



E



V



E



R



Euston →

S



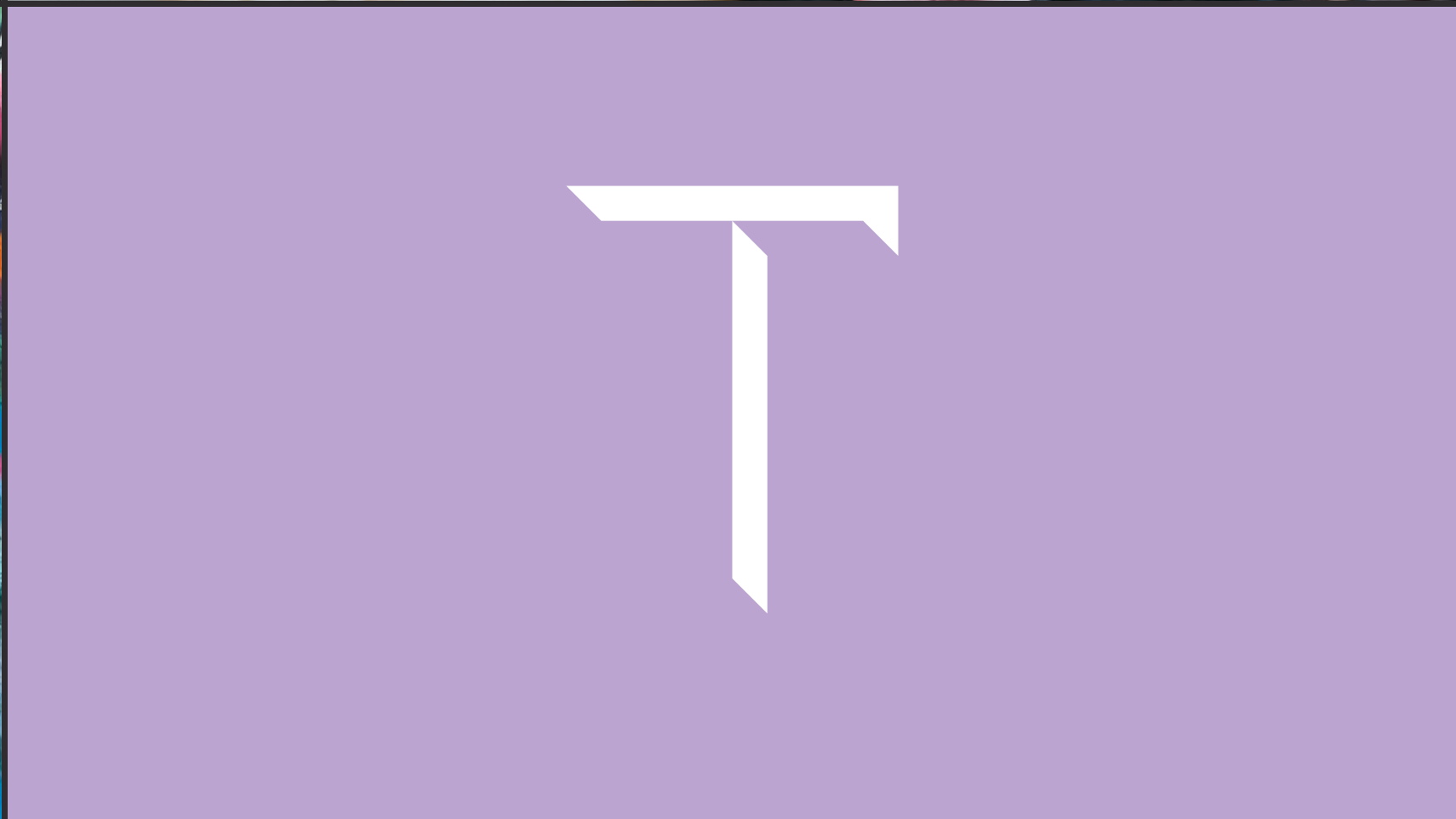
H



O



L



T

# THE EVERSHOLT

50,000 sq ft of sustainably refurbished, fitted and part fitted space designed by Anomaly architects on behalf of Akoya. Just 300m from Euston Station this unique combination of period and contemporary space, with floor to ceiling heights in excess of 4m, is set to complete this Summer.



Akoya by

**BPP**

BRUNSWICK  
PROPERTY  
PARTNERS

# AVAILABILITY

## 163

FLOOR	SQ FT	AVAILABILITY
Third	4,511	Available
First & Mezz	8,420	Available
Ground (South)	4,184	Let
Ground & Mezz (North)	2,757	Let
<b>TOTAL AVAILABLE</b>	<b>12,931</b>	

\*Approx NIA. Plans are indicative only and not to scale.

## 183

FLOOR	SQ FT	AVAILABILITY
Third (South)	4,171	Available
Third (North)	4,881	Available
Lower Ground (South)	3,834	Coming Soon
Lower Ground (North)	4,823	North - Available
<b>TOTAL AVAILABLE</b>	<b>17,709</b>	

## 203

FLOOR	SQ FT	AVAILABILITY
Fourth	4,468	Available
Third	5,044	Available
Second & Mezz	6,626	Available
Ground & Mezz	4,318	Available
Lower Ground	4,278	Available
<b>TOTAL AVAILABLE</b>	<b>24,734</b>	



163 EVERSOLT STREET

183 EVERSOLT STREET

203 EVERSOLT STREET

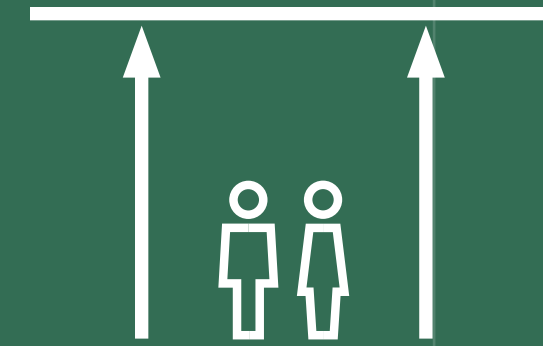
# OVERVIEW



Fully fitted & part fitted suites available



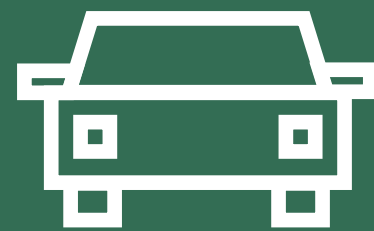
3x new concierge receptions with barista coffee bar



4m+ floor to ceiling heights (Ground to 2nd floors)



Upgraded WCs & showers



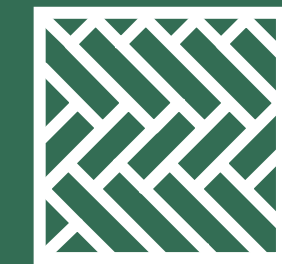
Secure underground parking with EV charging



Secure cycle storage with best in class commuter facilities



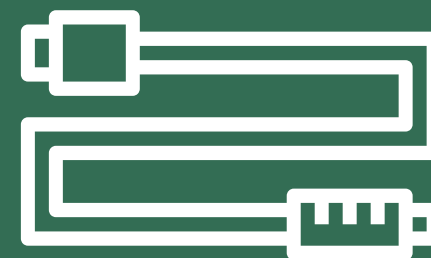
Unique combination of period & contemporary office space



