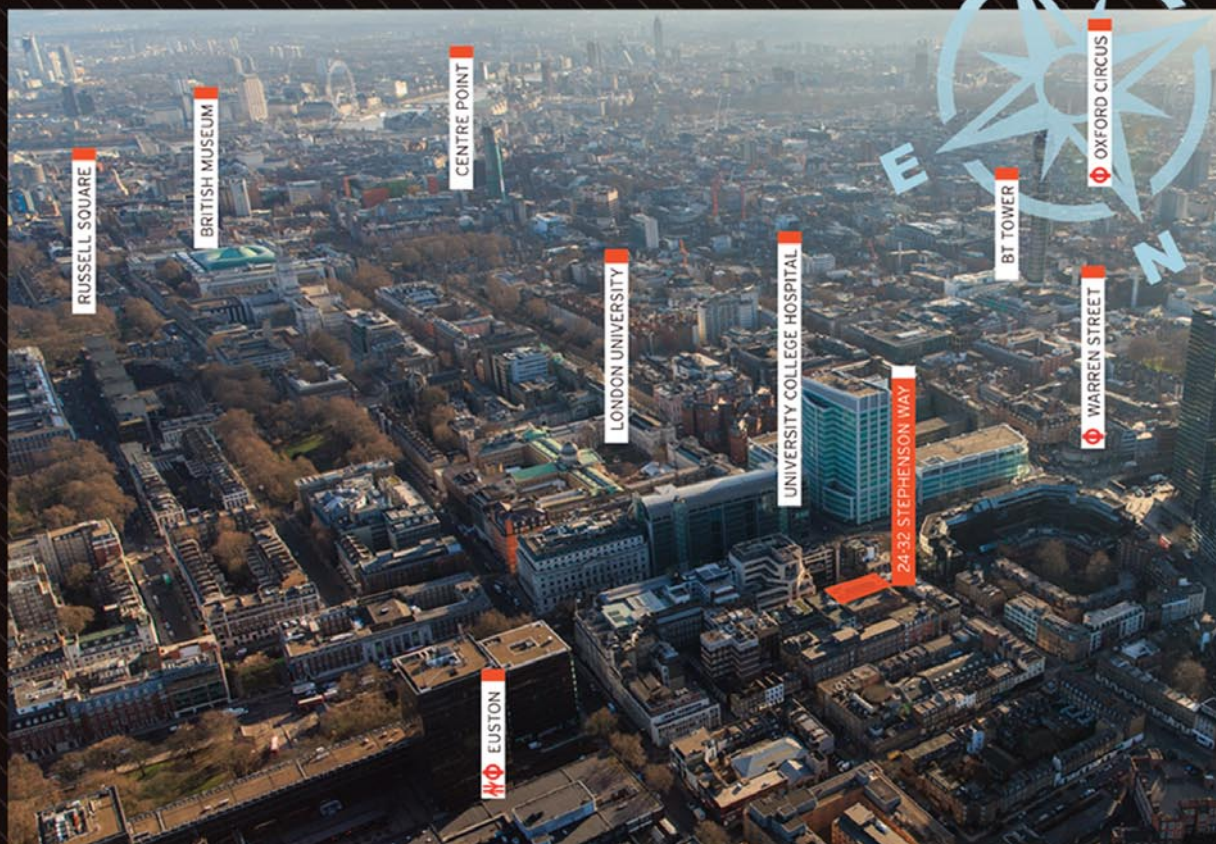


**16,200 sq.ft. (1,504 sq.m.) Approx.**

## UNDERGOING SUBSTANTIAL REFURBISHMENT



### LOCATION

This prominent building is situated on the north side of Stephenson Way which links North Gower Street to Melton Street. The building is within a minute's walk of Euston mainline station and Euston Square and Warren Street underground stations. Kings Cross mainline station and Eurostar is within a few minutes' walk.

### DESCRIPTION

The offices planned over the lower ground, ground and first floor are undergoing substantial refurbishment. On completion the offices will benefit from its own new entrance.

The approximate floor areas are as follows:

First Floor	6,730 sq ft	625 sq m
Ground Floor	5,275 sq ft	490 sq m
Lower Ground Floor	3,070 sq ft	285 sq m
Lower Ground Floor Storage	1,125 sq ft	104 sq m
<b>Total approx</b>	<b>16,200 sq ft</b>	<b>1,504 sq m</b>

N.B. Floor areas are subject to change following refurbishment.

### FEATURES

- Substantially refurbished throughout
- New comfort cooling
- New lift
- Plastered ceiling
- New lighting
- New demised WC's
- Exposed brickwork
- Prominent entrance and frontage
- New shower facilities
- Cycle storage

EPC In preparation

### TERMS

Full rent and lease terms on application.

[www.stephensonway.london](http://www.stephensonway.london)

### VIEWINGS

By appointment through  
landlord's sole agents:

### HNG

Richard Spencer / Will Gyngell  
[www.hng.co.uk](http://www.hng.co.uk)

**Tel: 020 3205 0200**

August 2016