

24-32 Stephenson Way

EUSTON NW1

SUBSTANTIAL REFURBISHMENT



15,569 sq.ft. (1,447 sq.m.) Approx.

DESCRIPTION

The offices planned over the lower ground, ground and first floor are undergoing substantial refurbishment and are nearing completion. The offices benefit from its own new entrance and substantial fully glazed frontage

The approximate floor areas are as follows:

First Floor	6,232 sq ft	579 sq m
Ground Floor	5,133 sq ft	477 sq m
Lower Ground Floor	3,119 sq ft	290 sq m
Lower Ground Floor Storage	1,089 sq ft	101 sq m
Total approx	15,573 sq ft	1,447 sq m

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.

FEATURES

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

www.stephensonway.london

EPC C - 75

TERMS: Full rent and lease terms on application.

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. (January 2017)



Richard Spencer
richardspencer@hng.co.uk
020 3205 0204

Will Gyngell
william.gyngell@hng.co.uk
020 3205 0203

Hargreaves Newberry Gyngell Limited