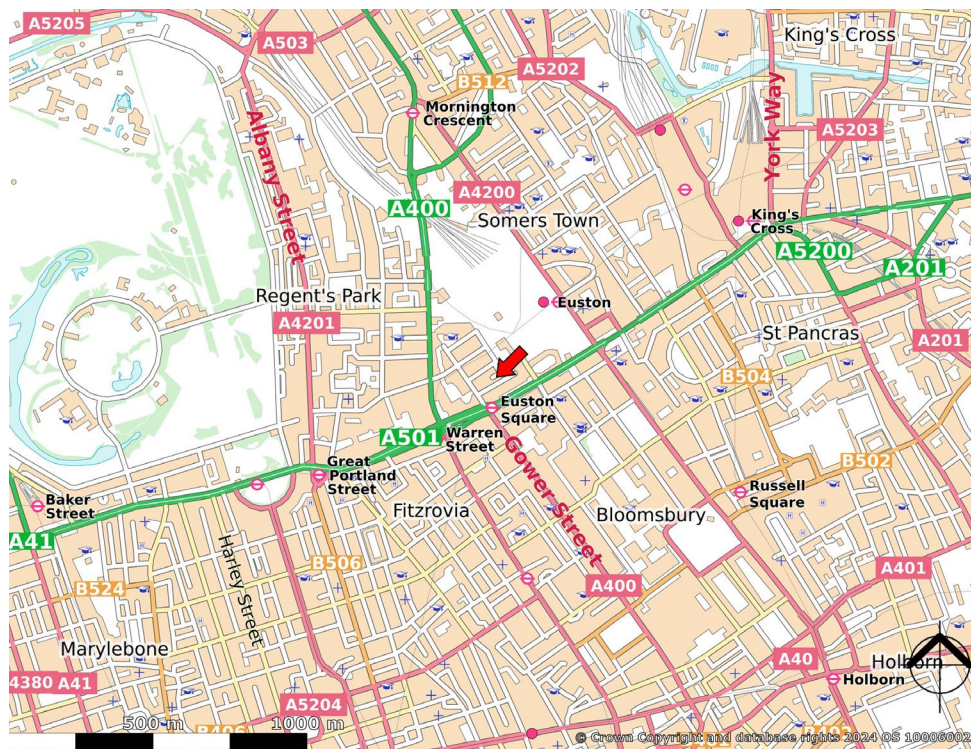
Euston boasts good road infrastructure being situated off the A501. It is 1.7 miles to the A40 which leads to the M40 and 6.5 miles from the M1.



Additionally, Mary Turner House benefits from Euston Train Station being 0.1 miles away which is the southern terminus of the West Coast Main Line, along with Euston Underground, which is on the Northern and Victoria lines, also Euston Square Station is a 2-minute walk away and provides access to the Metropolitan, Circle and Hammersmith & City lines.



Heathrow Airport, London Gatwick Airport and City London Airport are all within 1 hour away by train.



Space Plan—Level 3, CAT A+

- ACCOMMODATION SCHEDULE
 36 x fixed desks (1400 x 800mm)
 10 x touchdown opportunities
 1 x teapoint
 1 x 8-person meeting room
 2 x phone booths
 1 x waiting area



THIRD FLOOR
 AREA - 2,815ft² (TBC)



Space Plan—Level 4, CAT A+

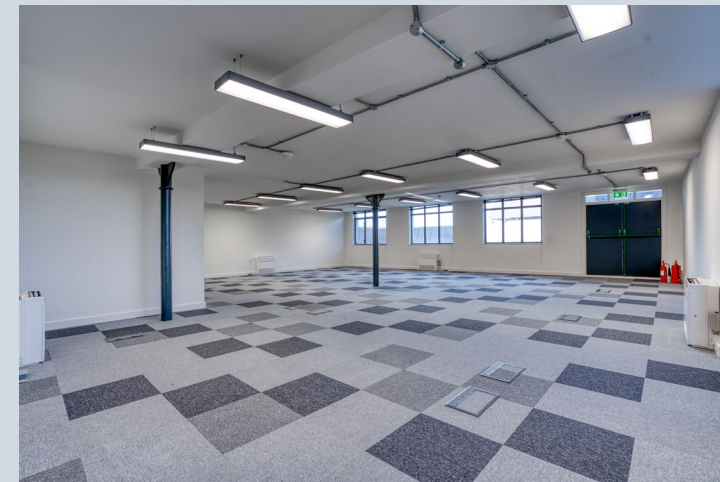
- ACCOMMODATION SCHEDULE
 34 x fixed desks (1400 x 800mm)
 26 x touchdown opportunities
 1 x teapoint
 1 x 8-person meeting room
 2 x phone booths
 1 x collab area
 1 x waiting area



FOURTH FLOOR
 AREA - 2,947ft² (TBC)



CGI photographs.
 Fitted floor plans are an option.



Description

The subject is an attractive, former warehouse building with an abundance of natural light which has been converted to high quality offices. The whole building underwent full refurbishment, and benefits from share facilities on the lower ground floor which include, a kitchen/breakout room, conference room, private meeting rooms, WCs, DDA WC and shower facilities. The office suites consist of open plan accommodation with air conditioning, kitchen and demised WCs.

Accommodation

We measured the property on a gross internal basis and calculated the following areas:

Areas	Sq M	Sq Ft
3rd Floor	261.52	2,815
4th Floor	273.78	2,947
Total available	535.30	5,762



Quoting Rent

Price On Application.

VAT

The property is not elected for VAT.

Rateable Value

Interest parties are advised to confirm this with the local authority.

Planning

Use Class E.

Energy Performance Certificate

B (41).

Tenure

New lease available direct from the landlord.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.



To arrange a viewing please contact:



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