Wooden accessible flooring



Air conditioning



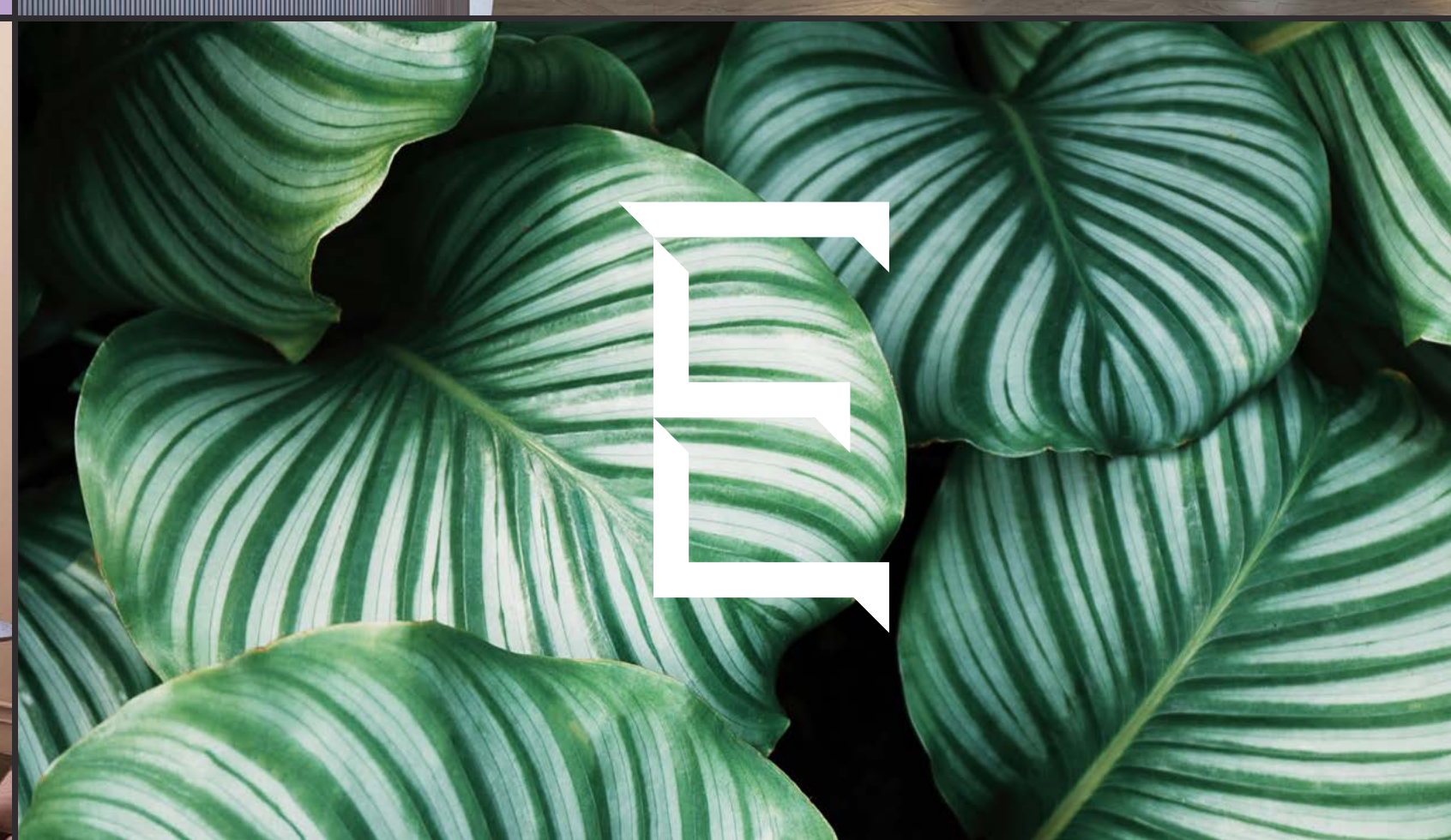
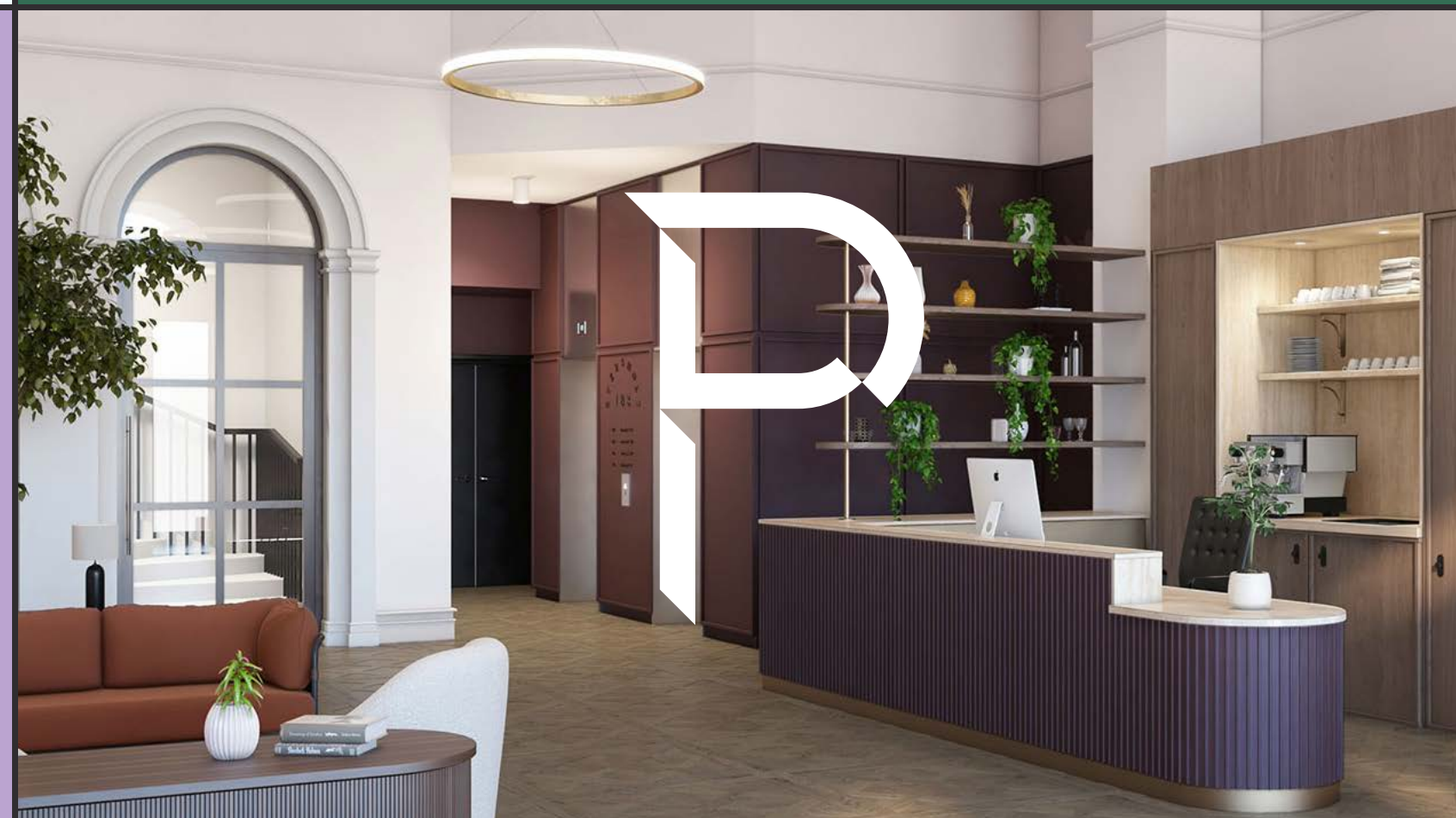
Secure cycle storage with best in class commuter facilities



Targeting EPC: A



Targeting Airscore 'Gold'



