

24-32 STEPHENSON WAY

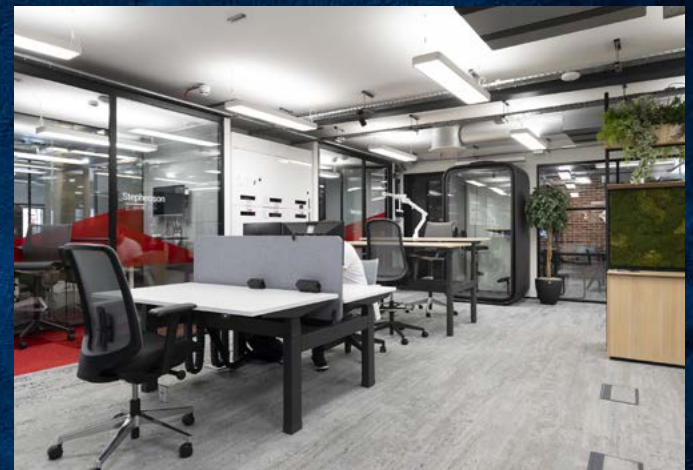
EUSTON, LONDON NW1

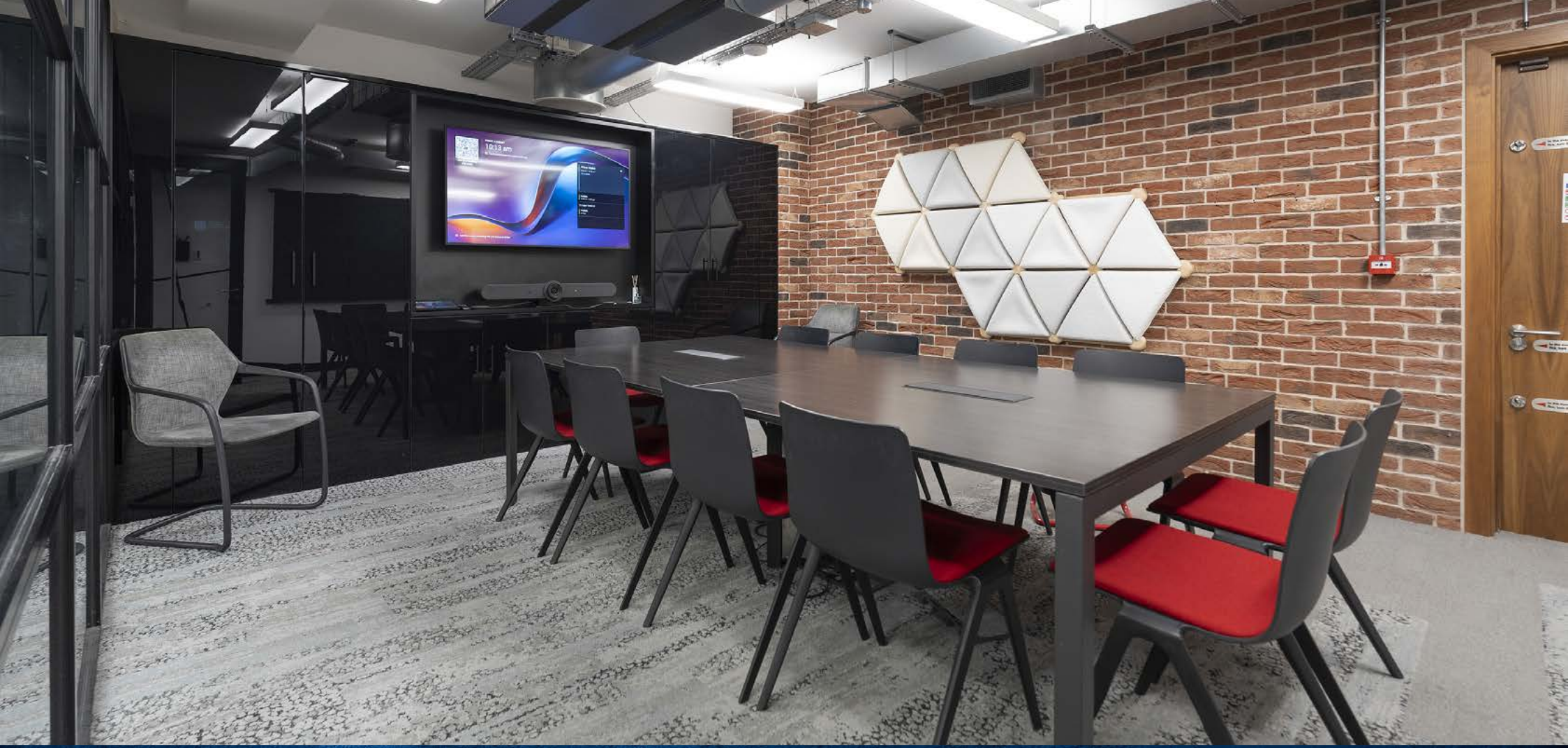
GROUND FLOOR OFFICES WITH SUBSTANTIAL WINDOW FRONTAGE AND DIRECT STREET ACCESS

DESCRIPTION

The ground floor offices benefit from direct street access and substantial window frontage to Stephenson Way. The offices are currently fitted and planned to a high standard providing reception, open plan areas, meeting rooms and kitchen / break out in total extending to approximately 5,135 sq ft (477 sq m).

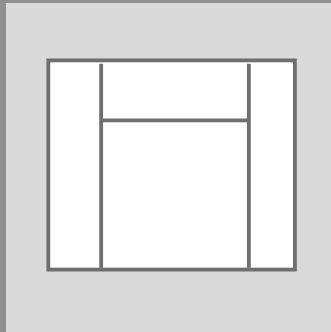




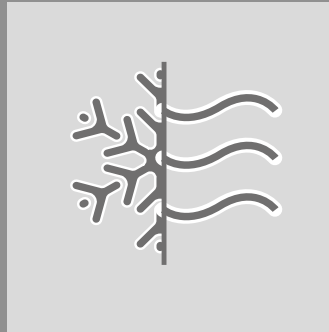


FEATURES

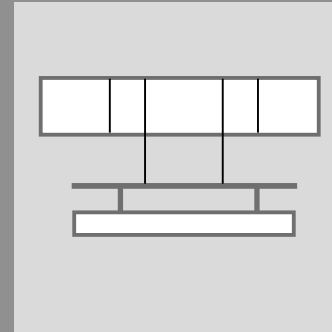
PROMINENT WINDOW FRONTAGE



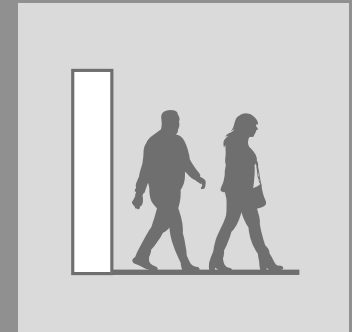
EXPOSED COMFORT COOLING



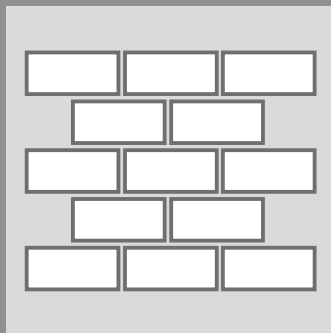
PART 'EXPOSED' FEATURE CEILING



DIRECT STREET ACCESS



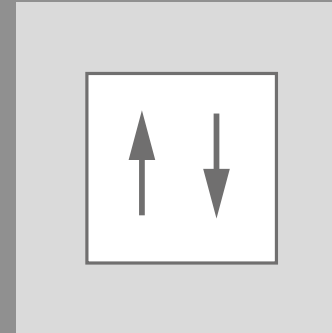
EXPOSED BRICKWORK



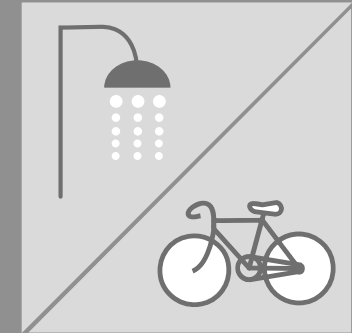
24-HOUR ACCESS



PASSENGER LIFT



SHOWERS AND CYCLE STORAGE



LOCATION

This prominent building is situated on the north side of Stephenson Way, close to the junction with North Gower Street and within a few minutes walk of Euston mainline station. Euston Square and Warren Street underground stations are close by. Kings Cross and St Pancras International (Eurostar) mainline stations are in close proximity, as is the array of shops, restaurants, and bars within Fitzrovia, Granary Square and Coal Drops Yard.



TERMS

On Application

EPC

C75

VIEWING

By appointment through sole agents:



Richard Spencer

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Will Gyngell

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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (September 2024)