

SELF-CONTAINED REFURBISHED OFFICES AVAILABLE TO LET 15,573 SQ FT (1,447 SQ M)



24
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32

STEPHENSON WAY
EUSTON NW1

24
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DESCRIPTION

The available accommodation is arranged over the lower ground, ground and first floor. The entire unit has been comprehensively refurbished.

The offices are accessed through a prominent self-contained reception fronting onto Stephenson Way.

SPECIFICATION

- Refurbished throughout
- New exposed comfort cooling
- New passenger lift serving all floors
- New LED lighting
- New demised WC's
- Terrace space
- Prominent entrance and window frontage
- New shower facilities
- Cycle storage
- EPC rating C(75)



Ground Floor



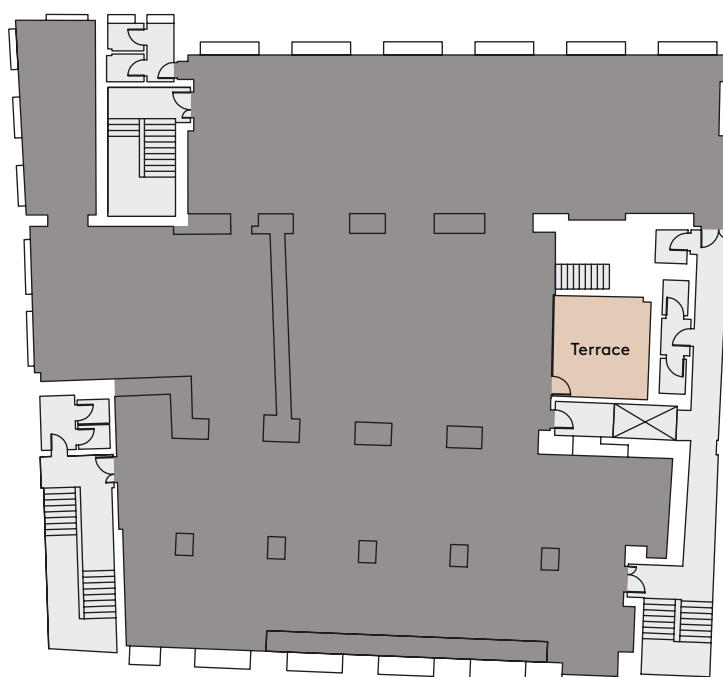
First Floor

ACCOMMODATION (NIA)

Floor	Sq Ft	Sq M
First	6,232	579
Ground	5,133	477
Lower Ground	3,119	290
Storage	1,089	101
Total	15,573	1,447

FIRST FLOOR PLAN

6,232 Sq Ft (579 Sq M)



For indicative purposes only, not to scale.

Stephenson Way



LOCATION

24-32 is situated on the northern side of Stephenson Way, a quiet thoroughfare running between North Gower Street and Melton Street, just north of Euston Road.

The building is within a short walk of Regent's Place and Fitzrovia which are home to a vibrant mix of shops, bars and restaurants.



CONNECTIONS

Stephenson Way is located within close proximity to Euston Square and Warren Street tube stations providing immediate access to a variety of underground lines. In addition Euston, King's Cross and St Pancras International mainline stations are within a few minutes walk.



VIEWING

Strictly through joint sole letting agents.



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TERMS

Upon application.



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