# No.163

CGIs for illustrative purpose

#163 reception

# No.163



CGI's for illustrative purpose

#163 reception

# No.163

CGIs for illustrative purpose

#163 third floor

# No.163

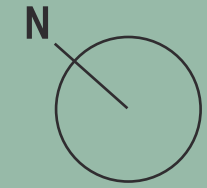


#163 Ground Floor

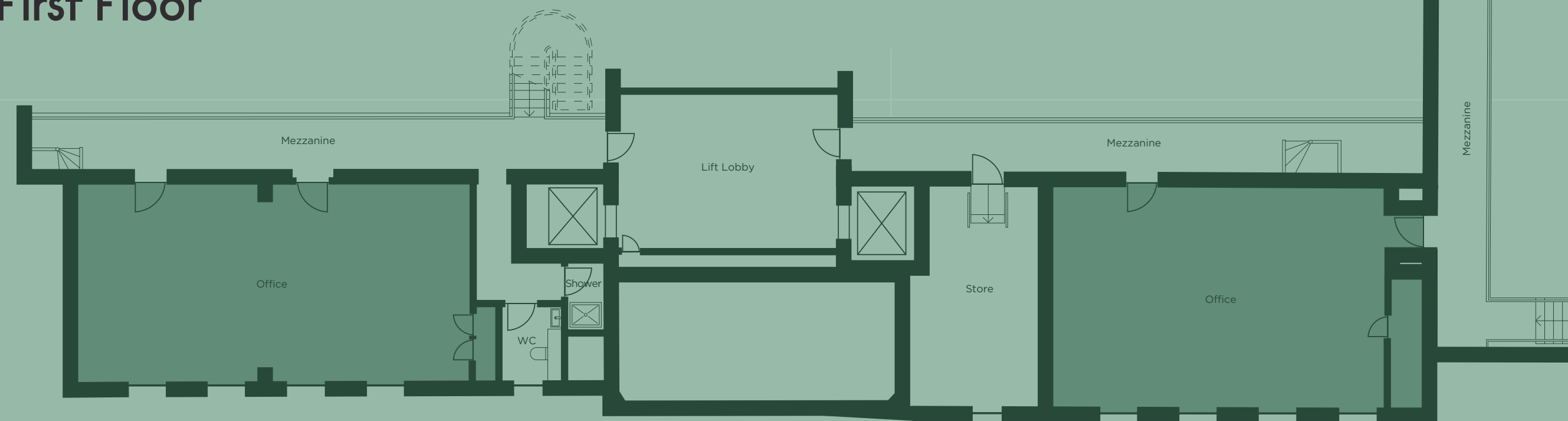
# No. 163

First Floor & Mezzanine 8,420 sq ft | 782 sq. m


Eversholt Street



First Floor



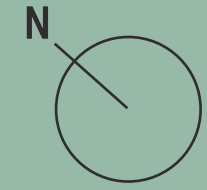
Mezzanine

-  Office
-  Core

# No. 163

Third Floor 4,511 sq ft | 419 sq. m

Eversholt Street



-  Office
-  Core

# No.183



CGIs for illustrative purpose

#183 reception with coffee barista

# No.183



CGIs for illustrative purpose

#183 reception with coffee barista

# No.183



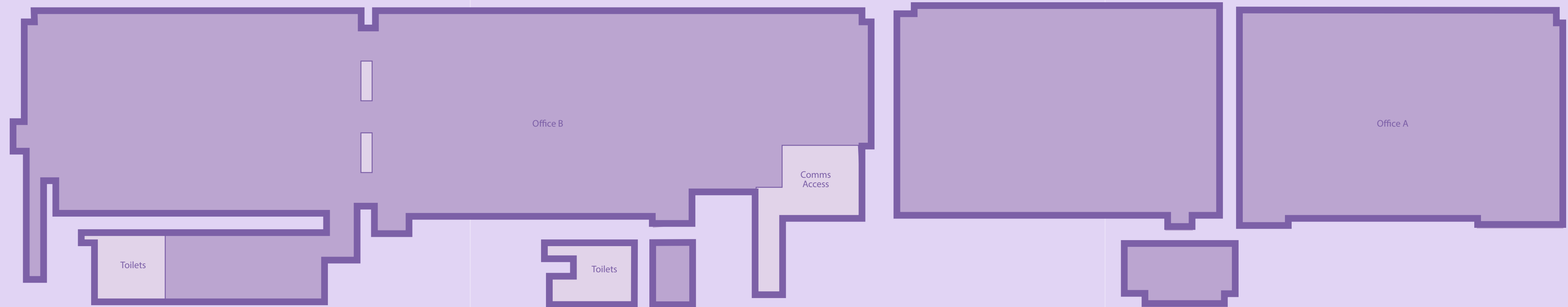
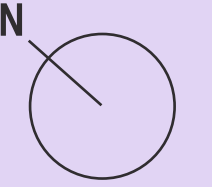
CGIs for illustrative purpose



#183 third floor

# No. 183

Lower Ground Floor 8,657 sq ft | 804.3 sq. m

Eversholt Street

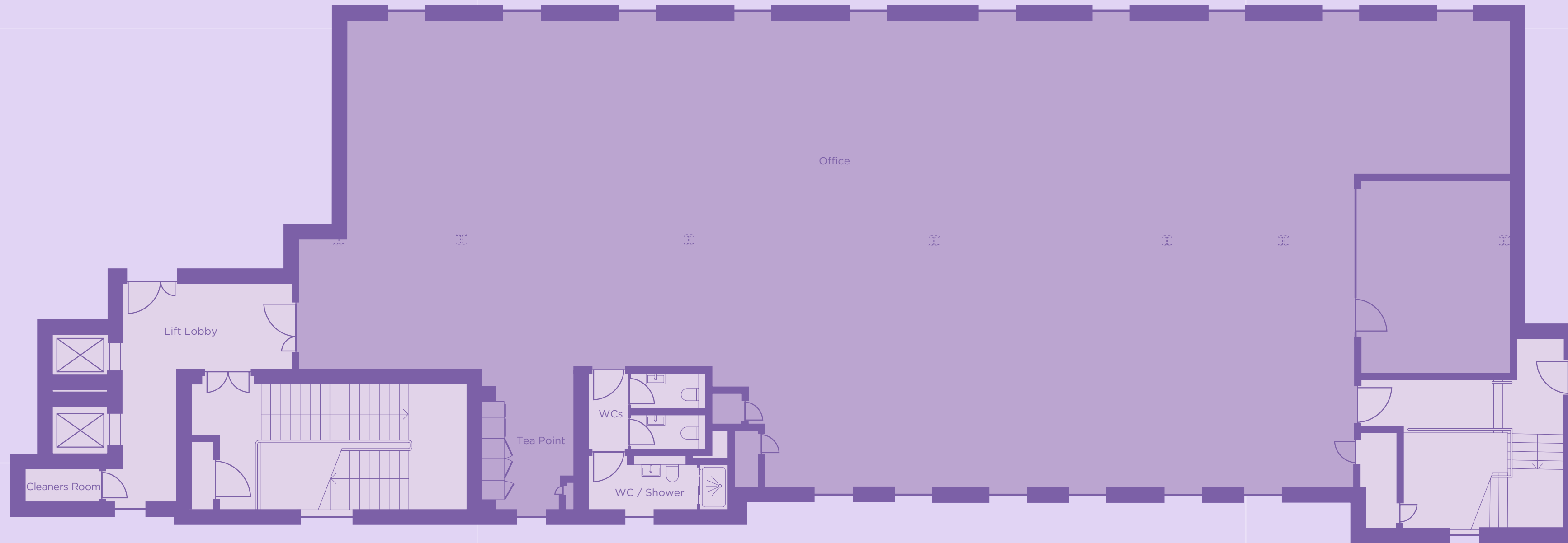
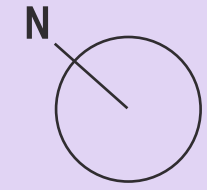




-  Office
-  Core

# No. 183

Third Floor (South) 4,171 sq ft | 387 sq. m

Eversholt Street

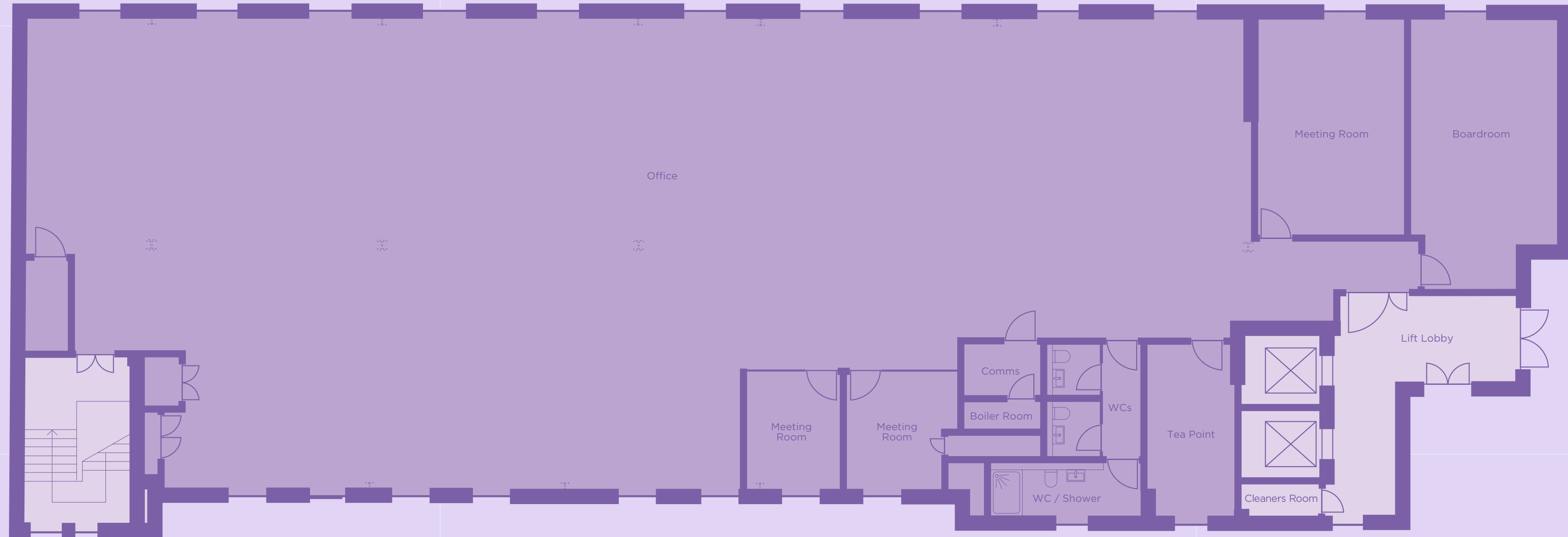
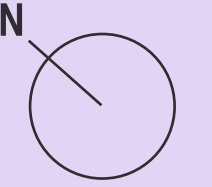




-  Office
-  Core

# No. 183

Third Floor (North) 4,881 sq ft | 453 sq. m

Eversholt Street



-  Office
-  Core

# No.203

< TENANT SIGNAGE

EVERSHOLT  
203

03 - Tenant 04  
02 - Tenant 03  
GN - Tenant 02  
GS - Tenant 01

CGIs for illustrative purpose

#203 reception

# No.203



CGIs for illustrative purpose

#203 reception

# No.203



CGIs for illustrative purpose

#203 fourth floor

# No.203



CGIs for illustrative purpose

#203 third floor

# No.203



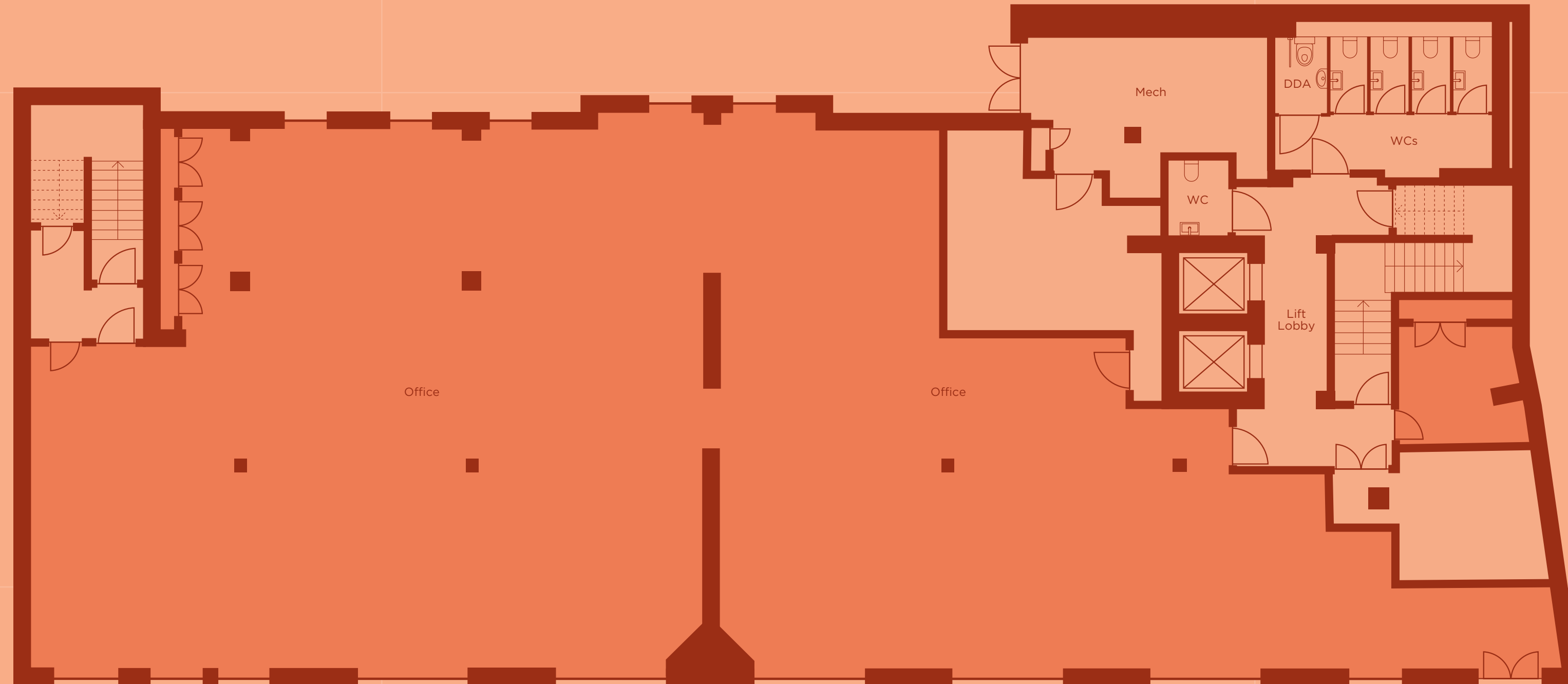
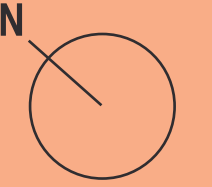
CGIs for illustrative purpose

#203 ground floor

# No.203

Lower Ground Floor 4,278 sq ft | 397 sq. m

Eversholt Street

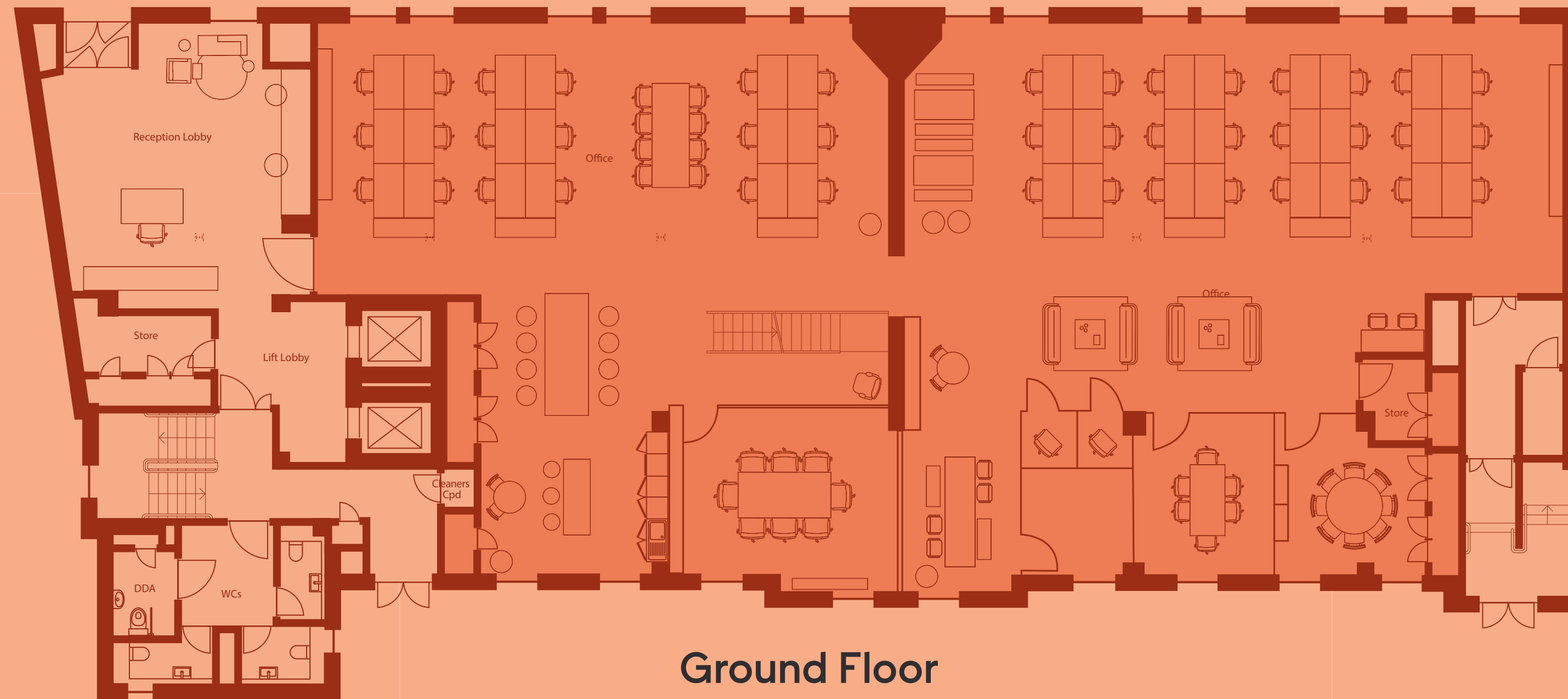
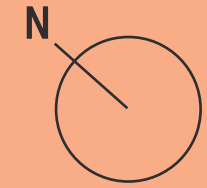


-  Office
-  Core

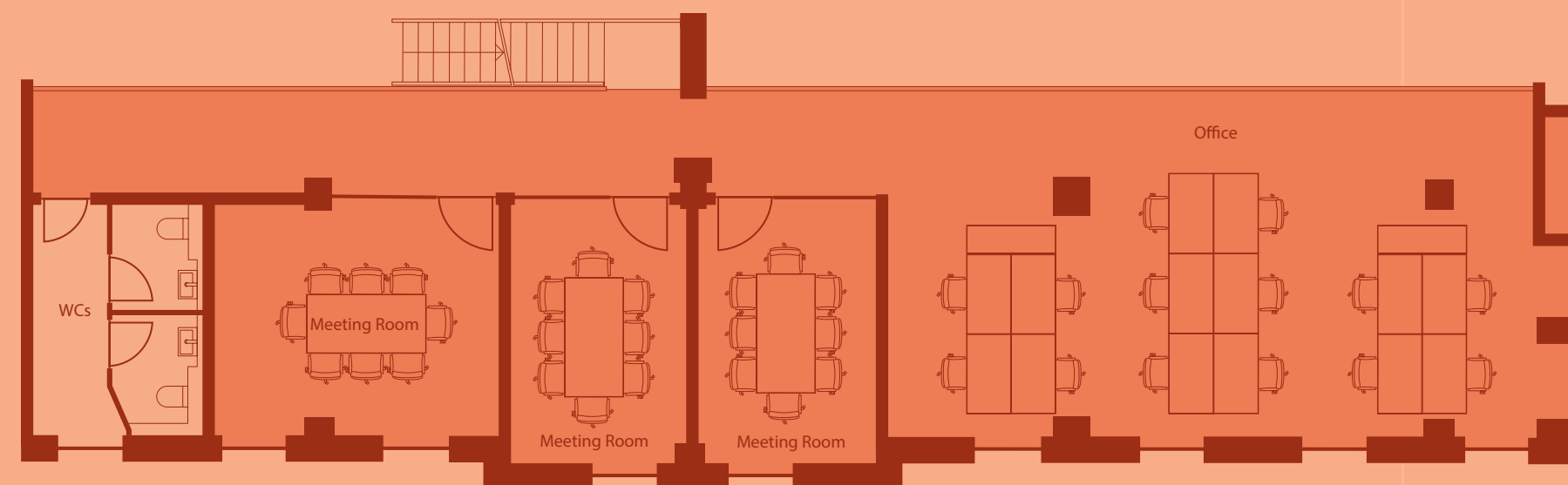
# No.203

Ground Floor & Mezzanine 4,318 sq ft | 401 sq. m

Eversholt Street



Ground Floor



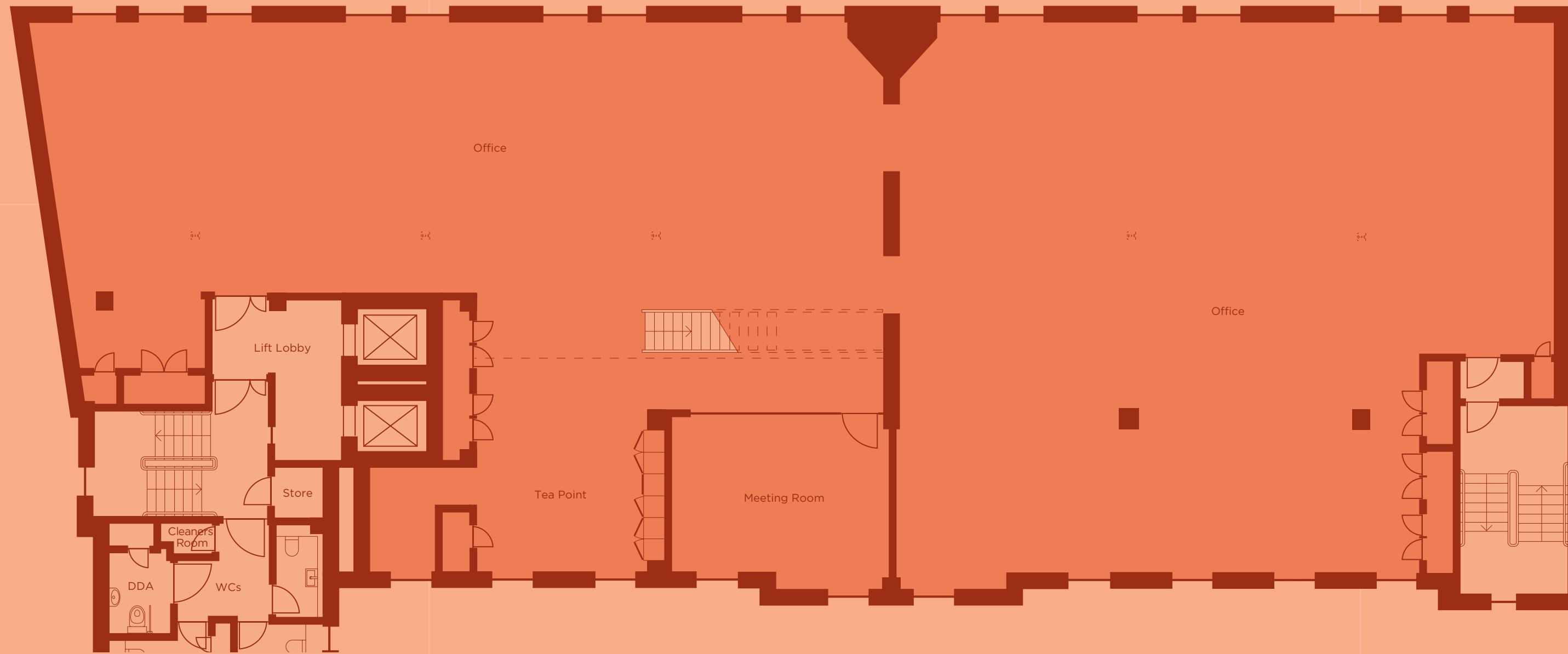
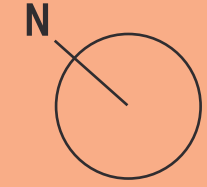
Mezzanine

-  Office
-  Core

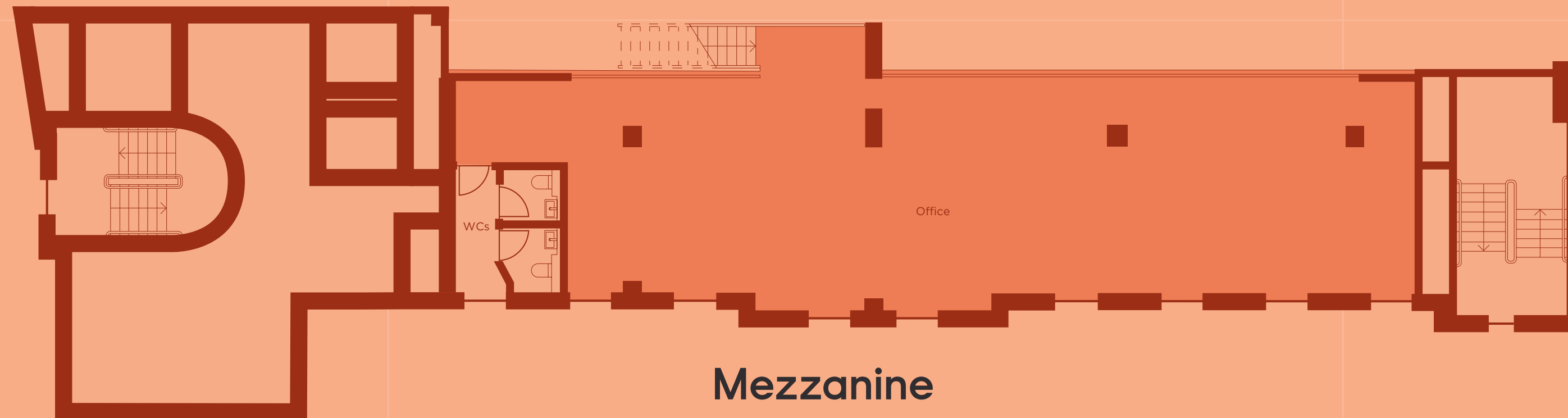
# No.203

Second Floor & Mezzanine 6,626 sq ft | 616 sq. m

Eversholt Street



Second Floor



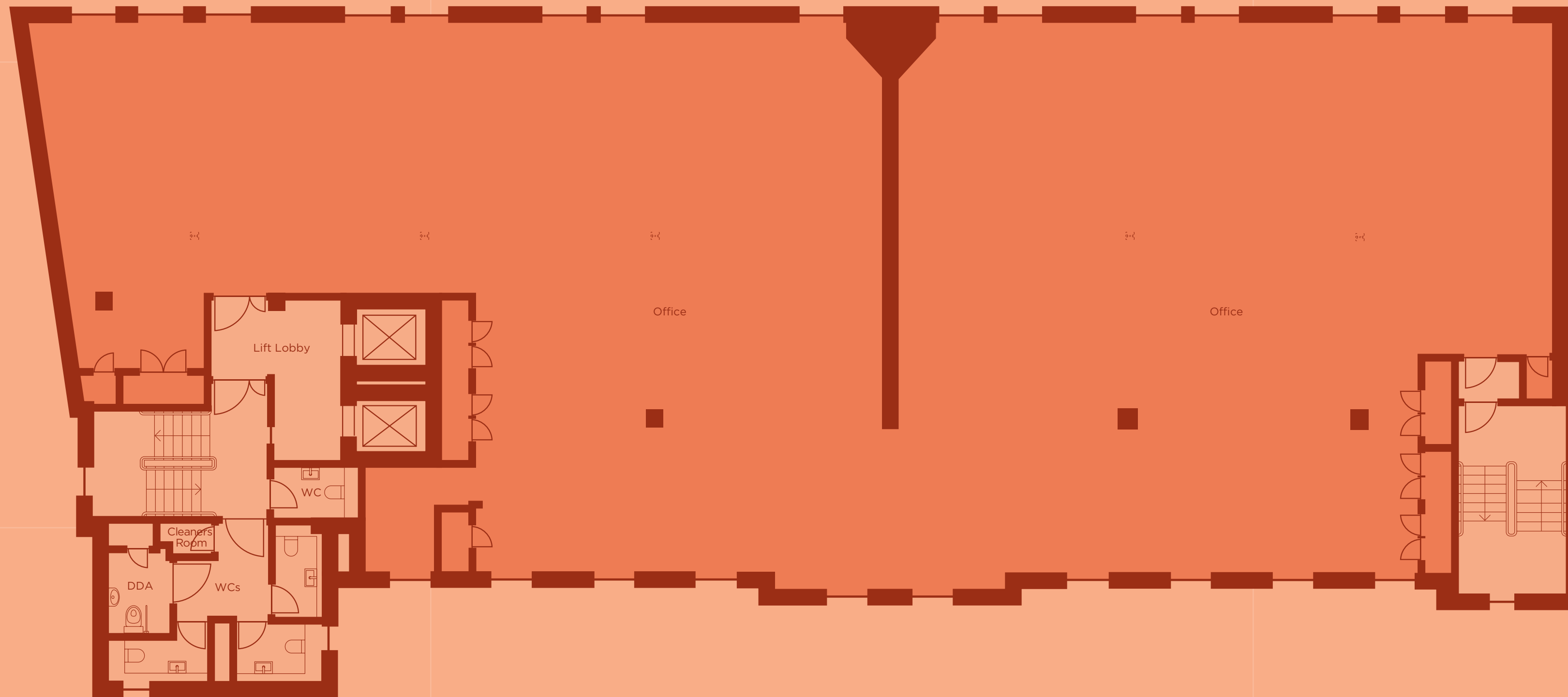
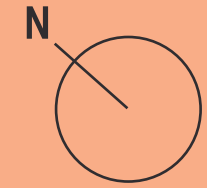
Mezzanine

-  Office
-  Core

# No.203

Third Floor 5,044 sq ft | 487 sq. m

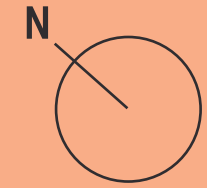
Eversholt Street



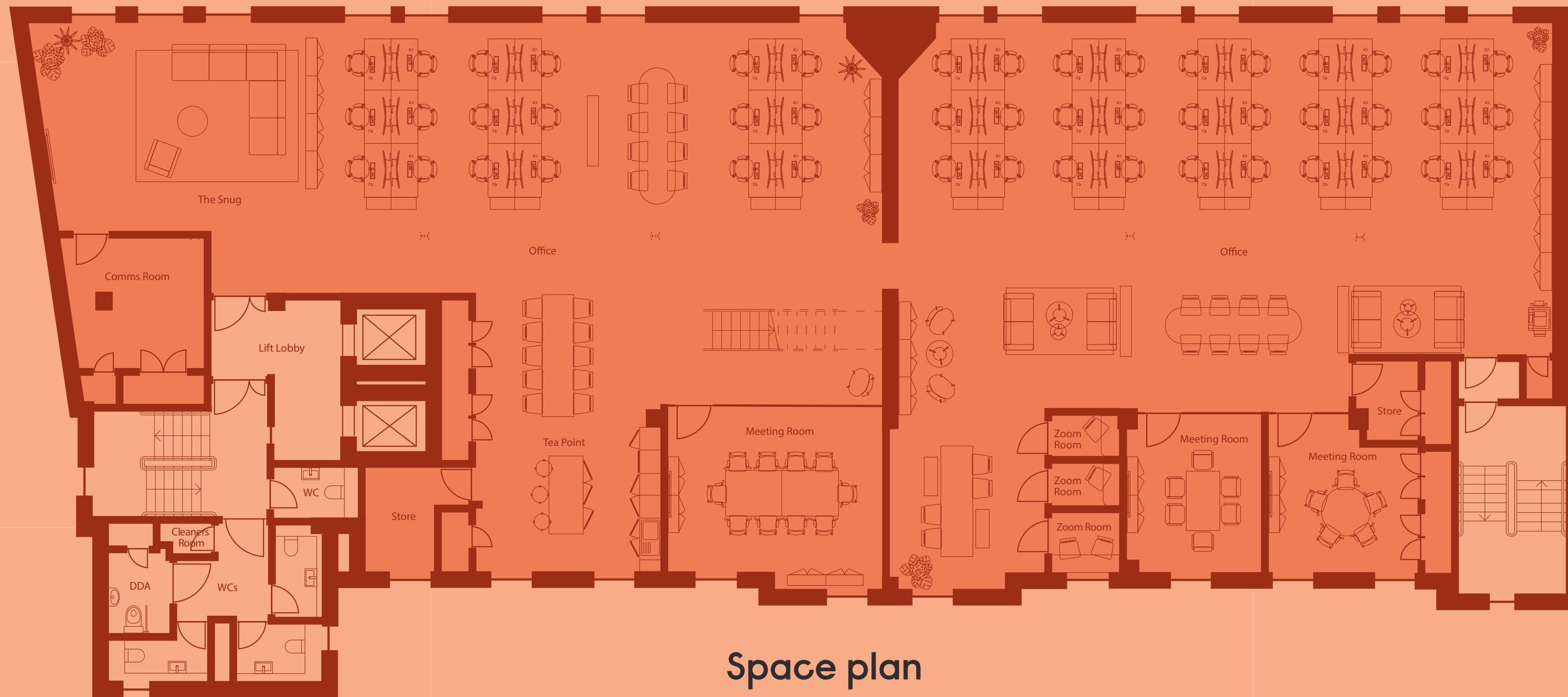
-  Office
-  Core

# No.203

Third Floor 5,044 sq ft | 487 sq. m



Eversholt Street



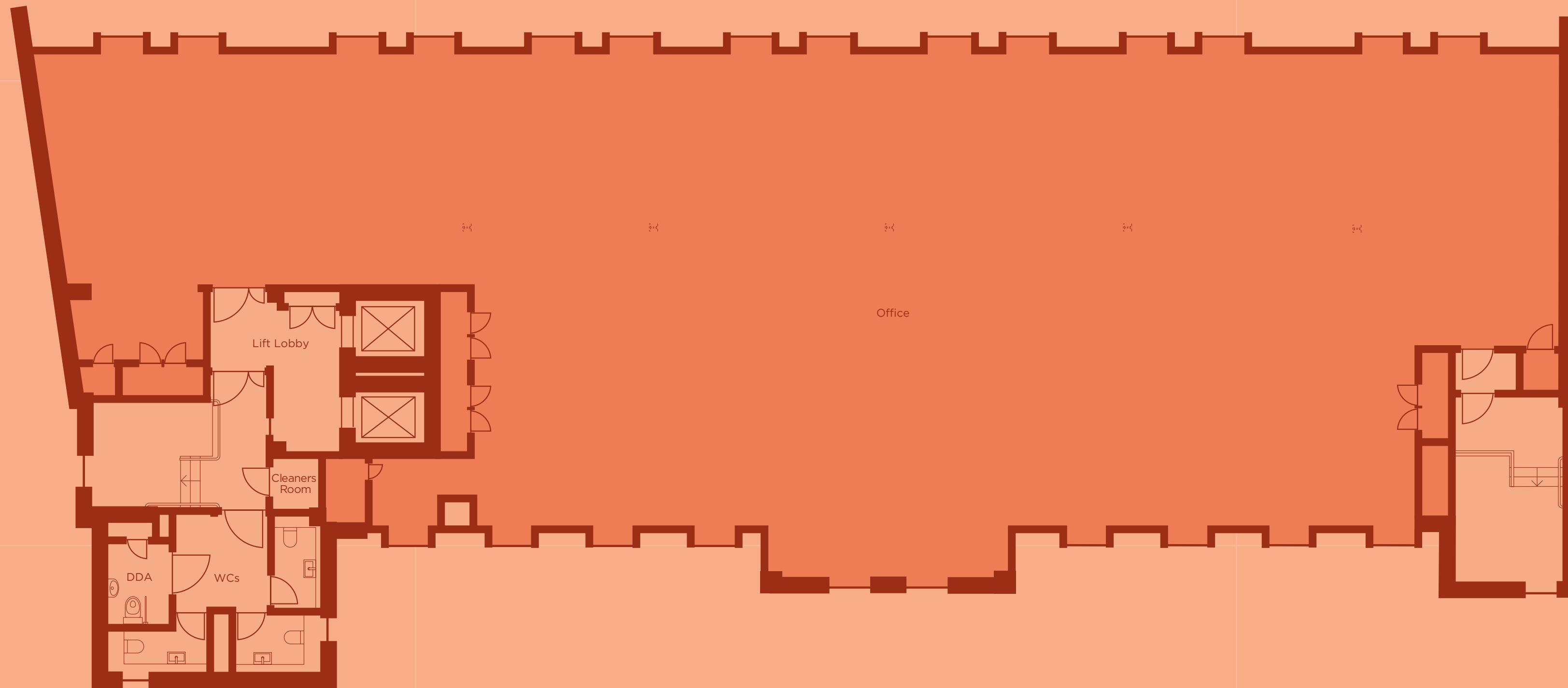
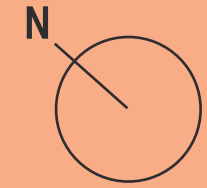
Space plan

-  Office
-  Core

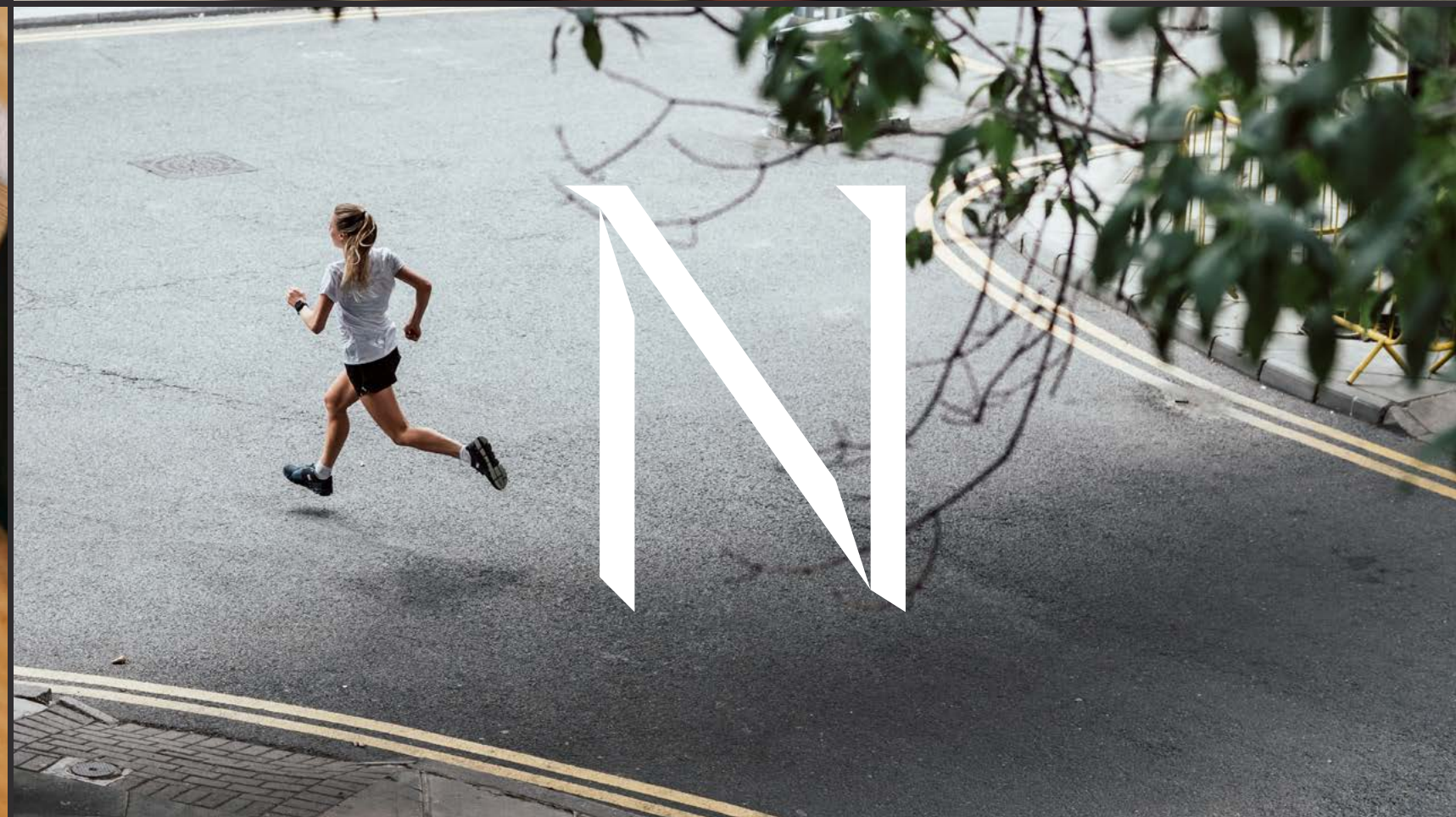
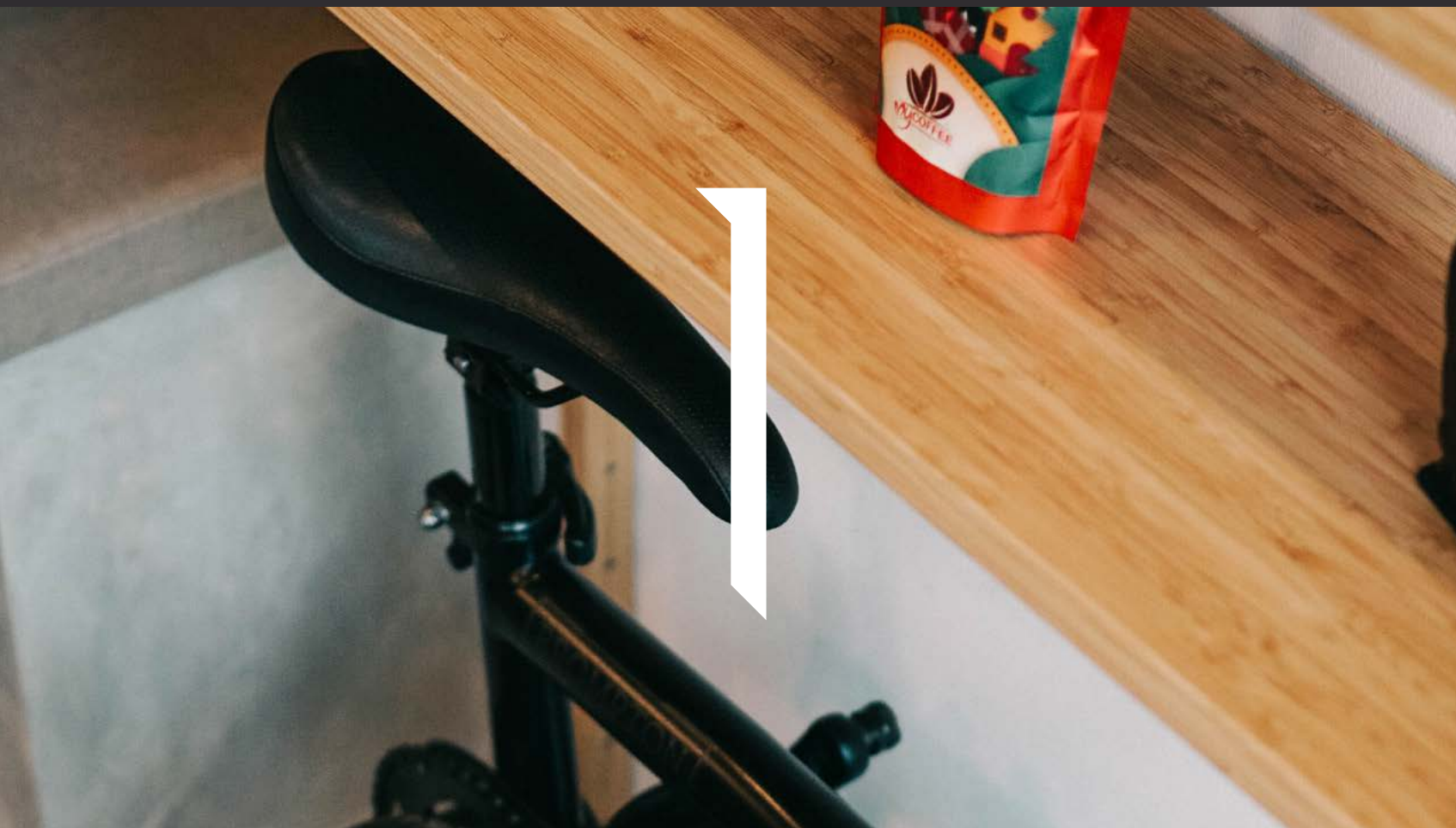
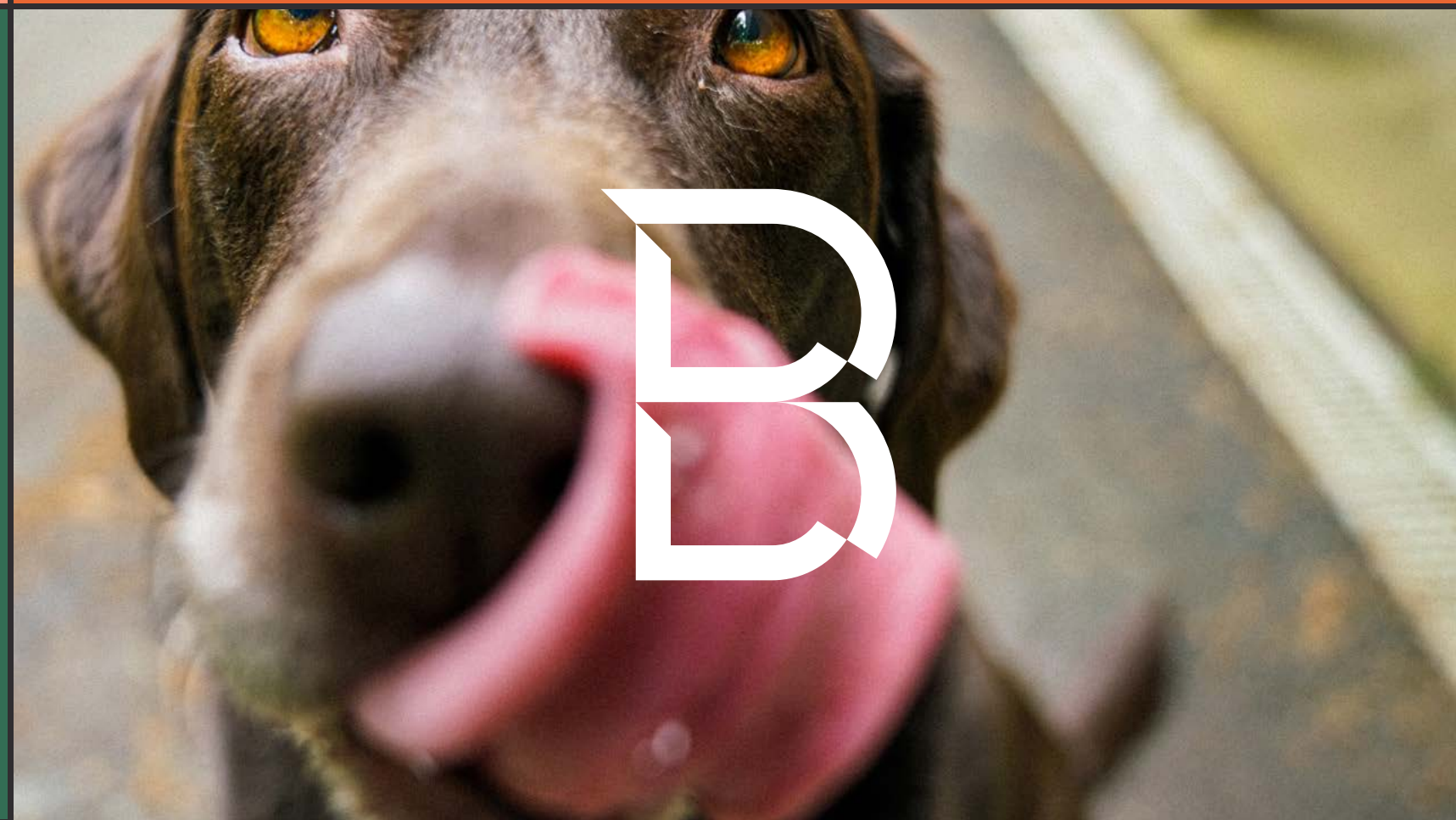
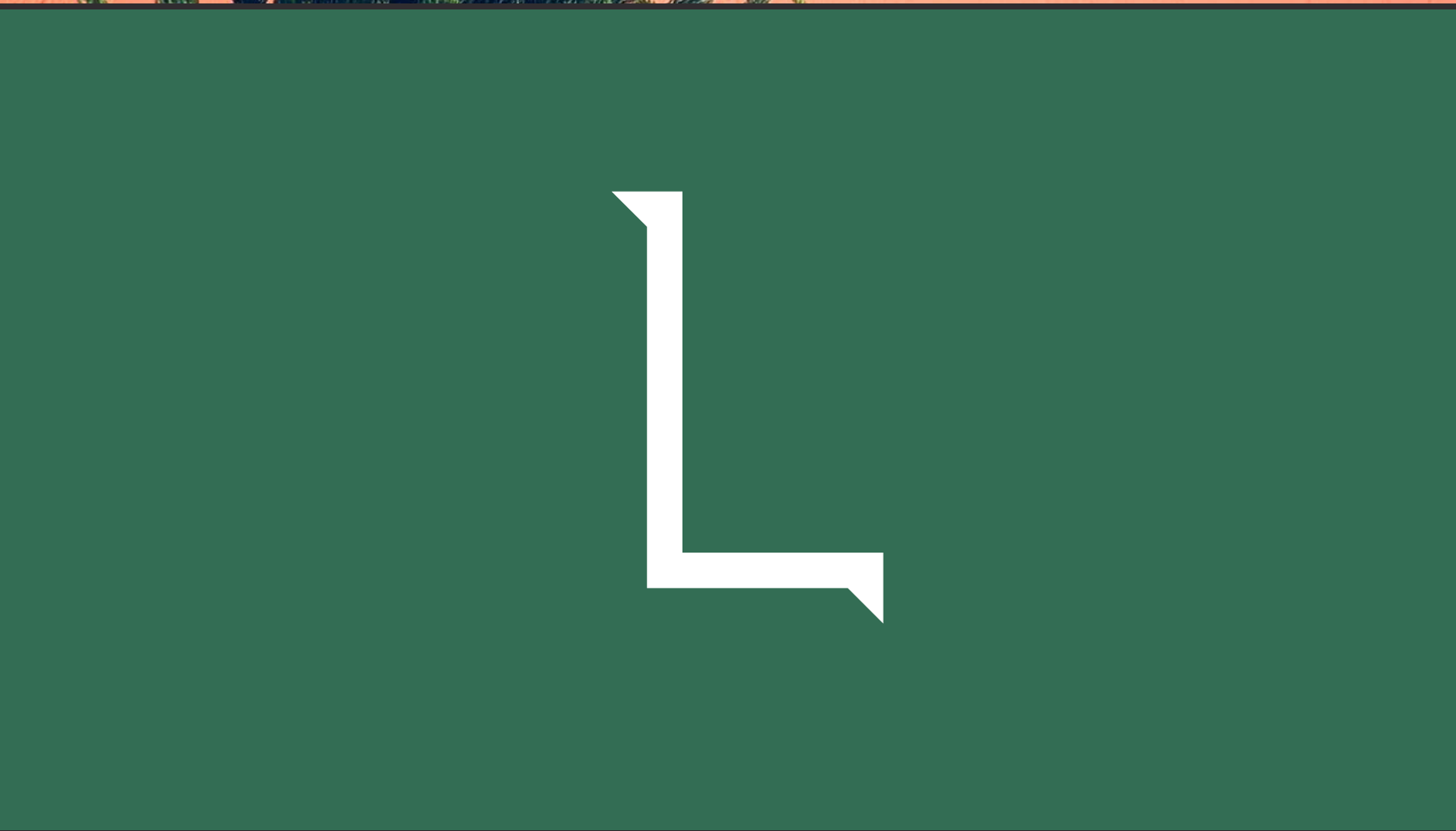
# No.203

Fourth Floor 4,486 sq ft | 417 sq. m

Eversholt Street



-  Office
-  Core



# ESG, SUSTAINABILITY AND WELL WORKING



The Akoya approach is to challenge the norm in the construction and property industry by investing, building and managing assets, guided by the UN Sustainable Development Goals.



## Connectivity and Technology

Best-in-class connectivity through digital as well as community platforms. Reliable internet speeds.



## Natural Capital

Creating spaces that foster biodiversity, protecting water, air, earth and all living things.



## Local Community

Playing our part in the community, promoting social betterment, diversity and inclusion.



## Climate & Environment

Aiming to deliver a net zero portfolio.



## Wellbeing

Projects where air quality, temperature control, exercise amenities and natural light allow tenants to thrive.



## Design

Breathing new life into existing buildings, by repurposing and reimagining.

### The goal is a Net Zero Society Achieved by:

- Reducing energy demand
- Reducing system losses of energy
- Using low carbon energy sources
- Carbon capture and storage
- Carbon offset through investment schemes



CGIs for illustrative purpose

#basement bike storage

# CONTACTS

**Toby Pritchard-Davies**

M: +44 7468 724 284

E: [toby.pritchard-davies@knightfrank.com](mailto:toby.pritchard-davies@knightfrank.com)

**William Foster**

M: +44 7748 985 951

E: [william.foster@knightfrank.com](mailto:william.foster@knightfrank.com)

**Lucy Dowling**

M: +44 7557 310 233

E: [lucy.dowling@knightfrank.com](mailto:lucy.dowling@knightfrank.com)



[knightfrank.com](https://www.knightfrank.com)

**Joe Fuller**

M: +44 7803 937 733

E: [joe@bluebooklondon.co.uk](mailto:joe@bluebooklondon.co.uk)

**Isobel Ewart-Fearn**

M: +44 7714 491 025

E: [isobel@bluebooklondon.co.uk](mailto:isobel@bluebooklondon.co.uk)

**Ollie Pardoe**

M: +44 7748 626 103

E: [ollie@bluebooklondon.co.uk](mailto:ollie@bluebooklondon.co.uk)

**BLUEBOOK**

[bluebooklondon.com](https://www.bluebooklondon.com)

Misrepresentation act 1967: Knight Frank and Bluebook, for themselves and for the lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending lessee must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor(s) do not make or give and neither Knight Frank nor Bluebook, nor any person in their employment has any authority make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Brochure and photographs. July 2023.

Designed by Smart Soho

**Akoya by**

**BPP**

BRUNSWICK  
PROPERTY  
PARTNERS